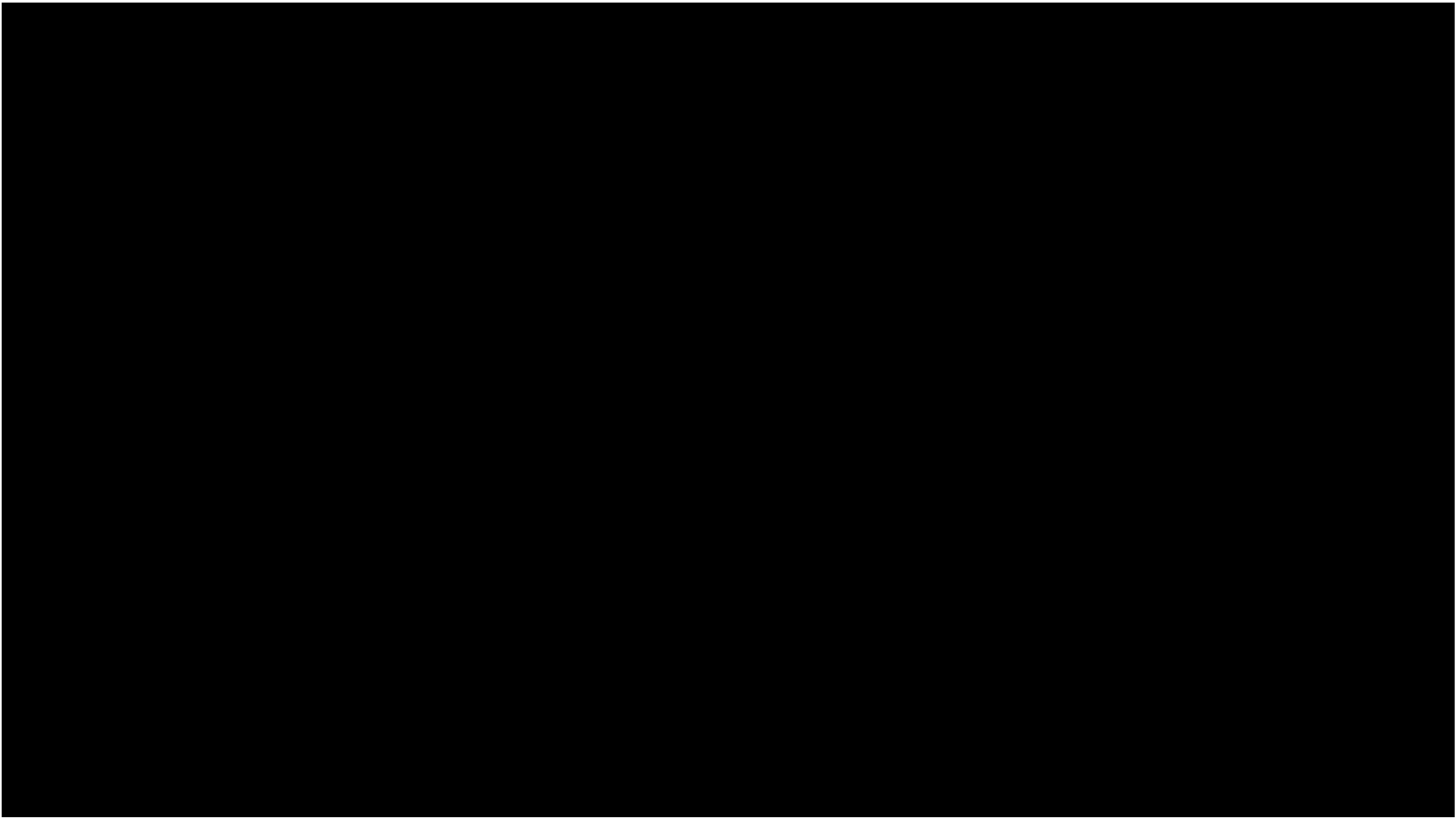




From: Martyn White
Sent: 04 July 2019 17:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: BR/134/19/PL, BR/116/19/L & BR/133/19/A

BR/134/19/PL, BR/116/19/L & BR/133/19/A

The Royal Norfolk Hotel is a landmark building within the conservation area and occupies a prominent position along the sea-front. The hotel is a large three storey building set in spacious grounds and extends diagonally across its plot from West Street towards Aldwick Road. The building dates from about 1840 and has been extended twice, with the most recent works taking place in the early 1970's. It is a listed building (grade II), and is located within a conservation area.

The hotel has an open setting, which consists mostly of extensive lawns to the front of the building (and an enclosed area to the eastern side), which contribute to its prominence within the local area. The spacious surroundings allow the hotel to be viewed, from a number of vantage points. This contrasts with the denser development within other parts of the conservation area.

Boundary treatment is provided in the form of hedging, whilst some additional planting is present within the existing car park.

I note from the Design and Access Statement that the proposal is for the following in order to ensure that the car park is used by patrons only:

- ANPR camera
- 5m camera column
- Camera cabinet
- Cabling to link the camera to a power supply
- 3m signage poles
- Associated signage

- P&D Machine

The car park area consists of poorly maintained tarmac surfaces to the western side of the site. It also adjoins some more recent flatted development.

I also note that the proposal has already been installed, prior to consent being granted. Whilst the proposal involves the introduction of a good amount of signage into the car park area, it is such that it can easily be removed. On balance, it is considered that the proposal has a neutral impact upon the character of the local area, and the setting of the listed building.

The application is considered to not cause harm to the significance of the heritage asset or their setting. 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 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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