

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:24
To: Planning Scanning
Subject: FW: BR/247/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Martyn White
Sent: 17 January 2022 17:41
To: Planning.Responses
Subject: BR/247/21/PL

BR/247/21/PL

Ancient Mariner Hotel 59 West Street Bognor Regis PO21 1XB

Change of use from single dwelling (C3) to 6 No self-contained flats (C3), a 10-bedroom co-living housing unit (Sui Generis) & insertion of 3 No new front windows. This application affects the character & appearance of The Steyne, Bognor Conservation Area.

The building is identified as a Locally Listed Building by the LPA. As such it is a non-designated heritage asset. It is also located within the Bognor Regis (The Steyne and Waterloo Square) Conservation Area.

The building is thought to date to the late C.19 and occupies a corner site in a prominent location on the seafront. The main front part of the building is four storeys in height, with a rear wing three storeys in height. It is rendered with rusticated quoining and bay windows on two elevations. There is a small area of amenity space to the front/side of the building, which is enclosed with a low, rendered boundary wall. It is noted that there are a number of windows in a mixture of styles. However, these appear to be wooden, with some older ones still present. Given its age, design/style, scale, and prominence in the street scene it is considered to make a positive contribution to the character and appearance of the conservation area.

The conservation area is situated on the seafront just west of the town centre. It contains two squares: The Steyne which is an open-ended rectangle at right angles to the sea, lined with two and three storey terraced houses with bay windows and balconies; and Waterloo Square which consists of a central open space, flanked by nearly continuous, street fronted, development. Buildings are a mixture of 2 and 3 storeys high and reflect the period in which the town developed as a seaside resort.

The area also contains several small/narrow service streets or roads, with smaller cottage style buildings, where the scale contrasts with the large, formal space of the main squares. Within the Conservation Area there are some brick buildings, but the predominant material is stucco/render. Chimneys are important features on the skyline.

The Proposal

The proposal is for a change of use from a single dwelling to six self-contained flats, and a 10-bedroom co-living housing unit. Works will also include the insertion of three additional windows on the southern elevation of the building.

The conservation area contains a mixture of uses including, residential, tourism related, cafes etc and restaurants. The approach of the LPA will be to decide whether additional residential units, as opposed to a tourism related use is acceptable. In view of the location of the building on the corner of the esplanade, its previous use as a hotel, or one related to the tourist industry would have been preferred. However, I am also aware that the proposed multi-unit residential use will help to ensure the building's ongoing maintenance. From a conservation perspective, the proposed use will also reflect the mixed-use character of the area and not cause harm.

The building is currently in a poor state of repair to the point where it detracts from the conservation area. It is therefore positive to note in the Design and Access and Heritage statement that it is proposed to repair and restore the exterior of the building to 'return it to its former glory'.

Three new windows are proposed for the southern elevation. At present there is a simple appearance to this elevation and there is a risk that any further windows will alter this and the 'flow of the elevation'. However, I am also of the opinion that the additional windows could not cause harm to the elevation, if they are carried out to a high quality. I note (in the Design, Access and Heritage Statement) that the intention is for the windows to be timber sliding sash windows which would be designed and detailed to match the existing three windows to the western side of the southern elevation. This is also a positive element of the proposal, which means that on balance, it is acceptable. I would hope that this approach could be repeated on other buildings in the local area. Any new windows should be recessed within the openings to the same depth as the existing ones so as to ensure that they do not detract from the attractive elevation. However, whilst positive, I would want to further details to be provide regarding them in order to ensure that they are fully appropriate fo the building and area. This additional information could be achieved by way of condition if the application is approved. Details would have to include precise details of the new windows including their materials, finishes, details of the frame and glazing bars, operating mechanisms and depths of reveals. Information should be provided in the form of drawings to an appropriate scale.

It is not clear if any of the existing windows are to be replaced or refurbished as part of the proposals. Ideally, the existing traditional windows would be repaired as opposed to replaced. However, I should also point out that I am not aware of their current condition, and if they are beyond repair, I would want to ensure that any replacements were also appropriate for the building. as before, details of any replacement windows could be provided for by way of condition.

I note that the applicant is open to discussions as to any input the LPA may have into the scheme of repair and restoration works which is proposed. Whilst this is positive, I believe that the best approach would be to ensure that appropriate features of the building are either retained and repaired, or that missing features are re-introduced. A good way of doing this is to utilise historic photographs of the area. Local amenity societies may be able to assist the applicant with the provision of such information.

I would want to understand if the exterior of the building is to change colour and what would be proposed.

Conclusion

On balance, I am of the opinion that the proposal will not cause harm to either the building, or the conservation area, when considered on the basis of the entire area. The use of traditional materials along with the repair of the building which currently detracts from the conservation area is positive. As a consequence, it 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

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to

<https://www1.arun.gov.uk/planning-application-finder>

