

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

REF NO: R/91/19/L

LOCATION: Rustington Convalescent Home
Sea Road
Rustington
BN16 2LZ

PROPOSAL: Application for Listed Building Consent for the reuse of laundry building to provide six apartments, minor alterations to the Carpenters House and the Cottage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	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.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mixture of boundary treatments - open mesh wire fencing; hedging; wall to front.
SITE CHARACTERISTICS	The Convalescent home is a large detached property of attractive design dated 1897 in a neo-Caroline style. Brown brick with red dressings and some stone enrichment. Slate hipped roof with single and paired segment headed dormers. 2 storeys with attics and 1 storey and attic wing to east. Central square 4 storey tower with stone dressings surmounted by clock stage and octagonal open cupola over. 13 bay central block, with sash windows in pairs, and half-hipped aprons below glazing bars only in broken upper-leaves. Car parking area is provided behind the main building. Front area of site comprises formal expansive lawns and shrub planting. Further Listed Building within the site include the application property the Laundry Building which the listing states was the staff quarters block for Rustington Convalescent Home. It has brown brick with red dressings. Wooden eaves cornice. Parallel ridge slate roof with central gable pediment to south, containing thermal window, over slight central projection. Octagonal ogee-domed cupola in central roof-valley. 2 storeys; 7 bays, with central 1 bay projection, wider with

coupled windows in single opening. Sashes with glazing bars in upper blade and with slight segment heads on 1st floor and with rubbed brick arches and prominent rubbed brick keystones on ground floor. 2 storey 1 bay extension to left with parapetted roof, topped by globes. Irregular fenestration. Brick chimney to rear with upper stone moulded cornice decoration above blank brick arched panels.

There is also a 'Cooks House' and 'Carpenters House' on site. Vehicular access drive running through site to rear.

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

The conversion of the listed Laundry to 5 residential units has been approved in the past R/204/96/L and R/104/01/L and is considered to be acceptable. R/85/15/L is the latest permission which granted permission for the laundry building to be subdivided to provide 5 apartments comprising 3 x 2 bedroom units and 2 x 1 bedroom units. This proposal increases the number of units from 5 to 6 with the creation of an additional 1 bedroom flat at first floor.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Rustington Parish Council

No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Environmental Health

Listed Building Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

Consent has previously been granted for the redevelopment of the site and the alteration of the existing buildings. The current application seeks to vary the consented layout of the Laundry building and make minor changes to the Carpenters House and the Cottage.

The concept of residential development has already been accepted, and it is considered that the alteration to the first floor level in order to accommodate one additional unit will not harm the significance of the building. If minded to approve suggest conditions for all window and door details.

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) should also be taken into account.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Grade II Listed Building
Class B Road

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 and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no specific policies in Rustington Neighbourhood plan relating to the historic environment. Policy 1 refers to housing development on the site which is not relevant to consideration of this application for Listed Building Consent.

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."

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.

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

The site's primary use is as a convalescent home which serves as the sole use of the main home. It is well used and is in need of modernisation to meet modern care standards. The alterations would facilitate continuity of the established and historic 'optimum' use of the site. The amendments to the proposal for the laundry building 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 laundry building, carpenter's and cook's house are all ancillary buildings located to the rear of the site and are in a poor state of repair. Bringing them back into use would ensure their long term retention. The use of the former cooks and carpenters accommodation as separate residential units is acceptable. The refurbishment of their tired elevations would improve the historic character of the site. The Carpenters building is 3 storeys high and would provide a 4 bedroom dwelling and the Cook's cottage/Dairy is single storey and will be a one bedroom unit.

The interior layout will remain largely as existing apart from some reversible additions to define and create subdivision of larger rooms. Refurbishment of the exteriors would enhance the existing historical facade. The precise details of these fenestration changes are to be controlled by condition. The reconfiguration of the consented first floor layout within the Laundry building will allow for an additional unit. Changes proposed are within a currently open plan area where the historic plan form has been entirely lost. New partitions will 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 preserving the significance of the listed building because the additional partitions required to allow this floor to function as two separate flats will have no effect on heritage significance. No additional harm would arise as a result of this change.

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 harm previously identified as resulting from the proposed development. The proposal therefore accords with paragraph 189 of the NPPF which requires submission of a description of the significance of any heritage assets affected. Paragraph 190 requires the Local Planning Authority to consider the significance of any heritage asset that may be affected by the proposals taking into account the comments of the Conservation officer. The works are assessed as preserving the significance of the listed building because the additional partitions required to allow the first floor to function with an additional flat would have no effect on heritage significance and would not result in harm to the heritage asset. The amended proposal would not result in an increase in the level of harm previously identified as resulting from the proposed development and would ensure that the restoration of the listed buildings would be financially viable.

Considerations in respect of the impact of the proposed residential properties on the setting of the listed building are planning considerations which will be assessed when application R/94/19/PL is considered.

The application is therefore recommended for approval 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 No new or replacement doors or windows shall be installed unless and until a schedule and details of all new windows and doors have been submitted to and approved by the Local Planning Authority.

Reason: To protect the special character of the building for the future in accordance with policy HERDM1 of Arun Local Plan and the National Planning Policy Framework.

- 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 policy HERDM1 of Arun Local Plan and the National Planning Policy Framework.

- 4 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with policy HERDM1 of Arun Local Plan and the National Planning Policy Framework.

- 5 With regard to the Laundry Building the doors to units 2 and 3 should be retained in a manner that they can be closed to retain the building's character. Minimal glazing could be set inside with a door to allow the wooden doors to remain open when required.

The door to unit 4 should be improved to be sympathetic with 2 and 3.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with the National Planning Policy Framework.

- 6 INFORMATIVE: This permission conveys consent under listed building legislation only and does not purport to grant planning permission for the proposed residential layout which is the subject of a separate application for planning permission.