

Report to	<b>Planning Committee</b>
Date	<b>13 April 2017</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Numbers	<b>SDNP/16/06393/FUL &amp; SDNP/16/06394/LIS</b>
Applicant	<b>Miss Emma Ousbey – Edward VII Estates Limited</b>
Application	<b>Replacement extension (demolish existing) and change of use of Chapel for shop, café and swimming pool and ancillary leisure/communal facilities (SDNP/16/06393/FUL) and Listed Building Consent (SDNP/16/06394/LIS)</b>
Address	<b>King Edward VII Hospital, Kings Drive, Easebourne, West Sussex, GU29 0BJ</b>

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**Recommendation:**

- 1. That planning permission be approved subject to a deed of variation to the Section 106 Agreement being completed to incorporate the application details and subject to the conditions set out in Paragraph 10.1 of this report**
  - 2. That listed building consent be approved subject to the conditions set out in Paragraph 10.2 of this report.**
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**Executive Summary**

Planning permission was approved in November 2011 for the comprehensive redevelopment of the site including the restoration and conversion of the Sanatorium to provide 148 apartments, additional development throughout the grounds including the conversion of other buildings to 30 residential units, erection of 51 apartments, 108 dwellings and other associated infrastructure. Another element of the approval included the erection of 2 storey terraces and 3 ½ storey apartments to provide 79 assisted care living units.

The scheme was approved with ‘enabling development’ being allowed to enable the securing of the restoration of the Listed Building complex and surrounding grounds. The scheme did however also secure substantial contributions towards affordable housing and primary education.

The development is currently under construction with a significant amount of the restoration works to the Sanatorium and other retained buildings under way. In addition, some of the new residential development is also under construction (and in some cases complete).

A particular element of the comprehensive approval involved the restoration of the Grade 2\* Listed chapel to the western end of the development and conversion to a restaurant and shop. This was considered an integral and important part of the scheme in both ensuring the restoration of the building and as an essential facility for both residents of the properties and passing custom from walkers and visitors to the area.

The applicant has now come forward with a scheme which retains the café/shop but proposes a slightly different extension than previously proposed to incorporate a swimming pool for residents of the Estate (and the neighbouring Hurst Park residents). The extension for the pool replaces an extension which would have been provided for a kitchen area for the proposed café. A smaller kitchen area would now be provided elsewhere to the north of the proposed extension within the existing building.

A swimming pool formed part of the original permission but was located within a basement area to the eastern side of the Sanatorium. It was considered at an early stage not to progress this. Earlier proposals for the Chapel had included a basement pool to the immediate south of the chapel and therefore the principle of a swimming pool within the site has been considered to be acceptable for some time.

The design of the extension within which the pool would be located is considered to be sensitive to the character of the Listed Building and would involve minimal internal works affecting the chapel itself, with only the use of various parts of the chapel changing as a result of this scheme. The main two wings of the chapel would remain exclusively for the restaurant/shop.

The reduction in the kitchen/preparation area is argued to be necessary given the lack of interest to acquire the site by a restaurant/café operator, given the extensive approved kitchen area. It is arguable as to whether the new proposed arrangement would provide a greater opportunity for securing an end user for the café/restaurant however it is clear that the larger area has not resulted in a commitment and therefore the suggestion to reduce the kitchen area is considered to be a sensible approach.

The proposed scheme is considered to be acceptable in policy terms and would not have a detrimental impact on this important Grade II\* listed building. Full permission and Listed Building consent are therefore recommended

The application is placed before the Committee given earlier Committee involvement in the original application for the development of the site and given the proposed changes to the scheme.

## **I. Site Description**

- I.1 The site is the former King Edward VII hospital and grounds which cover approximately 50 hectares and include designated and undesignated heritage assets. It is located in undulating wooded landscape approximately 5.5 kilometres to the north of Midhurst and 6 kilometres to the south of the village of Fernhurst on a south facing slope with extensive views out of the Rother Valley. The site rises up to the north and falls away to the west and is mostly covered by pine plantation with coppices of Sweet Chestnut and Silver Birch. 120 trees are protected by Tree Preservation Orders. The surrounding area is a mosaic of heath and woodland and the site is bounded from the north west to the south west by Woolbeding and Pound Common, nationally important areas of acid heath land, an important habitat for ground nesting birds, which are both SSSI's and SINC and owned and managed by the National Trust. A public footpath runs along the eastern and northern edges of the site. The site is well screened with limited public view points in the vicinity of the site, although there are long distance views from the South Downs way across the Rother Valley.
- I.2 Access is via a driveway through metal gates from Kings Drive which runs in a south east-north west direction from the A286 where there is a simple priority junction. There is a layby on the south east side of the junction.
- I.3 The original hospital, completed in 1906, was built as a tuberculosis sanatorium, under the Patronage of King Edward VII. It is a grade II\* listed building. It was designed as two-east west aligned longitudinal blocks, with the southern, longer block splaying out slightly at either end, linked by a central corridor which divided the space between the buildings into 2 open courtyards. The plan divided the sexes with the west wing for male and the east wing for female patients. It is 3 storeys in height and built in banded red and grey brick (as are other original buildings on the site) with tiled and gabled roofs and in Arts and Craft style.
- I.4 To the west and set apart from the Sanatorium is the Chapel which is the subject of the application and which is also a Grade II\* Listed Building. The chapel is of an unusual 'L' shaped plan with two naves for separate use by men and women, originally open to the south with a stone colonnade, linked by an octagonal chancel and tower. It was built under a separate bequest, of the Brickwood family, slightly later than the main complex. It is, without doubt, the finest individual building on the wider site. The Heritage Statement submitted with the application rightly ascribes an 'exceptionally high' aesthetic significance to the building.
- I.5 A boxy, post-war extension was added to the north side of the western nave to

accommodate the hospital mortuary. Consent for its demolition and replacement with a new, slightly larger extension for a kitchen and ancillary accommodation was granted in late 2011, as part of the wider proposals for the restoration of the complex.

## **2. Relevant Planning History**

- 2.1 The description for the comprehensive development of the site approved in 2011, is as follows:-
- 2.2 Application SDNP/11/03635/FUL – Approved 25<sup>th</sup> November 2011 - Demolition of extensions to Sanatorium, Chapel, Lodge and Engine House; demolition of freestanding storage buildings to north of Engine House; extensions and alterations to Sanatorium and conversion of 148 apartments including provision of new swimming pool and gym at basement level together with other communal facilities; use of chapel as shop and cafe; conversion of Lodge, Engine House, Motor House and Nurses Accommodation to 30 houses and apartments; erection of 2 storey terraces and 3 1/2 storey apartments to provide 79 assisted care living units (use Class 2); erection of 51 no. apartments comprising 7 no. 1 bed, 41 no. 2 bed and 3 no. 4 bed units; erection of 108 no. 2 and 2 1/2 storey houses with detached garage/studios, comprising 26 no. 2 bed, 38 no. 3 bed and 44 no. 4 and 4 + bed houses; construction of underground and surface parking facilities; construction of access roads and drives; provision of estate maintenance building and compound; construction of surface water balancing ponds; provision of natural recreation facilities; and landscaping of the grounds and gardens.
- 2.3 The application was subject to a legal agreement which secured:-
- A financial contribution of £800,000 to meet the need for affordable housing
  - A financial contribution of £100,000 to meet the need for the provision of primary education to serve the development.
  - Phased construction to ensure restoration of Sanatorium and other listed buildings is undertaken in advance of some of the other enabling development.

Other agreements in relation to the park and grounds and sustainable transport measures were also included in the legal agreement

- 2.4 A significant number of further applications have been submitted for mainly non-material amendments to the original permission and some listed building consents for additional alterations/amendments to the original scheme.
- 2.5 There have been no significant applications in relation to the Chapel since the major approval in 2011.

## **3. Proposal**

- 3.1 The applicant seeks permission for an extension to the chapel building of a not dissimilar size to that approved in 2011. The main changes relate to the use for the extension, being for a swimming pool as opposed to being a kitchen in association with the use of the main chapel as a shop and restaurant.
- 3.2 The kitchen area would be relocated in an adjoining room to the chapel and would take up 26.4 sq. m as opposed to 91 sq m. as approved. The relocated area was previously designated as an office in the approved plans. Additional space for kitchen storage would be provided in the basement area.
- 3.3 Internally there would only be one room leading from the main chapel wing into the swimming pool area. The swimming pool area would include changing rooms, a steam room and a Jacuzzi. The proposed works involve a terraced area at the south west corner of the building. Internally there would be some change in use of the various rooms which lead off from the main wings of the chapel. In particular the two corridors and small rooms at either end of the wings would now provide toilet facilities (where their previous proposed use was not clear). In addition the rooms to either side of the chapel organ were previously proposed as toilet facilities whereas the room on the eastern side of the organ is now proposed as an office.

- 3.4 Additionally, a plant room for the swimming pool is proposed underneath the proposed changing room area.
- 3.5 Externally the building would be of similar proportions to the previously approved flat roof extension and would be fully glazed at the south west end of the extension. The extension would have a single Zinc flat roof, enclosed by a parapet, and separated from the existing chapel by a continuous linear 'slot' rooflight.

#### **4. Consultations**

##### **4.1 Easebourne Parish Council – Comments**

- No objection in principle but request consideration is given to a condition that the swimming pool is open to the wider community and particularly children for at least a proportion of its opening hours.

##### **4.2 Conservation Officer– No objection subject to conditions**

- Overall proposals are considered respectful of the historic fabric and aesthetic value of the building and no objections to the physical interventions are raised.
- It is important that the different functions within the building prove sufficient to make the café operation viable. Underuse of the chapel would lead to a gradual deterioration in the condition of the asset over time.
- It is also highly desirable to provide a reasonable degree of public access to the building and it may be worth exploring appropriate arrangements for this with the applicants
- **Comments on amended plans** – No objection subject to conditions

##### **4.3 Highways Authority – No objection subject to condition**

- Would not consider the size of the café, pool and shop to create a significant number of movements to cause any highway capacity or safety issues.
- Although not within the public highway, a construction management plan would be considered essential to ensure the roads surrounding the site are kept free of obstruction

##### **4.4 Historic England – Comments**

- Support in principle but consider there is scope to further minimise harmful impacts to the chapel through amendments and/or submission of further information to be required by conditions. Subject to the changes the proposal would comply with the requirements of the NPPF.
- Uncomfortable with the further extension to the south and the terraces which would create new built form right the way to the edge of the protruding arm of the building and would compromise the appreciation of the geometry of the building.
- It also fails to provide any disabled access and Historic England consider that it could be omitted.
- It would be preferable to remove the lower terrace so that this element of the extension sits entirely behind the subsidiary chapel.
- Would also like to see further detail of the way in which it relates to the existing elevation of the chapel which at this point is faced in a sequence of coursed stonework, ashlar and/or brick. Further details of the glazing/railings should be provided through conditions.
- Detail of plant and necessary treatment of the basement area should be provided.
- Would also wish to understand how any environmental impacts arising from wet uses adjacent to the historic building will be managed to ensure that the proposed use will not jeopardise the condition of the fabric in the long term.
- Pleased to see that no subdivision internally is proposed. Note that toilets are proposed within the two side chapels. Placement of toilets here is rather unfortunate but acknowledge that it is difficult to see how else these spaces could be used in this scheme.

- Note that there is a damp problem within the eastern chapel of rest and urge exploration with the applicant to address necessary repairs. There are some missing tiles in this area and it would be desirable to source an appropriate match to reinstate the decorative scheme.
- Concerns about the amount of intervention for the heating and ventilation. Report seems to suggest the need for not only small circular floor grilles but also for larger rectangular grilles on the east nave together with six large fans to be suspended from the ceiling of the naves. Further clarification on these elements is required to avoid the simplicity and purity of these spaces being compromised.
- There are historic photographs of the cast iron radiators within the chapel and these should be faithfully reproduced in their original locations where possible, rather than the concealed heating under seating that is one option identified in the reports.
- **Comments on amended plans** – No objection subject to conditions: welcome reduced extent of terraces. Think some further improvement could be made in relation to materials for decking and balustrade.

## 5. Representations

5.1 None received

## 6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area comprises the Saved Policies of the Chichester District Local Plan 2003. The relevant policies to this proposal are set out below.

### National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

6.3 If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

### National Planning Policy Framework and Circular 2010

6.4 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

6.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to the general duty as respects listed buildings and Conservation Areas. Section 16 relates to the grant of Listed Building consent and states that in considering whether to grant consent special regard be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Act sets the general duty as respects listed buildings in exercise of planning functions. In considering whether to grant planning permission for development which affects a listed building or its setting, 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. Section 72 requires that “special attention shall be paid to the desirability of preserving or enhancing the character of that area”.

6.6 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

- 6.7 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan. Relevant policies are 3, 9, 10, 43 and 49.
- 6.8 Policy 3 seeks to protect and enhance tranquility and dark night skies.
- 6.9 Policy 9 relates to the historic environment.
- 6.10 Policy 10 relates to the improvement of management of heritage assets, particularly focusing on those that are at risk
- 6.11 Policy 43 supports the development of appropriate recreation facilities.
- 6.12 Policy 49 seeks to maintain and improve access to a range of essential community services and facilities for communities

## **7. Planning Policy**

- 7.1 The following saved policies of the Chichester District Local Plan 1999 are relevant to this proposal:
- RE1 – Development in rural areas generally
- RE14 – Conversions in the Rural Area.
- RE15 – Major Institutions
- RE17 – Community Facilities in the Rural Area
- RE28 – Historic Parks and Gardens
- BE4 – Buildings of Architectural or Historic Merit
- BE5 – Alterations to Listed Buildings
- BE11 – New Development
- BE12 – Alterations, Extensions and Conversions
- BE14 – Wildlife Habitat, Trees, Hedges and other landscape features.
- TR6 – Highway Safety
- 7.2 In addition, the Historic England publication “Enabling Development and the Conservation of Significant Places” is considered to be of relevance to this application.

## **8. Planning Assessment**

### Introduction

- 8.1 The application for the proposed extension to the chapel building needs to be considered in light of that which was previously proposed as part of the enabling development to allow the restoration of the listed building(s) with particular regard to the conversion of the chapel to a shop/restaurant.
- 8.2 The key issues in this case are:-
- The principle of development bearing in mind the changes from the original approval and the proposed reduction of the kitchen area in order to facilitate the provision of a swimming pool and the resultant impact on the viability of the proposed restaurant/shop use.
  - The impact of the proposal on the character of the listed building.
  - Highway Issues
  - Impact on trees within the immediate vicinity of the building

### Principle of Development

- 8.3 It is clear from the extensive history in relation to the site (and with particular regard to the approval for comprehensive development of the site in 2012) that the principle of provision of a swimming pool for residents of the site was considered to be acceptable. It is

understood that the approved pool within a basement area of the eastern side of the sanatorium was not progressed due to the extent of work required to provide this being found to be prohibitive as a viable option. Notwithstanding this, there was also an approved provision for a swimming pool in an earlier consent for enabling development in 2008 (06/03700/FUL CDC Application). This approval proposed a swimming pool in a basement area to the immediate south of the chapel (which was proposed to be used as a gymnasium)

- 8.4 There has therefore been a general acceptance over the years for the provision of such a facility in some shape or form within the estate. It is however important, alongside other considerations, to assess whether the introduction of the swimming pool as part of the chapel building results in any impact on the previously approved use of the main chapel for a restaurant/shop.
- 8.5 The extant approval includes a proposed addition to the chapel building for a kitchen to serve the restaurant/shop. The approved floorspace for a kitchen facility is, on reflection, considered to be somewhat generous and it is questionable as to whether such a space is reasonably required by any company who would manage the facility. This appears to be borne out by recent efforts by the applicant to attract potential operators. Anecdotal information from the applicants indicates that the cafe and shop and ancillary space as approved are too large to justify the likely income generation from the immediate community of the redeveloped site.
- 8.6 The applicant considers that the reduction in operational floorspace (essentially in relation to the kitchen) together with the desirability of an additional income stream through the provision of a swimming pool for residents of the community, will result in greater interest from potential operators and provide greater certainty in terms of the long term retention and preservation of this important historic asset.
- 8.7 Whilst the information from the applicants certainly appears to indicate that efforts to attract operators of a café have been hampered with interested parties confirming the kitchen area as approved is too large, it is difficult to be fully confident that the proposed arrangement will attract any more interest. This is partly based on the fact that the kitchen area will now be divided between two floors and the proposal includes a leisure provision by way of the swimming pool and the applicant indicates that this would be part of the final end users business. The application does not provide details of successful similar situations where a commercial enterprise has incorporated a leisure provision such as a swimming pool with a café/restaurant.
- 8.8 What is clear, from the information submitted, is that the applicants have not been able to attract an end user on the basis of the approved plans with the evidence pointing towards an inappropriate ratio of kitchen floorspace to shop/restaurant floorspace. The applicant believes that the reduction in this area together with a clear separation of working kitchen area and kitchen storage area will provide a more attractive commercial opportunity than is currently being offered. This alteration, together with the introduction of a leisure facility for the immediate local residential community is expected to attract a greater number of operators.
- 8.9 Whilst there is clearly an element of risk with the proposed changes and no firm evidence to demonstrate that the alterations will attract more interest from operators, alternatives should be reasonably explored given that the current plans are not bringing forward end users and it could well be that the introduction of the swimming pool will be the factor which provokes that interest. It is therefore considered on balance that the general principle of the changes proposed are acceptable.

#### Impact on the character of the listed building

- 8.10 The proposed extension would occupy broadly the same footprint as the extension approved in 2012. The design of the extension remains a single storey flat roof extension but the change in use of the extension has resulted in some subtle changes to the design. These include less (but wider and taller) windows in the proposed south west elevation (6). The windows would be metal frame glazing with stone surround and cills. The scheme includes introduction of terracing and glazed balustrade and railings to the north east elevation and

full glazing to the north east elevation. In addition, the proposal includes a zinc flat roof beneath a parapet together with a metal framed skylight along the length of the building adjacent to the main chapel.

- 8.11 Internally, the proposals include only one door being formed from the existing chapel into the swimming pool area. Other internal alterations relate to the provision of toilet facilities in the smaller buildings at the end of each wing and the provision of an office to the eastern side of the chapel organ. The former vestry which had been proposed for use as an office would now form the proposed kitchen for the shop/restaurant.
- 8.12 A new basement would be formed under the proposed changing room where the plant for the pool would be housed. Part of the existing basement corridors under the chapel would be used for storage in association with the operational requirements of the café/shop.
- 8.13 It is considered that the proposed extension would be an appropriate addition to the existing chapel building and would require minimal intervention to the main chapel. The introduction of a new door into the chapel does not differ greatly from the original approval and the suggested changes internally in relation to provision of toilets and an office are considered to be acceptable subject to further information in relation to materials and detailing which could be secured by way of condition.
- 8.14 The comments from Historic England and the Conservation Officer were noted and have resulted in clarification of these issues from the applicant. Further information and amended plans have been received and have been scrutinised by the Conservation Officer and Historic England who have no objection subject to suitable conditions

#### Highway issues

- 8.15 The original approval was the subject of significant scrutiny in terms of the impact on the local highway. It is considered that the introduction of a new element to the development of this scale would have a negligible effect in terms of additional vehicular activity. Likewise, it is not considered that this new proposal would impact on the parking provision as approved or require additional consideration in terms of provision for greater parking.
- 8.16 It is confirmed that the Highways Authority has not raised an objection to the scheme, subject to the provision of an updated construction management plan, which could be secured by way of a condition.

#### Impact on trees in the immediate vicinity of the building

- 8.17 Whilst the proposal is not dissimilar to the previously approved development of the chapel and additional extension, this scheme involves further development in a southerly direction towards the oak tree which currently exists. The proposed terracing would fall clearly within the crown spread of this important tree which has a clear amenity value.
- 8.18 The applicant commissioned a fresh arboricultural impact assessment of the proposals which appears to address this issue subject to an appropriate condition but this will be confirmed at Committee following review by the Tree Officer.

### **9. Conclusion**

- 9.1 In conclusion, subject to the satisfactory resolution of the impact on the long term retention of the tree to the south west of the chapel, it is considered that the proposal would be acceptable in principle and would not have an adverse impact on or threaten the long term retention of the chapel and full approval and listed building consent is therefore recommended

### **10. Reason for Recommendation**

- 10.1 Application SDNP/16/06393/FUL is recommended for approval subject to a deed of variation to the Section 106 Agreement to be completed to incorporate this application and subject to the following conditions:-

## List of conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application" **(Appendix 2)**

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the works hereby approved, full details and samples of the following shall be submitted to and approved in writing by the Local Planning Authority:
  - Details of the facing brick, brick bond, pointing finish and plinth stone matches for the external faces of the extension. A sample panel shall be prepared on site for consideration and approval by the Local Planning Authority.
  - Working details of fenestration and the glazed screen to the southern end of the extension to a scale of 1:10
  - Details of the external balustrades
  - Construction details of the terrace
  - A schedule of floor surface and wall tile reinstatement throughout the building

The works shall be carried out in full accordance with the approved details.

Reason: In the absence of this detail from the application, and in order to ensure the works have an acceptable impact on the special historic and architectural interest of the Listed Building in accordance with the National Planning Policy Framework 2012, and the first Purpose of the National Park.

4. Fenestration for the proposed extension shall be set behind brick reveals of 100mm.

Reason: in order to ensure the works have an acceptable impact on the special historic and architectural interest of the Listed Building in accordance with the National Planning Policy Framework 2012, and the first Purpose of the National Park.

5. Lavatory fittings and partitions, where proposed in the side chapels, shall be designed so as to be entirely reversible, without leaving marks or scars on wall plaster or wall tile finishes.

Reason: in order to ensure the works have an acceptable impact on the special historic and architectural interest of the Listed Building in accordance with the National Planning Policy Framework 2012, and the first Purpose of the National Park.

6. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- i) The parking of vehicles by site operatives and visitors together with management of this to deter operatives and visitors parking on surrounding roads;
- ii) The loading and unloading of plant, materials and waste;
- iii) The location of storage of plant and materials and temporary buildings used in construction of the development;
- iv) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.
- v) Measures to control the emission of dust and dirt during construction
- vi) Measures to control noise and vibration during construction

vii) Hours of working within the site.

viii) Protection of pedestrian routes during construction

Reason: In the interests of highway safety and the amenities of the area, in accordance with The NPPF and the Purposes of the Park.

7. Development shall be carried out strictly in accordance with the recommendations of the submitted Arboricultural Method Statement

Reason: In order to ensure the long term retention of important trees in the immediate locality and in accordance with the NPPF and the Purposes of the Park.

**10.2 Application SDNP/16/06394/LIS is recommended for listed building consent subject to the following conditions:-**

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application" (**Appendix 2**).

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the works hereby approved, full details and samples of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Details of the facing brick, brick bond, pointing finish and plinth stone matches for the external faces of the extension. A sample panel shall be prepared on site for consideration and approval by the Local Planning Authority.
- Working details of fenestration and the glazed screen to the southern end of the extension to a scale of 1:10
- Details of the external balustrades
- Construction details of the terrace
- A schedule of floor surface and wall tile reinstatement throughout the building

The works shall be carried out in full accordance with the approved details.

Reason: In the absence of this detail from the application, and in order to ensure the works have an acceptable impact on the special historic and architectural interest of the Listed Building in accordance with the National Planning Policy Framework 2012, and the first Purpose of the National Park.

4. Fenestration for the proposed extension shall be set behind brick reveals of 100mm.

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5. Lavatory fittings and partitions, where proposed in the side chapels, shall be designed so as to be entirely reversible, without leaving marks or scars on wall plaster or wall tile finishes.

Reason: in order to ensure the works have an acceptable impact on the special historic and architectural interest of the Listed Building in accordance with the National Planning Policy Framework 2012, and the first Purpose of the National Park.

**11. Crime and Disorder Implications**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## **14. Proactive Working**

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of advice from the SDNPA Development Management Officer and SDNPA Historic Buildings Officer during the application, an on site meeting and the opportunity to provide additional information to add additional value as identified by SDNPA Officers and consultees.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

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Appendices: I. Site Location Map  
SDNPA Consultees: Legal Services.

### Background Documents:

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OINBAWTUNIL00>

<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OINBAYTUNIM00>

[National Planning Policy Framework](#)

[National Planning Practise Guidance](#)

[SDNP Partnership Management Plan](#)

[Saved Policies of Chichester District Local Plan \(1999\)](#)

[Original Application](#)

[Enabling Development and the Conservation of Significant Places – Historic England](#)

Site Location Map



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**Plans Referred to in Consideration of these Applications**

The applications have been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Plan Received	Status
Plans – Location Plan	C-306-CH-C-001		23.12.2016	
Plans – Site Plan	C-306-CH-C-010	c	16.3.2017	Approved
Plans – Site Plan	C-306-CH-C-010	C	16.3.2017	Approved
Plans – Plans (proposed)	C-306-CH-C-100	A	16.3.2017	Approved
Plans – Roof (proposed)	C-306-CH-C-101		23.12.2017	
Plans – Elevations (proposed)	C-306-CH-C-200	A	16.3.2017	Approved
Plans – Tree Constraints Plan 1	400	B	5.1.2017	
Plans – Tree Constraints Plan 2	410	B	5.1.2017	
Plans – Ground Floor (existing)	130		23.12.2017	
Plans – Roof (existing)	131		23.12.2017	
Plans – Elevations (existing)	132		23.12.2017	
Plans – Elevations (existing)	133		23.12.2017	
Plans – Ground Floor (proposed)	230	A	23.12.2017	
Plans – Basement (existing)	05009/G/500		23.12.2016	

**Reasons:** For the avoidance of doubt and in the interests of proper planning.

