

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

REF NO: BR/324/18/L

LOCATION: The Town Hall
Clarence Road
Bognor Regis
PO21 1LD

PROPOSAL: Listed building consent to mount 2 No. Blue Plaques to exterior of balcony.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks listed building consent to mount No.2 plaques to the external wall of the front of the building.
SITE CHARACTERISTICS	The site is occupied by a Grade II Listed building built in 1929.
CHARACTER OF LOCALITY	Town Centre Location. War Memorial to front. Surrounding area is characterised by mixed commercial, retail and residential use.

RELEVANT SITE HISTORY

BR/205/12/DOC	Application for approval of details reserved by condition 3 following a grant of planning approval BR/101/12/L	DOC Approved 21-08-12
BR/134/12/	To illuminate the top half of the Town Hall	ApproveConditionally 20-09-12
BR/135/12/L	Application for Listed Building Consent to illuminate the top half of the Town Hall	ApproveConditionally 20-09-12
BR/95/12/	To insert a second clock face to the south facing side of the town hall clock tower to match existing face on the north facing side of the building	ApproveConditionally 26-07-12
BR/101/12/L	Application for Listed Building Consent to insert a second clock face to the South facing side of the Town Hall clock tower to match existing	ApproveConditionally 26-07-12

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Town Council agreed to submit no comment as the applicant is an officer of Bognor Town Council.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

Conservation Officer

Estates Manager

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The proposal is for two blue plaques to the front of the building on two of the empty piers. The plaques have a diameter of 15inch and commemorate the architect of the building and King George V bestowing the title of 'Regis' to the town. As both plaques are of relevance to the building and are of an acceptable design and location, it is considered that the proposal is acceptable and does not harm the significance of the building. Full comments are available online.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Grade II Listed Building

DEVELOPMENT PLAN POLICES

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

HERDM1 HER DM1 Listed Buildings

SDSP2 SD SP2 Built-up Area Boundary

HERSP1 HER SP1 The Historic Environment

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#)

Delivery of the Vision

Bognor Regis Neighbourhood Plan 2015 Policy 2

Promoting the Seaside Identity

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.

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

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policy is deemed to be HER DM1 of the Arun Local Plan.

Bognor Town Council has a 'made' Neighbourhood Plan. As the building is a designated heritage asset, policy 1 and 2 are of relevance to the application. The proposal complies with these policies.

The application concerns external works to a Grade II Listed building. Given the buildings listed status, any alterations should protect and enhance the special historic and architectural character of the building and preserve its setting.

DESIGN AND VISUAL AMENITY

The proposed plaques are modest in size and to be situated to the front elevation of the building. By

reason of their size, design and position it is not considered to adversely impact upon the character and appearance of the listed building.

Following comments from the Conservation officer it is not considered the proposal would harm the significance of the building and as a result is in accordance with HER DM1 and HERSP1, in that it is considered to protect and enhance the special historic and architectural character of the building.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval 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 development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location Plan
 - Example of plaque and wording

- Photo with location of plaque

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

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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 .