

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: BR/256/18/L

LOCATION: The Lodge
West Street
Bognor Regis
PO21 1XH

PROPOSAL: Listed Building Consent for installation of secondary glazing to windows & doors.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This proposal seeks Listed Building Consent for the installation of secondary glazing windows and doors; four windows on the front elevation, one window each on the east & west side elevations and a new door in the rear elevation.
SITE AREA	The Lodge is a two storey Grade II Listed building of the mid 19th Century situated within the Steyne Conservation Area.

RELEVANT SITE HISTORY

BR/156/17/L	Listed Building Consent for re-positioned door opening in internal stud wall between living room and dining room, with pair of doors to match existing, making good of existing door opening and re-positioning of two radiators.	ApproveConditionally 24-07-17
BR/158/17/L	Listed building consent for internal secondary glazing to ground floor sash windows, levelling of solid concrete living room floor, 3 new doors to existing internal openings, new sash window, installation of shower cubical in store adjacent to stairs, with external vent for extractor fan, new wash hand basin in covered courtyard, new kitchen extractor with external vent, new veranda with glazed roof to side, proposed security camera on front elevation and repositioning of external slabs at ground level.	ApproveConditionally 26-09-17

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council
No Objection

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

From the Principle Conservation Officer:-

The application is for Listed Building Consent for the installation of secondary glazing to all existing windows & doors. Secondary glazing when carefully designed and installed allows the original windows to be retained unaltered, whilst reducing air/heat leakage. The proposed secondary glazing system attaches directly on to the rear of the existing windows in accordance with advice from Historic England. As a result there is no loss of historic fabric and the installation is easily reversible. It is therefore considered that the proposal accords with both guidance and policy and is acceptable and can be supported.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Within the built-up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
SDSP2	SD SP2 Built-up Area Boundary

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal is considered to have a limited impact on the character of the listed building and the character of its setting in compliance with policies HER DM1 & HER DM3 and Bognor Neighbourhood Plan Policy 1.

Approval of Listed Building Consent is recommended subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:-

Block plan ref 302/41654

Existing & Proposed Elevations dated 26/09/18

Existing & Proposed Window Replacement Sheets 1, 2, 3 & 4 dated 26/09/18

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and D DM4 of the Arun Local Plan.