

From: Nicola Oktay on behalf of Planning.Responses
Sent: 29 September 2025 09:34
To: Planning Scanning
Subject: FW: BR/107/25/PL

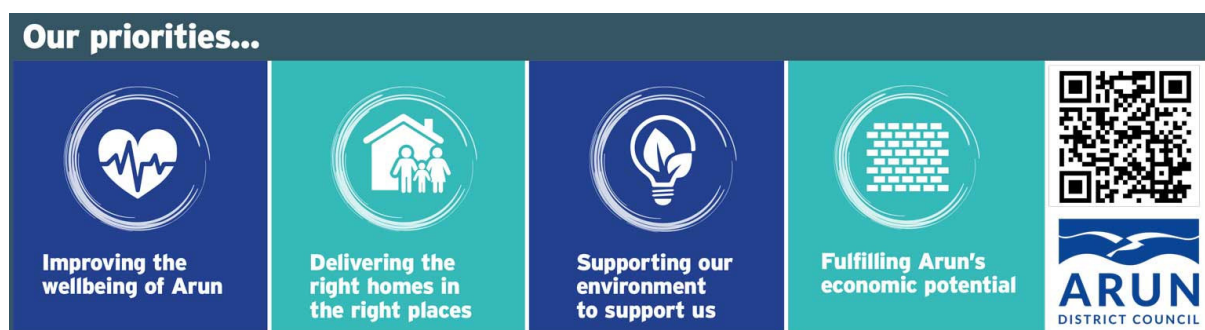
Conservation officers response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 26 September 2025 12:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BR/107/25/PL

BR/107/25/PL

Ancient Mariner Hotel 59 West Street Bognor Regis PO21 1XB

Change of use from single dwellinghouse to 12-bed apart-hotel (C1 use) with associated improvements to the external elevations and replacement of windows and doors.

The building is identified as a Locally Listed Building by the Local Planning Authority (LPA). As such it is a non-designated heritage asset. It is also located within the Bognor Regis (The Steyne and Waterloo Square) Conservation Area.

The building is thought to date to the late C.19 and occupies a corner site in a prominent location on the seafront. The main front part of the building is four storeys in height, with a rear wing three storeys in height. It is rendered with rusticated quoining and bay windows on two elevations. There is a small area of amenity space to the front/side of the building, which is enclosed with a low, rendered boundary wall. It is noted that there are a number of windows in a mixture of styles. However, these appear to be wooden, with some older ones still present. Given its age, design/style, scale, and prominence in the street scene it is considered to make a positive contribution to the character and appearance of the conservation area.

The conservation area is situated on the seafront just west of the town centre. It contains two squares: The Steyne which is an open-ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies; and Waterloo Square which consists of a central open space, flanked by nearly continuous, street fronted, development. Buildings are a mixture of 2 and 3 storeys high and reflect the period in which the town developed as a seaside resort.

Within the conservation area the predominant material is stucco/render. Chimneys are important features on the skyline. Of note is the Royal Norfolk and the large area of private open lawn to its front which enables the application building to be seen in street views and in the context of that grand listed building

The Proposal

The proposal seeks a change of use from a single dwelling to a 12-bed apart-hotel (Use Class C1), alongside associated improvements to the external elevations and the replacement of windows and doors.

From a conservation perspective, the introduction of a hotel use is considered appropriate, as it aligns with the building's historic association with the tourist industry. It also reflects the mixed-use character of the surrounding area and is therefore not expected to result in harm to the significance of the conservation area.

The building is currently in a poor state of repair and, given the building’s prominent corner location on the Esplanade, detracts from the character and appearance of the conservation area. The intention to repair and enhance its external appearance is welcomed and capable of support, subject to appropriate detailing.

However, it is not clear from reviewing the plans why what looks to be the original main entrance to the building on the west elevation is to be blocked up, and a bay window utilised for this function instead. Not only does this look out of character, it is also not in a convenient location with respect to parking for unloading of vehicles.

The replacement of windows may be acceptable if they are demonstrably beyond repair. However, as they form a key component of the building’s external character, any replacements must be of appropriate design, material, and finish to suit the sensitive context. It is recommended that further details be submitted for approval by the Local Planning Authority.

Required Condition

Windows and Doors

Prior to their insertion details of the windows and doors including their design/appearance (including elevation), specification, glazing bars, glazing (system), method of opening, decorative/protective finish (i.e. stain/paint and colour) and location within the reveal, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER SP1 HER DM2 and HER DM3 of the Arun Local Plan

Conclusion

In conclusion, subject to high quality details and finishes, the application is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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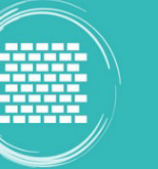
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