

Gregory Burt
46 Highfield Road
Bognor Regis
West Sussex
PO22 8PH

Your Ref: OWPC19853
Our Ref: BR/191/18/PL 23-07-2018
Please ask for:
Mr S Davis

3rd September 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of 2 & 3 storey building with mixed use (commercial & dwellings). This application affects the character and appearance of The Steyne, Bognor Regis Conservation Area

2 - 4 Waterloo Square Bognor Regis

Thank you for your internet representation made on 31st August 2018 which has been recorded as '**an objection**' with the comments as follows:

Historic Engalnd's website says Conservation Areas can be created where a local planning authority identifies an area of special architectural or historic interest, which deserves careful management to protect that character.

Part of The Steyne Conservation Area, the east side of Waterloo Square contained an eclectic mix of styles not untypical of seaside architecture. Whilst each building may not have been stunning in their own right, collectively they formed a not unattractive backdrop to the square.

The applicant says that 2-4 Waterloo Square is not particularly representative of Bognor's architecture. Well nor to be honest is the Royal Pavilion in Brighton typical of that resort's prevailing style but no one is saying that should be demolished.

Bognor Regis Town Council's own Neighbourhood Plan states that Waterloo Square conservation area represents an historically important space and landscape area, originally intended to protect views from Sir Richard Hotham's Fitzleet House (no longer standing). Within this space the Pier forms a strong focal point.

This area has been branded Old Town in various planning and regeneration documents, although to be honest little has been done to bring about its improvement.

I could comment on Arun Districts Council's total negation of any action on its part in recent years to enforce numerous covenants in the leases it sold to all the owners of the sites fronted by The Beach Hotel northwards, but that would not be a reason to object to the current application in itself.

The purpose of a Conservation Area is so that if any proposals come forward to alter or change buildings etc, extra attention is given to how the proposals will change, affect, improve or harm the area.

The fact that the adjoining Beach Hotel, a listed building was lost to fire in November 2016, means it is all the more important to carefully consider the future of remaining adjacent buildings which give character to the area.

The applicant's condition survey should not be relied upon either. They admit that it has been undertaken purely from the outside. These buildings were all put in excellent condition in the 1990s by Mr Phillip Lambert, the leaseholder and all areas were put to productive use. Their current condition is as a result of relatively recent neglect.

Although the way in which the buildings have been allowed to become derelict with a complicit freeholder in the form of the District Council is regrettable, given the current situation, I would not be against their loss IF simultaneously, attractive proposals were submitted showing the mixed use suggested by the applicant. IF for example, they included replicating the covered walkway fronting Monarch Amusements, down the whole length of the site, and a homage to seaside architecture including referencing the

attractive gables that it is proposed to be removed, and overall, the Conservation Area would be enhanced, I may have no objection.
But, in the absence of this, consent to this demolition, would undeniably in my opinion lead to the loss of buildings which give character to, and are an essential part of the Conservation Area. Thus, I have no alternative but to register the strongest possible OBJECTION, and have to add that I am extremely disappointed that Bognor Regis Town Council chose to raise no objection either without seeing the plans for its replacement. If Arun District Council are minded not to object, then the very least they should do is ask the applicant to withdraw the application until plans for its replacement can be considered. If the replacement is of sufficient quality and would improve the Conservation Area, then it could be supported.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning