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Sent: 30 August 2019 10:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: BR/230/19/HH

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The application site is located within the upper Bognor Road and Mead Lane Conservation Area. The building itself has been identified by the Local Planning authority as a Locally Listed Building or Structure of Character. As such it is a non-designated heritage asset. Further, there are a number of listed buildings in the area around the application site. These listed buildings form a cohesive identity to the local area and are of historical and architectural significance. The conservation area is thought to be of aesthetic (fortuitous) significance.

The application site consists of what would have been a very pleasant pair of semi-detached properties, which have now been converted into apartments. The building is two and a half storeys, with a mock Tudor appearance. Walls are painted render with timber detailing and clay tile hanging.

The application is to replace an area of tile hanging with black cladding (PVCU) to both bay windows and gables. The introduction of the proposed material would not only introduce an unsympathetic material, it would further erode the character of the building.

Therefore, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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