

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	BR/158/17/L
Address	The Lodge, West Street, Bognor Regis
Description	Interior and exterior works to a Grade II listed building
Case Officer	Richard Temple
Date	23 August 2017

The Lodge is a Grade II listed building of the mid-19th century and it fronts a small lane in The Steyne conservation area.

There is no objection to the following elements of the proposal as they cause no harm to the significance of the designated heritage asset:

- internal secondary glazing to ground floor sash windows
- external vents for extractor fans (details of external grilles required by condition)
- external security camera
- repositioning of external slabs at ground level.

There is no objection in principle to the following elements of the proposal:

- levelling of solid concrete living room floor
- 3 new doors to existing internal openings
- new wash hand basin in covered courtyard
- installation of shower cubical in store adjacent to stairs

However the supporting documentation is insufficient to allow a full understanding of their potential impact on the significance of the heritage asset, and with ref to para 128 of the NPPF, the following are required:

- a) floor plans identifying the location of the works
- b) photographic evidence demonstrating that the existing floor is modern
- c) details of the proposed doors (these could be required by condition, if preferred)

There is no objection in principle to a modestly scaled side verandah, as it is a reversible intervention which causes no permanent harm to the significance of the host building. However as proposed, the new element extends across the full width of the western elevation and it has a strong presence in views of the principal facade. It should be reduced in length and set well back, so that it has a less intrusive presence when the listed building is viewed from the front. Details of the abutment between the new structure and the fabric of the listed building are also required.

The proposed new window results in loss of original fabric and materially alters the largely 'blind' quality of the western elevation, thereby resulting in harm to the significance of the heritage asset. No justification for the new opening has been provided and unless it can be demonstrated that the harmful intervention is essential to the sustainable use of the listed building, it is unacceptable in terms of Policy HER DM1.

The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout Section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.

While much of the proposal is acceptable in principle, minor design amendment and more comprehensive supporting documentation are required. In terms of Policy HER DM1, Listed Building Consent cannot be approved for the proposal in the present form

Angela Haywood
Conservation/Design Officer