

Parish: Chichester	Ward: Chichester Central
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**CC/20/00698/LBC**

<b>Proposal</b>	Install 1 no. blue plaque on the east facing elevation.		
<b>Site</b>	Chichester District Council East Pallant House 1 East Pallant Chichester West Sussex PO19 1TY		
<b>Map Ref</b>	(E) 486231 (N) 104623		
<b>Applicant</b>	Mr Roland Robinson	<b>Agent</b>	

**RECOMMENDATION TO PERMIT**



	<b>NOT TO SCALE</b>	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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## **1.0 Reason for committee Referral**

1.1 Applicant is Chichester District Council (CDC)

## **2.0 The Site and Surroundings**

2.1 The application site lies within the heart of the conservation area on the southern side of East Pallant and to the west of the East Pallant car park. The site is occupied by the Council offices, the central core of which is a grade II listed building. Historically the building was a dwelling with its principal elevation on the eastern side of the building. Subsequently extensions have been constructed to the north, south and west of the original listed building.

## **3.0 The Proposal**

3.1 The application seeks listed building consent to attach a blue plaque to the east elevation of the original building detailing a record of a previous occupant who was an admired navel surgeon of his time.

3.2 The plaque, which would have a diameter of 31cm, would be sited to the northern most bay and positioned between the ground and first floor bay windows.

## **4.0 History**

00/00380/LBC	PER	Construction of two storey extension to East Pallant House District Council offices, reconfiguration of existing car parking and associated hard and soft landscaping, including townscape enhancement to Friary Lane.
00/00382/REG3	PER	Construction of two storey extension to East Pallant House District Council offices, reconfiguration of existing car parking and associated hard and soft landscaping, including townscape enhancement to Friary Lane.
00/00382/REG3	PER	Construction of two storey extension to East Pallant House District Council offices, reconfiguration of existing car parking and associated hard and soft landscaping, including townscaping.
00/00380/LBC	PER	Construction of two storey extension to East Pallant House District Council offices, reconfiguration of existing car parking and associated hard and soft landscaping, including townscape.

93/02192/LBC	PER	New window opening to ex caretakers room at East Pallant House.
93/02193/REG3	PER	New window in existing wall.
94/01000/LBC	PER	Proposed installation of new gas fired boiler and flue.
94/01001/FUL	PER	Proposed installation of new gas fired boiler and flue.
95/00676/REG3	WDN	Removal of hardwood timber suspended ground floor infested with death watch beetle and replacement with new concrete beam and block floor finished with close boarded tongued and grooved softwood floor boards.
95/00678/LBC	PER	Removal of hardwood timber suspended grnd flr infested with deathwatch beetle & replace with new concrete beam & block floor finished with close boarded tongued & grooved softwood floor boards.
95/00777/LBC	DOE	Proposed installation of three automatic electronic sliding doors.
95/00779/REG3	DOE	Proposed installation of one automatic electronic sliding door.
98/02331/LBC	WDN	Installation of a swift box under the eaves of East Pallant House on the northern end of the building.
CC/00030/81	PER	New Office Extensions.
CC/00032/81LBC	PER	New Office Extensions.
CC/00448/81	PER	Extensions.
CC/00450/81LBC	PER	Extensions.
08/01952/REG3	PER	Single storey extension to form new entrance to East Pallant. Two storey infill extension to west elevation. Enclosure of existing staircase and courtyard to eastern entrance. Internal alterations with associated external works. Hard and soft landscaping.

08/01953/LBC	PERSS	Single storey extension to form new entrance to East Pallant facade with associated internal alterations and hard and soft landscaping.
09/02581/ADV	WDN	2 no. internally illuminated signs.
09/03415/ADV	PER	2 x Chichester District Council logo signs, fabricated from brushed stainless steel, 1300mm diameter.
09/04627/LBC	PERSS	2 no. Chichester District Council logo signs, fabricated from brushed stainless steel, 1300mm diameter.
14/01962/ADV	PER	1 no. hanging sign, 1 no. fascia sign. New manifestation on the lower panes of 24 no. external windows.
15/03602/FUL	PER	Replacement of existing ventilation system, sited on the roof and connected to the existing ventilation ductwork. Installation of structural supporting frame.
16/01148/ADV	PER	1 no. hanging sign, 1 no. fascia sign and 1 no. window manifestation above front door. Manifestations on lower panes of 12 no. external windows.

## 5.0 Constraints

Listed Building	YES
Conservation Area	YES
Rural Area	NO
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	NO
Historic Parks and Gardens	NO

## 6.0 Representations and Consultations

### 6.1 City Council

None received to date.

## 6.2 CCAAC

The Committee has no objection to this Application in principle, but the proposed location of the blue plaque will make it difficult to read for anyone with imperfect sight. A better location might be between the two ground floor windows where it could easily be read by all. We note that there are historical inaccuracies on the wording.

## 7.0 Planning Policy

### The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. There is no made neighbourhood plan for Chichester at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

#### Chichester Local Plan: Key Policies 2014-2029

Policy 47: Heritage

#### Chichester Local Plan Review Preferred Approach 2016 - 2035

7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in March 2020. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2021. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.

#### National Policy and Guidance

7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed;*  
*or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

7.5 Consideration should also be given to Section 16 Historic Environment.

#### Legislation

7.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application.

#### Other Local Policy and Guidance

7.7 The following documents are material to the determination of this planning application:

- CDC Listed Building and Conservation Area Guidance
- Chichester Conservation Area Character Appraisal

7.8 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

### **8.0 Planning Comments**

8.1 The main issue arising from this proposal is:

- i. Impact on the listed building
- ii. Other matters

#### Assessment

i. Impact upon the listed building

8.2 S. 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the planning Authority (LPA) to 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. In addition, the NPPF stresses the importance of protecting heritage assets, stating that LPA's should take account: of the desirability of sustaining and enhancing the significance of a heritage asset, the positive contribution that conservation of heritage assets can make to sustainable communities and to the desirability of new development making a positive contribution to local character and distinctiveness. Furthermore, policy 47 of the Local Plan requires new development to recognise, respect and enhance local the distinctiveness and character of the area and heritage assets.

8.3 The plaque would be located to the front elevation of the original listed building, and it would be visible from the public realm. The plaque would be of a sympathetic siting, size and appearance that whilst visible would not detract from the character and appearance of the listed building. The plaque would be attached with only 2 fixings and it is considered that the 2 holes required would not cause significant harm to the fabric of the listed building. In addition the blue plaque scheme is a national scheme that endeavours to increase interest and understanding of the historic significance of buildings, which is considered to be a public benefit.

ii. Other matters

8.5 The CCAAC has advised that there are historical inaccuracies in the wording. This application would grant listed building consent for a blue plaque, however the exact wording of the text is not material to the consideration of the application and therefore any inaccuracies could be corrected if necessary.

Conclusion

8.6 In conclusion, it is considered that the proposed works would conserve the character and appearance of the listed building, they would not cause harm to the heritage asset, and there is a clear public benefit as the plaque would help inform the public of the part of the building's heritage. The proposal would therefore accord with section 16 of the National Planning Policy Framework and policy 47 of the Chichester Local Plan.

Human Rights

8.7 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account and it is concluded that the recommendation to permit is justified and proportionate.

**RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

1) The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.

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

2) The works hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans".

Reason: To ensure the works comply with the listed building consent.

## Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - Location Plan	001		09.03.2020	Approved
PLAN -	PHOTO OF ANNOTATED SIGN		16.03.2020	Approved
PLAN -	PROPOSED LOCATION OF SIGN		16.03.2020	Approved

### INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Maria Tomlinson on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q6Z0V0ER10V00>