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From: Elaine Walby on behalf of Planning.Responses
Sent: 18 August 2026 17:45
To: Planning Scanning
Subject: FW: BR/120/26/PL

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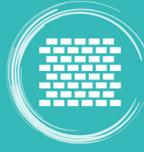
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 14 August 2026 14:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/120/26/PL

BR/120/26/PL

Address: 17 High Street Bognor Regis PO21 1RJ

Proposal: Change of use of Bank to office accommodation to include changes to the front facade to the ground floor doors. This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as other development.

Heritage Assets

The William Hardwicke is a Grade II Listed Building. The William Hardwicke is believed to date from the early 1800s. It is two storeys with a basement, originally comprising three bays, later extended westward by two bays. The building is stuccoed, with a cornice and parapet, and

features a raised porch accessed via steps with a handrail. The extension includes a 19th-century public house-style frontage, contributing to its historic character.

The building's significance lies in its architectural and historic interest, typical of early 19th-century commercial development in the area. It forms part of a group with several locally listed buildings nearby, including Nos. 2, 4, and 6 High Street and others along the eastern side of London Road, No. 13 High Street (which abuts the application site) and the Arcade. Together, these buildings contribute to the historic streetscape and character of the area.

The listed building is viewed and experienced within a higher density urban context with a mixture of uses including shops, restaurants etc.

Comments:

The building is thought to date from the 1960s and has a design and appearance typical of that period. It is very much of its time. This elevation comprises a shopfront at ground-floor level with a concrete slab façade above. The solid concrete façade serves as a barrier to the first-floor flat entrances. The building is located amongst older development.

The revised shopfront is of a simple design that sits comfortably within the existing elevation. Given the urban context, the proposal would not harm the way the surrounding heritage assets are viewed, appreciated or experienced. The proposal would therefore have a neutral impact on their significance.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance. As a consequence, the application 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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Principal Conservation Officer, Planning

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