

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

REF NO: BR/295/18/L

LOCATION: University Of Chichester
Upper Bognor Road
Bognor Regis
PO21 1HR

PROPOSAL: Listed building consent for addition of a steel gateway through the existing modern repair on the wall and repairing the significant Bognor Rock either side of this.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Minor internal alterations that include the removal/insertion of partitions. Removal of part of the existing wall to create a gated entrance. Provision of canopy over new entrance door.
TOPOGRAPHY	Predominantly flat.
SITE CHARACTERISTICS	Detached two storey listed building.
CHARACTER OF LOCALITY	University Campus on edge of the town.

RELEVANT SITE HISTORY

BR/294/18/PL	Re-develop building into a multi faith centre for prayer & reflection. Addition of a steel gateway through the existing modern repair on the wall and repairing the significant Bognor Rock either side of this. This application affects the character and appearance of Upper Bognor Road & Mead Lane Conservation Area.	
BR/186/18/L	Listed building consent for the demolition of boundary wall & associated/linked 20th century outbuildings	ApproveConditionally 06-11-18
BR/317/08/L	Application for Listed Building Consent for the raising of door head, adjusting opening of door, forming level landing internally, forming DDA compliant ramp externally to main entrance to south elevation.	ApproveConditionally 24-12-08
BR/70/08/L	Application for Listed Building Consent for refurbishment of existing redundant house to provide general staff offices.	ApproveConditionally 05-06-08

BR/68/08/L	Application for Listed Building Consent for refurbishment of existing redundant cottage to provide student accommodation	ApproveConditionally 05-06-08
BR/67/04/L	Application for Listed Building Consent for alterations & refurbishment of existing residential dwellings to provide student accommodation.	ApproveConditionally 21-04-04

History noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Conservation Officer

Listed Building Officer

CONSULTATION RESPONSES RECEIVED:

Part one: change of use, and associated development to create a multi faith centre for prayer & reflection.

The change of use is considered to be acceptable, as it will allow the building to remain in constant use. Minor work are proposed to the interior of the building to create two cloakrooms. Such alterations are small in scale, and will not harm the significance of the building.

Of note is the replacement of a window with a door. It is suggested that the opening had in fact been larger to accommodate a door. As a consequence, the proposal is acceptable, subject to the design of the door.

The small canopy is potentially problematic in that does not necessarily reflect the character of the building. A smaller lead covered porch could be more acceptable.

Raising the ground level around the new door to prevent the need for steps into the building and to allow for a ramped access for disabled access can be supported.

It is requested that a door design is prepared which reflects the shape of the opening, as opposed to using a standard door if possible. Details of the door should be provided for by way of condition.

Part 2: the addition of a steel gateway through an existing modern repair on a stretch of wall, along with works of repair to the significant Bognor Rock either side of this.

The works to the wall will involve the creation of a new opening within an existing wall. This wall was historically constructed using 'Bognor Rock'; a local building material that is fairly scarce and of great significance locally. I note that the wall has been very badly repaired in the past with sections of the material being replaced with a basic, modern brick. Such a repair is unsympathetic and harms the significance of the wall.

I note that the proposal for the new opening is to remove some of this unsympathetic work, and a limited section of the 'Bognor rock' material. The removal of the bricks will be a positive action and can be supported, as is the retention of the 'Bognor rock' for further repairs to the wall.

The provision of the opening will not harm the significance of the wall, as the entire structure can still be read in its context. Further, such an opening is a characteristic of the walling on the site. I note that the design of the gate reflects another one found locally. Whilst reflecting an existing gate is acceptable, a more sympathetic design would also be supported.

COMMENTS ON CONSULTATION RESPONSES:

Noted. A condition will be added regarding the door.

POLICY CONTEXT

Designation applicable to site:

Listed building

Conservation Area

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings

HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD2 Conservation Areas

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.

Policy 1 and 8j of the Bognor Regis Development Plan is considered relevant. Policy 8j discusses wider issues relating to the campus and is not specifically related to this building whereas policy 1 discusses changes to designated heritage assets.

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 proposed changes to the internal and external features of the listed building are modest.

The Conservation Officer has not objected to the proposal and a condition has been added to reflect his concerns about the door.

The changes to the building are not considered to harm the character or appearance of the Listed Building or on the appearance of the Conservation Area and therefore comply with HER DM1 and HER DM3 of the ALP.

It is therefore recommended that the application be approved subject to the conditions overleaf.

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 positive impact on the protected characteristics (religion).

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:-

Proposed floor plans, proposed elevations, plans detailing works to wall.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HER DM3 of the Arun Local Plan.

- 3 Details of the new door for the north elevation shall be submitted to and approved in writing by the Local Planning Authority. The door so approved shall be used in the implementation of this permission. The door design should reflect the shape of the opening.

Reason: To preserve the character and appearance of the Listed Building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.