

BR/3/09/L**LISTED BUILDING CONSENT REPORT****REF NO:** BR/3/09/L**LOCATION:** Bognor Regis Railway Station
Station Road
Bognor Regis**PROPOSAL:** Application for Listed Building Consent to erect ornamental railings along the concourse area with a 2.5m swing gate which will remain open whilst station is open.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The black coated steel ornamental railings with swing gate will be approximately 16.7m in length by 1.8m in height.
SITE AREA	Approximately 860 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Paved area to front of site with green cast iron bollards, east side boundary adjacent to concourse is open.
SITE CHARACTERISTICS	Railway Terminus C1907. Main building has clock tower, four windows on front of building. Roofed concourse area to front supported by six steel warren girders. Red brick with concrete dressings and red tiled roofs. Bookstall and Taxi Office within station, drop off and parking for taxis to east of site.
CHARACTER OF LOCALITY	Town Centre Location comprising commercial and residential properties, Public House and flats to east of site, cinema to south of site.

RELEVANT SITE HISTORY

BR/126/02/L	Application for Listed Building Consent for demolition of temporary shed building, construction of new train drivers accommodation, comprising kitchen/mess room, office, changing room/toilets and store and extension of platform.	Approve Cond 12-08-2002
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BR/291/03/L	Application for Listed Building Consent for demolition of temporary shed building, construction of new accommodation building comprising kitchen/mess room, office, changing room/toilets, store, pumphouse and boiler room and extension of platform and associated drainage works.	Approve Cond 07-11-2003
BR/262/03/L	Application for Listed Building Consent for erection of glass extension	Approve Cond 25-11-2003
BR/380/03/L	Application for Listed Building Consent for the renewal and upgrade of CIS (Customer Information System) for and on behalf of South Central Trains Ltd.	Approve 29-01-2004
BR/135/05/L	Application for Listed Building Consent to renew the directional and station name signage back to original vitreous enamel type signage which is more in keeping with a Listed Building.	Approve Cond 09-06-2005
BR/38/08/L	Application for Listed Building Consent to install additional cast iron bollards to match existing located on Bognor Regis station forecourt.	Approve Cond 16-04-2008

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

West Sussex - Listed Building

Chairman - CAAC

WSCC Local Development Divis.

Consultations responses received:

County Design

No objection from a Conservation Architecture point of view.

County Highways

The proposed 2.5m swing gate must open away from the highway. Providing this can be achieved the gates location is unlikely to increase the amount of traffic in the area and detrimentally affect the highway. A condition should be imposed that the gate be set back a minimum of 5m from the nearside carriageway edge of the adjoining highway.

Conservation Area Advisory Committee

It is suggested that the existing gates be renovated and the property be secured by that method.

BR/3/09/L**Comments on Consultation responses:**

County Design comments noted.

County Highways

Noted. The swing gate is so positioned that it opens into the concourse area of the station and away from the pedestrian walkway and adjacent highway so it is not considered necessary that a condition be imposed that the gate should be set back a minimum of 5m from the adjoining highway.

Conservation Area Advisory Committee

Noted.

POLICY CONTEXT

Within Built Up Area Boundary

Class A Road

Class C Road

Within the Conservation Area

Grade II Listed Building

Tree Preservation order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: [LOC1](#)
[CH1](#)
[CH4](#)

[CH5](#)
[DEV1](#)

Arun District Local Plan: [GEN2](#)
[GEN7](#)
[AREA2](#)

Locational Strategy

Character

Conservation Areas and Historic Towns and Villages

Buildings of Architectural or historical importance

High Quality Development

Built-up Area Boundary

The Form of New Development

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPG15

Delivering Sustainable Development
Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building, character and appearance of the Conservation 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

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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

Bognor Regis Station which is a Grade II listed building was opened in 1864 and is a good example of the seaside terminus station of the Edwardian period.

In order to protect and secure the station concourse area and passenger facilities when the station is not open the proposal seeks to install victorian period designed railings with a matching swing gate from the main building across to the existing platform fencing on the eastern side of the concourse area. The ornamental railings and matching swing gate will be constructed from mid steel, pre-galvanised, powder coated and finished in black. The railings will be secured by matching steel uprights that will be chemically bolted to the concourse floor and the gate will be installed mid way along the railings and hung on hook and band hinges. The design of the railings will match the existing railings on the Richmond Road side of the station.

The installation of the ornamental railings and gates along the station concourse will not be obtrusive and will provide additional security for the station. They will not compromise the character and appearance of the Listed Building, nor would they compromise the character or appearance of the surrounding area and Conservation Area.

It is therefore recommended that listed building consent 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 railings shall be secured by steel uprights and chemically bolted to the concourse

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floor and shall not be attached to any part of the listed building.

Reason: To preserve the appearance and special character of the Listed Building in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the Listed Building from structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policies CH5 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan and PPG15.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

Listed Building Consent is granted because it complies with the policies listed below in that the development would not result in material detriment to the setting, historic fabric or appearance of the listed building.

RELEVANT POLICIES

STRUCTURE PLAN: CH5, DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.