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Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 15 October 2025 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: BR/167/25/A

BR/167/25/A

Pavement o/s Iceland 72-74 High Street Bognor Regis PO21 1SJ

Removal of existing BT Phone Kiosk and installation of 1 No new BT Street Hub, incorporating 2 No digital 1.905m internally illuminated LCD advert screens.

A map-based assessment has identified the following heritage assets close to the application site:

Designated Heritage Assets

- Bognor Regis (The Steyne and Waterloo Square) Conservation Area
- *Nos. 61 to 65 High Street* – Grade II Listed Building

Non-Designated Heritage Assets (Buildings or Structures of Character)

- Bognor Regis Methodist Church
- The Unicorn Public House
- Nos. 67 & 69 High Street

I shall discuss these below

Bognor Regis (The Steyne and Waterloo Square) Conservation Area

The conservation area lies west of Bognor Regis town centre along the seafront, encompassing The Steyne, Waterloo Square, and nearby streets. Waterloo Square was originally designed to preserve views from Fitzleet House and remains historically important in the town's development as a seaside resort. It complements The Steyne and is anchored by the Pier at its southern end.

The area features a mix of building styles and scales, with the Bognor Regis Methodist Church providing a key architectural landmark. Smaller streets like Norfolk Street and Little High Street contrast with the more formal main square. Stucco is the dominant building material, with chimneys contributing to the skyline.

The setting of the conservation area is varied, with The Queensway to the north-east and other urban and suburban development to the north and west.

Nos. 61 to 65 High Street –

This Grade II listed building, originally a single house from the early 19th century, is a three-storey stuccoed structure with distinctive architectural features including Ionic pilasters, a decorative entablature, curved bay windows with intact glazing bars, and a detailed doorway on Lennox Street. Although modern shop fronts have been added, the building retains much of its historic character.

It holds architectural and historical significance as a representative example of early 19th-century development in Bognor Regis. Its prominent corner location at Lennox Street and High Street, alongside nearby locally listed buildings and Little High Street, enhances its setting. However, the broader historical context has been diminished by modern changes to the High Street, road layout, and surrounding development such as The Queensway.

Non-Designated Heritage Assets (Buildings or Structures of Character)

Bognor Regis Methodist Church - This church was completed and opened in 1925 and makes a positive contribution to the character and appearance of the conservation area. It has a prominent square tower, which forms the north-eastern focal point of the conservation area in a prominent position looking directly out onto both West Street and Waterloo Square.

The Unicorn Public House - This is a three-storey rendered and imposing, C.19 building with various decorative elements and what appears to be sliding sash windows. The local setting of the building is that of the Little High Street (where the principal elevation follows the shape of the road), along with the statutory and locally listed buildings within its immediate environs.

Nos. 67 & 69 High Street - These C.19 rendered buildings have retail spaces on the ground floors with attractive shop fronts. The immediate setting of the buildings in the Little High Street and neighbouring Listed Building, but the site/building form part of their wider setting but does not make a positive contribution.

The Proposal

The proposal seeks the removal of the existing BT phone kiosk and the installation of one new BT Street Hub. The new unit would incorporate two internally illuminated digital advertisement screens, each measuring 1.905m.

The proposed location lies adjacent to the boundary of the conservation area and in close proximity to a listed building and other designated heritage assets. However, the immediate setting of the proposed unit is dominated by a large modern building which does not contribute positively to the character or significance of the surrounding heritage assets. As such, the new structure would be read more in the context of this modern development, rather than the historic environment, and is therefore unlikely to appear visually intrusive.

Furthermore, the surrounding streetscape includes a notable amount of modern street furniture and visual clutter, particularly in the vicinity of the listed building and the Methodist Church. This existing context serves to mitigate the potential visual impact of the proposed Street Hub.

In light of the above, I consider that the removal of the existing modern telephone kiosk and its replacement with the proposed BT Street Hub would not result in harm to the setting or significance of the nearby listed buildings or the conservation area. Consequently, the proposal would not result in harm to the significance of the heritage assets.

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).

Martyn White

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