

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

**REF NO:** R/73/26/L

**LOCATION:** Rustington Convalescent Home  
Sea Road  
Rustington  
BN16 2LZ

**PROPOSAL:** Listed building consent for the conversion of the Laundry building to provide 5 No. apartments, conversion of the Dairy and Carpenters House to 2 No. residential dwellings and relocation of existing entrance pier.

### SITE AND SURROUNDINGS

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| DESCRIPTION OF APPLICATION | The application seeks listed building consent for the conversion of the Laundry Building to provide 5 No. apartments, conversion of the Dairy and Carpenters House to 2 No. residential dwellings and relocation of existing entrance pier.                                                                                                                                                           |
|                            | The site has had a number of previous applications. This application seeks variations to the existing Listed Building Consent, R/85/15/L in respect of the existing buildings within the grounds of the Rustington Convalescent Home. For reference, whilst the Rustington Convalescent Home was part of the original Listed Building Consent this application excludes any changes to this building. |
| BOUNDARY TREATMENT         | Mixture of boundary treatments - open mesh wire fencing; hedging; wall to front.                                                                                                                                                                                                                                                                                                                      |
| SITE CHARACTERISTICS       | Grade II Listed Building 'Rustington Convalescent Home' and Laundry Building. Also within the grounds are Carpenters House and the Dairy/Cook House. Set within wider residential development.                                                                                                                                                                                                        |
| CHARACTER OF LOCALITY      | Mainly residential. Mewsbrook Park to north west of the site, which contains, inter alia, boating lake, children's play area; football area; miniature railway; etc. Beach opposite                                                                                                                                                                                                                   |

### RELEVANT SITE HISTORY

|           |                                                                                                                                                                                                                              |                                  |
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| R/85/15/L | Application for Listed Building Consent for conversion of laundry building to provide 5 apartments, conversion of both the cooks house & carpenters house to provide 2 dwellings with refurbishment works to the main house. | ApproveConditionally<br>19-06-15 |
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| R/91/19/L   | Application for Listed Building Consent for the reuse of laundry building to provide six apartments, minor alterations to the Carpenters House and the Cottage.                                                                                                          | ApproveConditionally<br>24-07-19 |
| R/1/26/L    | Listed building consent for the demolition and reconstruction of the western elevation of the laundry building.                                                                                                                                                          | ApproveConditionally<br>02-03-26 |
| R/258/18/PL | Variation of conditions 2 & 3 imposed under R/187/16/PL relating to amended phases (phase one amended to the conversion of the laundry building, cooks house & dairy & works to the Convalescent Home and phase two amended to the erection of the new build dwellings). | ApproveConditionally<br>15-04-19 |

Noted. An earlier application was implemented for the residential development. This application seeks alterations to the Listed Application.

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| <b>REPRESENTATIONS</b> |
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Rustington Parish Council - No objection.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Comments noted.

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| <b>CONSULTATIONS</b> |
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**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer -

Whilst the repair works are extensive, they appear to be necessary and could be acceptable in principle. However, I do have a number of concerns which require further clarification before a final view can be reached.

**Wall Ties:**

Whilst I understand the need to undertake wall tie remediation, which would facilitate the retention of the external walls and ensure the continued structural stability of the buildings, the methodology proposed would result in intervention to a substantial number of historic bricks.

The submitted information confirms that the replacement wall ties are proposed to be installed by drilling through the face of the existing historic brickwork rather than through the mortar joints. Whilst the need for structural stabilisation is acknowledged, this approach would result in harm to the historic fabric, and it is not clear how the resulting drill holes would be satisfactorily concealed within the brickwork once the works have been completed.

It is also unclear whether alternative approaches have been considered, including fixing through mortar joints, or whether the proposed methodology represents the only viable option. The Council therefore requires further justification demonstrating why drilling through the bricks, rather than through mortar joints, is necessary, together with confirmation of the hole diameter, the total number of proposed fixings and evidence demonstrating that the extent of intervention has been minimised. Should it be demonstrated that no less intrusive alternative is available and that the extent of intervention has been limited to the minimum necessary to secure the long-term structural stability of the buildings, then this approach may be acceptable.

In addition, the submitted drawings appear to represent a worst-case scenario for wall tie replacement and indicate that the final extent of works remains subject to further investigation. The Heritage Statement acknowledges that the extent of the works may ultimately be less than that shown on the submitted plans. Further information should therefore be provided to demonstrate the actual extent of defective wall ties and the necessity for replacement works to all elevations.

Where rebuilding of wall sections is required, this would result in the loss and disturbance of historic fabric. It is assumed that salvaged bricks from the existing structure will be reused wherever possible. If this is the case, the resulting harm would be minimised. Confirmation is required.

The quality of any rebuilding works will be critical and a sample panel of the proposed brickwork will be required for approval prior to the commencement of these works.

#### Carpenters House:

The existing modern extension is of no heritage significance and its removal is acceptable. However, it is not clear how the design of the proposed replacement extension has been informed by, or relates to, the character and appearance of the host building. Whilst I understand the rationale for adopting a contemporary design approach so that the extension is clearly legible as a modern intervention, insufficient justification has been provided regarding the design approach, proportions, detailing and material palette, particularly the use of timber cladding. As currently proposed, I am concerned that the extension appears out of character with the host building and may result in harm to its significance. A revised design is required.

Furthermore, it is not clear why the doorway on the eastern elevation is proposed to be infilled with boarding. If this opening is to be permanently closed, consideration should be given to infilling it with matching brickwork, unless evidence can be provided demonstrating why an alternative treatment is more appropriate.

The proposed enlarged dormer appears acceptable in principle, subject to details confirming that the materials, proportions and detailing will match the existing dormer and wider roofscape.

#### Laundry Building:

I note that the Heritage Statement refers to the addition of balconies at either end of the building. However, the submitted drawings appear to show only a balcony at the western end. Clarification is therefore required as to whether a second balcony is still proposed.

Frameless glazing is proposed to minimise the visual impact of the balcony at the western end. Given its location behind the existing parapet, the balcony itself is unlikely to be readily visible and is therefore likely to be acceptable. However, there is potential for associated domestic paraphernalia, including furniture, planting, storage and other incidental items, to become visible from outside the site and appear incongruous within the setting of the listed building. Consideration should therefore be given to whether any controls are required in relation to the use of the balcony.

#### Roofs and Rainwater Goods:

The proposed roof repairs appear acceptable in principle. However, it is not clear whether existing leadwork is to be repaired, replaced on a like-for-like basis, or substituted with an alternative material. Where replacement is necessary, the original material should be replicated unless a compelling justification can be provided for an alternative approach.

It is noted that slates from the Dairy Building are proposed to be salvaged and reused to replace damaged or missing slates on the other buildings. This approach is acceptable. However, any replacement slate covering to the Dairy Building should be appropriate to the age, character and significance of that building. Alternatives closer in appearance to the neighbouring new buildings would not necessarily be appropriate. Details and samples of the proposed replacement slate should therefore be submitted for approval.

Reference is also made to the repair or replacement of cast iron hoppers and downpipes. However, no details have been provided regarding the materials, profiles or appearance of any replacement rainwater goods. Further information is therefore required. This matter could be addressed by condition.

Similarly, details of any replacement air bricks are required to ensure that they are appropriate to the character and appearance of the buildings.

#### New Internal Leaf to External Walls:

The introduction of a new internal leaf to the external walls is noted. However, it is not clear from the submitted information how this construction is proposed to be formed, nor what materials are to be used.

Further information is required to understand the implications of this proposal for the historic fabric and significance of the buildings.

#### Internal Changes;

The principle of the proposed internal alterations appears acceptable. However, further details are required regarding the proposed internal joinery, including doors, architraves, skirtings and other associated features, to allow a full assessment of their impact on significance.

#### New Brickwork and Repointing:

A sample panel of all new and rebuilt brickwork shall be provided for approval.

A separate sample panel demonstrating the proposed repointing methodology, mortar mix, finish, colour and joint profile shall also be provided for approval.

#### Entrance Pier:

The proposed relocation of the existing entrance pier is acceptable in principle. The submitted details confirm that the existing pier is to be carefully dismantled and reconstructed using the existing bricks in a new location. The relocated pier is proposed to match the existing in terms of materials, brick coursing, mortar and overall appearance, thereby preserving the character and significance of this historic feature.

Subject to the use of appropriate materials and detailing, and an agreed methodology for the cleaning of the retained pier, the proposal is not considered to result in harm to the significance of the curtilage-listed structure.

Subject to the submission of the further information requested and the use of appropriate conditions, I do not consider the proposals would result in harm to the significance of the listed building or curtilage-listed buildings. Some interventions will inevitably result in the loss or alteration of historic fabric; however, these appear capable of justification as part of the wider repair, stabilisation and conservation of the

heritage assets.

## COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

### POLICY CONTEXT

Built up area boundary  
Grade II Listed Building.

### DEVELOPMENT PLAN POLICIES

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

|        |                                  |
|--------|----------------------------------|
| 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 Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

### DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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."

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

There are no other material considerations to be weighed in the balance with the Development Plan.

### CONCLUSIONS

Policy HER DM1 relates to listed buildings and states that proposals must preserve and, where possible, enhance the historic character, qualities, and special interest of the building. Proposals must not be detrimental to the historic integrity of the building's exterior or interior and should, where possible, enhance its setting.

Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The applicant has submitted a Heritage Report

which assesses the significance of each of the buildings on site. The significance of the Laundry Building is derived from the historical and architectural interest of the building as a Victorian Laundry, built to serve the Convalescent Home. Carpenters House is derived primarily from its relationship with the Laundry Building and connection with the Convalescent Home. The Dairy Building has little architectural interest on its own, however, as part of the wider group of ancillary buildings associated with the Convalescent Home, it has a collective interest.

Paragraph 208 of the NPPF relates to the authority's identification and assessment of the significance of a heritage asset, the weight given to its conservation, and the balancing of this against the public benefits of the proposal. The building is considered to be of both architectural and historic significance.

The proposal seeks a number of alterations at The Laundry Building, Carpenter House and The Dairy relating to wall ties, alterations to the roof tiles, dormer alterations, rainwater goods, internal alterations, replacement of an extension, addition of balcony and the relocation of the entrance pier to the entrance of the site.

The Conservation Officer notes that whilst the repair works are extensive, they appear to be necessary and could be acceptable in principle. However, there are a number of concerns which require further clarification.

Subject to the submission of the further information requested and the use of appropriate conditions, it is not considered that the proposals would result in harm to the significance of the listed building or curtilage-listed buildings. Some interventions will inevitably result in the loss or alteration of historic fabric; however, these appear capable of justification as part of the wider repair, stabilisation and conservation of the heritage assets. Accordingly, the proposals are capable of preserving the special architectural and historic interest of the listed building.

Where there has been a request for further information, this has been included as a condition, along with those requested by the Conservation Officer.

Subject to conditions, the proposal is acceptable. It is not considered that the proposals would result in harm to the significance of the listed building or curtilage-listed buildings. Some interventions will inevitably result in the loss or alteration of historic fabric; however, these appear capable of justification as part of the wider repair, stabilisation and conservation of the heritage assets. This is in accordance with ALP policy HER DM1 and the relevant paragraphs of the NPPF.

#### **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.

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| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
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### 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
- 2501-P101-P1 - Carpenters Existing, Alterations, Repairs and Proposed Plans
- 2501-P102-P1 - Carpenters Existing, Alterations, Repairs and Proposed Elevations
- 2501-P201-P1 - Dairy Existing, Alterations, Repairs and Proposed Plans
- 2501-P202-P1 - Dairy Existing, Alterations, Repairs and Proposed Elevations
- 2501-P301-P1 - Laundry Existing, Alterations, Repairs and Proposed Plans
- 2501-P302-P1 - Laundry Existing, Alterations, Repairs and Proposed Plans
- 2501-P303-P1 - Laundry Existing, Alterations, Repairs and Proposed Elevations
- 2501-P304-P1 - Laundry Existing, Alterations, Repairs and Proposed Elevations & Sections
- 031/100 - Relocation of Existing Brick Feature Pier
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Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D SP1.

- 3 Prior to replacement of work to the leadwork, details of the leadwork repairs and replacements including whether they are to be repaired, replaced on a like-for-like basis, or substituted with an alternative material shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 Prior to replacement of the roof tiles covering the Dairy Building, details and samples of the replacement roofing slates shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 5 Prior to replacement, full details of all new rainwater goods, including hoppers and downpipes shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 6 Prior to the infilling of the doorway to the eastern elevation of Carpenters House, details should be submitted and approved in writing to the Local Planning Authority demonstrating the materials that will be used. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 7 Prior to their insertion, full details of all new joinery, including doors, architraves, skirtings, and mouldings, shall be submitted and approved in writing by the Local Planning Authority. This must include detailed drawings and specifications for all replacement doors and architraves, including elevations, profiles, materials, and finishes. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 8 Prior to commencement of works to the internal wall lining, full details of the proposed internal wall lining/ new internal leaf construction including materials shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 9 The materials and finishes of the proposed dormer shall match in colour and texture those of the existing dormer to northern elevation of Carpenter House.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 10 Prior to works to the wall ties, a method statement should be submitted and approved in writing by the Local Planning Authority justifying the location of the wall ties (the Local Planning Authority preference is for this is to be in the mortar joints not the brick) and the actual extent of the defective wall ties, together with confirmation of the hole diameter, the total number of proposed fixings and evidence demonstrating that the extent of intervention has been minimised such as how resulting drill holes will be satisfactorily concealed.

Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 11 Prior to construction of the extension to Carpenters House, a schedule of materials and finishes to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 12 Prior to completion of works to the entrance pier, a statement shall be submitted and approved in writing by the Local Planning Authority with details of the cleaning methodology proposed for the retained entrance pier. The approved details shall be used in the cleaning of the pier.

Reason: To safeguard the architectural character and appearance of the buildings in accordance with HER SP1 and HER DM1 of the Arun Local Plan and the NPPF.

- 13 Prior to construction of all new or rebuilt brickwork, a sample panel of all new and rebuilt brickwork and of the repointing (including the mortar mix, finish, colour and joint profile) shall be submitted and approved in writing by the Local Planning Authority and the sample panel so approved by the Local Planning Authority shall be used throughout the development.

Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 14 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 Arun Local Plan policy HER DM1 and the NPPF.

- 15 INFORMATIVE: Where rebuilding of wall sections is required, this would result in the loss and disturbance of historic fabric. It is assumed that salvaged bricks from the existing structure will be reused wherever possible.