

Heritage Statement

Address: The Willaim Hardwicke
12 High Street
Bognor Regis
PO21 1SR

Reference: *Listed Building Consent in Support of Application for Change of Use of Part of the Existing Car Park to Pub Garden and Erection of 4 No. Semi Enclosed Seating Huts, Addition of Servery to Existing Kitchen as External Bar and Associated External Works*

1. Introduction

- 1.1. This short heritage statement has been prepared to identify the heritage assets surrounding the application property and the likely impacts of the proposed change of use on the significance of these assets. The statement provided is proportionate to the form of permission sought – a change of use with no proposed external alterations to the application property.

2. Property History & Listed Building Description

- 2.1. The William Hardwicke, 12 High Street is Grade II Listed. The building was listed on 07 November 1975 with the following description:

“HIGH STREET 5401 (North Side) ----- Sussex Hotel SZ 9399 SE 4/8 II 2. Circa 1830. 2 storeys and basement. Original portion 3 windows and an extension of 2 windows to west. Stuccoed. Cornice and parapet. Glazing bars missing. Porch up 7 steps with handrail. The extension has C19 public-house front.

3. The Proposed Schedule of Works

- 3.1. The property and associative change of use, for which retrospective permission is being sought, is intended to be ‘non-invasive’ to the fabric of the building. The proposal for an extension of the pubs outdoor seating area into the existing car park will result in the loss of two car parking spaces available for staff members. The extended beer garden will include four semi enclosed seating huts and a number of outdoor seating arrangements. It is proposed to reduce the height of the existing pergola and provide an extension to provide further sheltered seating.

- 3.2. associated seating arrangements, huts and servery forming an external bar will cause minimum disruption to the building. The servery will occupy an existing opening in an extension to the building which houses the kitchen and back of house areas.

4. Assessment of the Impact of the Works

- 4.1. The nature of the proposed use is wholly consistent with the types of operation and activity normally experienced in town centres. There will be no external alterations to the existing frontage of the building, accordingly, there will be no impact on the conservation by virtue of development.
- 4.2. With respect to the harm caused to the heritage asset by the proposals, this is considered to be at the lower end of “less than substantial”. The rear of the pub is already an established beer garden and both the beer garden and smoking shelter alterations are a common feature of both urban and rural pubs. For this reason, the proposed timber huts and other alterations are something that are to be expected in this location and will not appear out of place.
- 4.3. Consistent with the NPPF, this small harm must be considered against the public benefit of the development. In this case, there are two distinct facets to the public benefit. Firstly, the proposals are intended to help maintain the viability of the pub (a community facility) in the face of difficult trading conditions mentioned. The second benefit is more directly related to the heritage asset as the proposals will improve the beer garden and create a space from which people can appreciate the communal value of the area’s heritage assets year-round. These moderate benefits are considered to outweigh the less than substantial harm of the development.

5. Conclusion

- 5.1. The development proposed at The William Hardwicke will support the public house and allow it to remain in its optimum viable use, successfully adapting to changing social habits.

5.2. The public benefits of the development outweigh the less than substantial harm and so there are no heritage considerations that indicate that this consent should not be granted. In conclusion, there will be no impact on any 'Heritage Asset' on the property.

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