

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	EG/55/14/PL, EG/56/14/PL, EG/57/14/A, EG/58/14/PL, EG/59/14/PL
Address	The Barnham Hotel 28 Barnham Road Barnham PO22 0ES
Description	Various – See below
Case Officer	Mr. S. Davis

There are 5 individual applications on the same property. It is therefore worth noting that there will be a cumulative impact of the different applications.

The property has been identified by the Council as a Building or Structure of character. Consequently, it is a heritage asset for the purposes of planning policy. The NPPF defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

The council will therefore need to pay special regard to any works which can potentially affect its character.

It would be of assistance to have elevations containing all of the works to fully assess the cumulative impact (each application only identifies the one specific proposal).

I also note that there has been a previous application to alter the parking situation. This does not appear on any of the plans.

The applications shall be discussed in turn:

EG/55/14/PL: *Installation of an ATM to the shopfront*

This application relates to the installation of a cashpoint and associated infrastructure. Looking at the information available to me it is not clear how the steel security panel will be treated. This needs to be clarified.

The installation of the cashpoint will not adversely affect the appearance of the building overall as it has been positioned in a corner of the building.

Conditions:

Details of how the steel security panel will be treated.

EG/56/14/PL: *Minor external alterations and a new shopfront*

The application relates to the external appearance of the building. –like the previous application, the plans clearly identify only these specific changes.

I note that all of the windows and doors are to remain in situ, bar the main front doors. The elevations identify that a number of the windows and doors will remain in situ and boarded up internally. However, no mention is made to those windows on the front elevation. Can it be confirmed that the glazing will remain as it is, or how it will be treated?

It is considered that the proposed colour will not detract from the property.

Further, it is considered that the new replacement front doors will not have a negative impact upon the building.

Furthermore, can it be confirmed if the decorative glass panels will remain

EG/57/14/A: *1 No internally illuminated fascia sign, 1 No externally illuminated fascia sign, 1 No externally illuminated projecting sign, 2 No non illuminated wall mounted dibond panels on front elevation.*

It is noted that the signage proposed is based upon the current standard Tesco format. Generally, the signage is not too dominant upon the building. However, two signs are problematic:

Advert B: I question the need for such a sign – could the text be included in Advert C (maybe in the bottom right corner. This sign should be deleted.

Advert F: this is a particularly large sign that it is considered detracts from the character and appearance of the property. It is considered that such a sign is not required; there is enough information for people to understand what the building will be used as. Further, most people are aware of the services offered by such a store. This sign should be deleted.

The lack of signage along the sides of the building is supported.

EG/58/14/PL: *Installation of a 2 fan condenser and 3 No ground standing AC units to the rear.*

From the information available to me it appears as if the units will all be free standing structures in the rear amenity space. Consequently, it is considered that they will not have a negative impact upon the building

EG/59/14/PL: *Installation of 6 No bollards*

It is considered that the installation of the proposed bollards will most likely not have a detrimental impact upon the building. However, this is subject to the design of the bollards being confirmed.

Condition: Details of the bollard design

Relevant policies:

Arun District Local Plan 2003:

GEN 22: Buildings or Structures of Character

Emerging Local Plan 2014:

HER SP1: The historic environment

(HER DM2): Locally Listed Buildings or Structures of Character

Relevant SPD's:

Buildings or Structures of Character Supplementary Planning Document

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