

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

REF NO:	BR/352/19/L
LOCATION:	65 Upper Bognor Road (Charlotte House 71 & 71A Upper Bognor Road, 67 & 69 Upper Bognor Road Bognor Regis
PROPOSAL:	Listed building consent for the erection of 2 No. live-work units; change of use of existing student accommodation including internal alterations to form 2 No. dwellings, 2 No. new windows, new staircase & replacement of roof on outbuilding; reconfiguration of existing dwellings, replace existing timbers & roof joists on first floor; change of use from medical centre/offices to 2 No. flats & workshop. creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking & storage for bins & cycles.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This Listed Building application comprises of internal alterations to the existing buildings. The application proposes listed building consent for the erection of 2 No. live-work units; change of use of existing student accommodation including internal alterations to form 2 No. dwellings, 2 No. new windows, new staircase & replacement of roof on outbuilding; reconfiguration of existing dwellings, replace existing timbers & roof joists on first floor; change of use from medical centre/offices to 2 No. flats & workshop. creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking & storage for bins & cycles. A full list of the alterations is provided in the supporting "Design and Access Statement" and the "Schedule of Proposed Works".
SITE AREA	0.339 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The southern boundary comprises walling of approximately 1.5m finished in flint. This rises to c. 2m to the south eastern boundary of the site. The western and eastern boundaries of

the site comprise a mixture of walling, tree planting and vegetation. The site is open to the northern boundary but this comprises part of the wider University campus.

SITE CHARACTERISTICS

The application site comprises 3 no. existing Grade II listed buildings. Charlotte House is located to the south west of the application site and provides living accommodation for students. 69/67 Upper Bognor Road is located to the south east of the site and were used as residences by University staff; although unoccupied since 2003. 71/71A is located to the north east of the site and comprises was in medical centre use at ground floor and first floor use as a flat. Following an arson attack in 2006 extensive damage was caused. The wider site is laid to lawn with an internal road serving the University campus. Access to the site is currently one way in nature and permits exit access only.

CHARACTER OF LOCALITY

The application site falls within the Upper Bognor Road and Mead Lane Conservation Area. To the north of the site is the University campus. To the east of the application site is purpose built student accommodation which has been recently constructed. To the west of the site is a belt of trees. Beyond these trees is the Grade I listed Dome building. To the south of the site is the B2259 main road, beyond which is the accommodation for the Butlins Resort.

RELEVANT SITE HISTORY

BR/351/19/PL	Erection of 2 No. live-work units; change of use of existing student accommodation including internal alterations to form 2 No. dwellings, 2 No. new windows, new staircase & replacement of roof on outbuilding; reconfiguration of existing dwellings, replace existing timbers & roof joists on first floor; change of use from medical centre/offices to 2 No. flats & workshop. creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking & storage for bins & cycles. This application affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area.
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No planning histories of any significance. Planning consent has been sought separately under BR/351/19/PL.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

ARUN DISTRICT CONSERVATION AREA ADVISORY PANEL

OBJECTION - The Panel welcomes the conversion of the existing buildings and the design approach taken. Precise details of materials, finishes and new joinery need to be agreed with the LPA. However, our objection is based on the poor design quality of the new building. There is an odd window to wall ratio and the incongruous appearance of the lobby and staircase area. In addition there needs to be greater over style and depth to the eaves.

COMMENTS ON REPRESENTATIONS RECEIVED:

Matters relating to eaves detailing were raised with the applicant. Additional information was submitted in response to this detailing similar buildings within the locality which use a similar style and finishing. The comments from the Advisory Committee have been noted and considered within the Conservation Officer's formal comments detailed below.

CONSULTATIONS

Natural England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

NO OBJECTION - Members of the Town Council's Planning and Licensing Committee welcome the restoration of these buildings. With changes that have been made over time, to areas such as staircases, it is felt that the proposals will not have any further negative impact. Members are of the opinion that the proposals are tasteful, and sensitive to the architecture, whilst retaining as much as possible.

The comments made by other consultees, primarily the Local Highways Agency, Environment Agency and Environment Officer, are both acknowledged and supported by Members.

In the interests of public safety, the Town Council would like to see some form of lighting introduced in the area of these sites.

ARUN DISTRICT COUNCIL CONSERVATION OFFICER

No objection. No impact upon significance of heritage asset. Subject to imposition of conditions outlined in consultation response in full.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

- 2km Buffer of Bognor Reef and Felpham SSSIs
- Built-up Area Boundary
- Listed Buildings
- Upper Bognor Road and Mead Lane Conservation Area
- CIL Charging Zone 4
- Archaeological Notification Areas
- Bognor Regis Economic Growth Area

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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 Bognor Regis Neighbourhood Development Plan.

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) 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 or the Secretary of State 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."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Grade II Listed Buildings.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision other than in accordance with the statutory and legislative background.

CONCLUSIONS

Relevant Local Plan policies are HER SP1 (The Historic Environment) and HER DM1 (Listed Buildings). HER SP1 states that listed buildings and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Also that development likely to prejudice their setting will be refused and that any proposals for development will be required to comply with all other relevant policies. HER DM1 requires that proposals protect and, where possible, enhance the setting of Listed Buildings. This is an application for Listed Building consent so the policy is not relevant.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, 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.

It is necessary to consider policy guidance in the 2019 National Planning Policy Framework (NPPF) which sets out steps when considering impact on heritage assets. Paragraph 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Paragraph 190 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by the proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance any identified harm with the level of public benefits associated with the proposal, as set out in paragraphs 193-196 of the 2019 Framework.

The application includes a Heritage Statement which provides information in accordance with the above detailed relevant paragraphs of the 2019 Framework, as described above.

The Conservation Officer has assessed the proposal and advises that the proposal will not cause harm to the significance of the heritage asset or its setting and it should therefore be determined in accordance with the relevant policies within the Development Plan along with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, it is not necessary to consider the public benefits of the proposal. The proposal also complies with relevant heritage development plans mentioned above.

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

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:

5542-011-D2: Site Location Plan
 5542-100-D3: Site Plan Proposed
 5542-101-D2: 67-69 Upper Bognor Road Ground Floor Proposed
 5542-102-D2: 67-69 Upper Bognor Road First Floor Proposed
 5542-103-D3: 67-69 Upper Bognor Road Elevations as Proposed
 5542-104-D2: 71 Upper Bognor Road Ground Floor Proposed
 5542-105-D2: 71 Upper Bognor Road First Floor Proposed
 5542-106-D2: 71 Upper Bognor Road Elevations as Proposed
 5542-108-D3: Charlotte House First Floor Proposed
 5542-107-D3: Charlotte House Ground Floor Proposed
 5542-109-D2: Charlotte House Elevations as Proposed
 5542-110-D2: New Live Work Units Ground Floor Plan Proposed
 5542-111-D2: New Live Work Units First Floor Plan Proposed

5542-112-D2: New Live Work Units Elevations Proposed

5542-113-D1: 67-69 Upper Bognor Road & Live/Work Units Site Section and Street Elevation as Proposed

5542-114-D1: Bin and Cycle Stores Plans and Elevations

5542-115-D2: Block Plan as Proposed

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan.

- 3 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.

- 4 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 .

- 5 INFORMATIVE: Please note this Listed Building consent should be read in conjunction with the planning approval and associated conditions detailed in planning permission BR/351/19/PL.

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.