

Date
16 April 2019

Ms Anita Gardner
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Via Portal

Dear Sir/Madam

Town and Country Planning Act 1990 Rustington Convalescent Home, Sea Road, Littlehampton, BN16 2LZ

Please find enclosed an application for listed building consent in respect of Rustington Convalescent Home, Sea Road, Littlehampton, BN16 2LZ.

The description of development is as follows:

'Reuse of laundry building to provide six apartments, minor alterations to the Carpenters House and the Cottage.'

This listed building application seeks amendments to a consented residential development scheme (Ref: R/83/15/PL and R/85/15/L), including the creation of an additional apartment within the Laundry Building.

The intention of the proposed amendments is to ensure that the scheme is sufficiently financially viable. A Section 73 application has been submitted in tandem, to vary application R/258/18/PL granted consent on 15th April 2019.

Planning History

The planning history regarding the Convalescent Home is extensive, with numerous applications having been approved for alterations to the Home and its ancillary buildings.

Listed building consent was granted in June 2015 for *'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'* (Ref: R/85/15/L).

All pre-commencement conditions in respect of the listed building consent have been discharged and the consent has been implemented.

Planning permission was granted in October 2015 for the *'Redevelopment of land to the rear of Convalescent Home to provide 26 new dwellings, reuse of laundry building to provide five apartments, reuse of both the cooks house & carpenters house to provide two dwellings with refurbishment works and first floor rear roof extension to the main house to create 4 additional patient bedrooms'* (Ref: R/83/15/PL).

A Section 73 application (Ref: R/187/16/PL) was granted consent in November 2016, which divided the permitted scheme into two phases. Phase One included the conversion of the

laundry building, cooks house and dairy; and Phase Two included the erection of the new build dwellings and the works to the Convalescent Home.

A second Section 73 application (Ref: R/258/18/PL) was granted consent in April 2019, which includes the works to the Convalescent Home as part of Phase One in order to progress essential work to the Convalescent Home.

All pre-commencement conditions in respect of Phase One of the planning permission have already been discharged and the planning permission has been implemented.

Proposed Development

The proposed amendments are as follows:

- Carpenter's House – alterations to internal layout and introduction of double doors;
- The Cottage – lowered window sill and internal alterations; and
- The Laundry Building - division of consented first floor apartment into two units.

Pre-Application Advice

Meetings were held between Arun District Council and Places for People, on 1st August 2018, 24th September 2018 and 18th January 2019, to discuss the proposed amendments to the permitted residential development scheme and the works to the laundry building, carpenters house and the cottage.

It is our understanding that officers are broadly satisfied with the proposed amendments.

Planning Policy Context

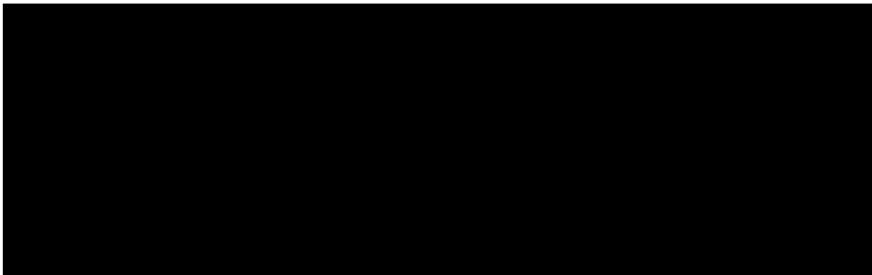
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.

The Development Plan currently comprises the Arun Local Plan adopted in July 2018.

Policy and guidance which forms a material consideration, including the 2019 National Planning Policy Framework (NPPF) and relevant supplementary planning documents have also been considered.

Site Designations

As defined by the Arun DC Policies Map 2011-2031, the site (outlined in red in Figure 1 overleaf) has no designations. However, it is located within the Built-Up Area Boundary, and is bounded to the northwest by designated Existing Open Space. It should be noted that the site is partially located within Flood Zones 2 and 3; however this has not been included in the Proposals Map.



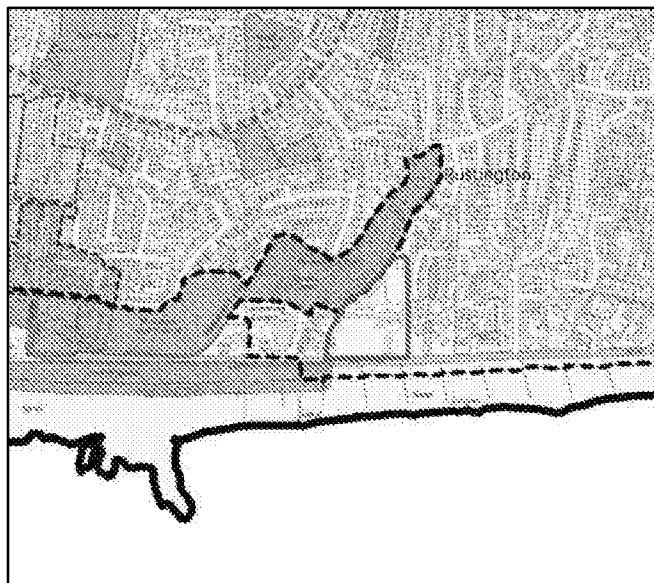


Figure 1: Policies Map

Planning Policy Assessment

Design and Heritage

Policy D SP1 includes that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy HER SP1 (The historic environment) includes that listed buildings and their settings should be conserved and enhanced in a manner appropriate to their significance.

Policy HER DM1 (Listed Buildings) includes that proposals affecting statutory Listed Buildings will be required to:

- a. *Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. *Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. *Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. *Protect the special interest of buildings of architectural or historic interest; and*
- e. *Protect, and where possible enhance the setting of the building.*

The proposed design has sought to preserve and enhance the character, qualities and special interest of the Listed Buildings and their setting, as required by Policy HER SP1 and Policy HER DM1 of the Local Plan.

An Addendum to the Heritage Statement has been submitted as part of this application, which confirms that the proposed development would not result in an increase in the level of less than substantial harm previously identified as resulting from the proposed development.

It confirms that the amendments to the proposal for the laundry building would provide an efficient division of the first floor space; ensuring the maximum occupation to increase the viability of the development and upkeep of the buildings. The works are assessed as no harm to the listed building because the additional partitions required to divide the space into two separate flats would have no effect on heritage significance. No harm would arise as a result of this change.

Summary

It is proposed to sensitively convert the ancillary listed and curtilage listed buildings at Rustington Convalescent Home. The principle of the proposed works has previously been accepted with the granting of listed building consent in June 2015.

The amended proposal would not result in an increase in the level of less than substantial harm previously identified as resulting from the proposed development and would ensure that the restoration of the listed buildings would be financially viable.

Submission Documents

In addition to this supporting covering letter, this listed building consent application is supported by the following documents:

- Application Form, duly signed and dated;
- Site Location Plan, at a scale of 1:1250 at A1;
- Drawing pack, including existing and proposed elevations, floorplans and sections, prepared by Placebuilder Architects;
- Design and Access Statement, prepared by Placebuilder Architects; and
- Heritage Statement Addendum, prepared by The Heritage Collective.

I trust the enclosed is sufficient for validation of this application; however should you require any further information then please do not hesitate to contact me.

Yours sincerely



Charles Mills – Partner

