

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

**REF NO:** BR/83/19/L

**LOCATION:** The Bognor Club  
2 Sudley Road  
Bognor Regis  
PO21 1EU

**PROPOSAL:** Listed building consent to restrain front wall of premises by Tie Anchorage to first floor structure.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION      | As above                                                                                                                                                                                                                                                         |
| SITE AREA                       | N/A                                                                                                                                                                                                                                                              |
| RESIDENTIAL DEVELOPMENT DENSITY | N/A                                                                                                                                                                                                                                                              |
| TOPOGRAPHY                      | Predominantly flat.                                                                                                                                                                                                                                              |
| TREES                           | None of any significance affected by the proposed development.                                                                                                                                                                                                   |
| BOUNDARY TREATMENT              | Undefined, wall                                                                                                                                                                                                                                                  |
| SITE CHARACTERISTICS            | Mid-terrace 2 storey Listed Building Grade II situated on the north-eastern side of Sudley Road. The front wall rendered with coursing features to the ground floor height, simply fenestrated with three windows to upper storey and two and door to the lower. |
| CHARACTER OF LOCALITY           | Near town centre, mixed use, surrounded by two storey properties of a different style.                                                                                                                                                                           |

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| <b>RELEVANT SITE HISTORY</b> |
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| BR/85/08/L | Application for Listed Building Consent to replace pair of front doors with a single door looking identical to existing door but hinged on the left side only allowing easier access for disabled and wheelchair members of our club. Constructed of sapele wood and painted black as original door. | ApproveConditionally<br>25-04-08 |
| BR/330/04/ | Reinstatement of historically removed railings & portico to front elevation.                                                                                                                                                                                                                         | ApproveConditionally<br>29-10-04 |

|             |                                                                                                                                                                                                      |                                  |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| BR/331/04/L | Application for Listed Building Consent for reinstatement of historically removed railings & portico to front elevation facing Sudley Road.                                                          | ApproveConditionally<br>29-10-04 |
| BR/296/03/  | Installation of 2 no. air conditioning units to courtyard wall                                                                                                                                       | ApproveConditionally<br>28-10-03 |
| BR/297/03/L | Application for Listed Building Consent for the installation of 2 no. air conditioning condensers to courtyard wall                                                                                  | ApproveConditionally<br>28-10-03 |
| BR/122/03/L | Application for Listed Building Consent for internal alterations to form disabled toilet facilities.                                                                                                 | ApproveConditionally<br>23-05-03 |
| BR/519/88/L | Listed Building Consent for change of use of vacant building to rear of the Bognor Club to single residential house and installation of windows to inner courtyard and certain internal alterations. | ApproveConditionally<br>02-11-88 |
| BR/369/88   | Change of use of vacant building to rear of the Bognor Club to single residential house                                                                                                              | ApproveConditionally<br>02-11-88 |

Noted.

## REPRESENTATIONS

### REPRESENTATIONS RECEIVED:

Bognor Regis Town Council  
Bognor Regis Town Centre raised no objection.

### COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

## CONSULTATIONS

Conservation Officer

### CONSULTATION RESPONSES RECEIVED:

Conservation Officer Comments as follows:

The Bognor Club building is a 2 storey rendered building, which was constructed in 1837 as an assembly room. It contains sliding sash windows, with their glazing bars intact.

The proposal is to undertake works of a structural nature required to secure the retention of the front elevation. I note that the works have already been carried out as they were considered to be of an urgent nature.

Having reviewed the information, I am of the opinion that they do not harm the significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

#### COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

#### POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary  
Listed Building Grade II

#### DEVELOPMENT PLAN POLICES

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

|        |                                          |
|--------|------------------------------------------|
| DDM1   | D DM1 Aspects of form and design quality |
| HERDM1 | HER DM1 Listed Buildings                 |
| HERSP1 | HER SP1 The Historic Environment         |

#### PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

#### 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.

#### 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**

The National Planning Policy Framework and section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is an important material consideration.

#### **CONCLUSIONS**

##### **PRINCIPLE**

The proposal site lies within the Built-Up Area Boundary; No 2 Sudley Road (Bognor Club) is a Listed Building Grade II. Any development should therefore be sensitive to the Historic Environment.

##### **EFFECTS ON THE HISTORIC BUILDING AND CONSERVATION AREA**

It is proposed to install a tie restraints to anchor the front wall back to strong points within the first floor structure and the installation of special ties to anchor the external part of the wall to the internal part. Full details provided within submitted drawings. The anchorage is effected by plane pattress plates visible externally which are discrete in nature and are painted to blend in with the wall generally. The appearance of the building would remain substantially unaltered.

The proposed works are inevitable and are not considered to be a visual distraction from the historic and architectural quality of this Listed Building. The Historic Buildings Advisor has commented that the proposal would not harm the significance of the heritage asset.

It is considered that the proposal does not detract from the historic environment of the Listed Building. Therefore, it is recommended that Listed Building Consent is granted with the following Conditions.

#### **HUMAN RIGHTS ACT**

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.

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| <b>RECOMMENDATION</b> |
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**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:

Location Plan, Block Plan and Ground Floor Plan          Drawing 01  
Proposed Elevation and Proposed External Works Plan      Drawing 10

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

- 3 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 .