

From: Martyn White
Sent: 04 September 2020 13:36
To: Planning.Responses
Subject: BR/147/20/PL

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53 High Street Bognor Regis PO21 1RX

Conversion of first & second floor & rear extension to create 4 No. 1-bed self--contained flats including the demolition of existing rear extension & erection of two storey rear extension. This application may affect the setting of a listed building & may affect the character & appearance of The Steyne, Bognor Regis Conservation Area

53 High Street is an attractive Victorian building which has been identified by the council as a Building or Structure of Character. As such it is a non-designated heritage asset. It is located in the centre of town in close proximity to other non-designated heritage assets, such as number 51 High Street (which is a mirror image of no.53), as well as the Bognor Regis (The Steyne and Waterloo Square) Conservation Area.

The building itself has a retail shop on the ground floor with storage space above it. Of note is the attractive windows to the upper floors along with other attractive features such as the existing string course. There are a number of traditional and more modern buildings and extensions in the local area, which impact on the setting of the building.

The proposal is for the conversion of a significant amount of the building to a residential use. This is considered acceptable as it would allow the building to remain in use, whilst also reflecting the mixed use character of the local area.

The retention of the traditional features such as the windows is also supported, and it is suggested that the two string course items should also remain. The replacement shop front will be of aluminium construction, which is unfortunate, as there is the opportunity to re-introduce a lost feature of the elevation. However, if carefully detailed it could be a positive impact, whilst also reflecting a number in the immediate area.

Likewise, the proposed extensions are located so as to not be visible in the context of the heritage assets, and as a result will have a neutral impact.

The application is considered to not cause harm to the significance of the heritage assets 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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