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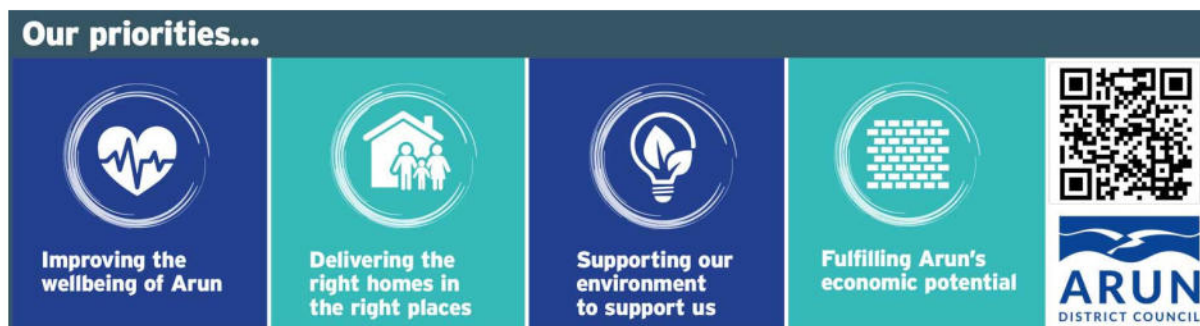
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 21 November 2025 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BR/174/25/PL

BR/174/25/PL

17 High Street Bognor Regis PO21 1RJ

Conversion of vacant Class E building and erection of a first-floor extension to create 7 No dwellings and a reduced Class E unit (resubmission following BR/72/25/PL). This application may affect the setting of a listed building

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 seven 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.

The Proposal

The proposal seeks the conversion of a vacant Class E building and the erection of a first-floor extension to create 7 no. dwellings, alongside a reduced Class E unit.

There are no significant changes to the front elevation of 17 High Street other than a new entrance door. Accordingly, the proposal would not adversely affect how the listed or locally listed buildings are viewed or experienced.

The rear extension, adjacent to another locally listed building, would sit alongside the former garage structure, whose significance is already diminished by poor-quality alterations. The extension's scale means it would only be partially visible in relation to the main locally listed building, screened by the garage and its roof. Consequently, the extension is considered to have a neutral impact on the locally listed building and its setting.

Conclusion

It is concluded that the proposed development would result in no harm to the setting of the identified heritage assets and therefore would not harm their significance. As such, the application should be determined in accordance with the relevant policies of the Development Plan, together with the comments provided above. In reaching a decision, due regard should also be given to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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