

From: Simon Randell [REDACTED]

Sent: 22 October 2019 16:52

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Royal Hotel Planning Application - Arun District Conservation Area Advisory Panel

Dear Simon

I am writing in reference to the objection raised by AD Conservation Area Advisory Panel (ADCAAP). As you are aware the new owner and his design team have made considerable and sincere efforts to propose a conversion of The Royal Hotel that ensures sensitivity to context and a building that will help launch the regeneration of Bognor's Seafront. The approved proposals were generated through close consultation with the Conservation Officer, Local Community Groups, the Public and ADC's appointed Planning officer and Town Councillors. The approval is a good example of how collaborative working can lead to successful design. Indeed, with reference to the original proposals the original application planning report stated:

"The application proposals have been carefully conceived to ensure that a sympathetic and harmonious appearance would result and as such the character and appearance of the conservation area would be enhanced. Furthermore, the impact on the locally listed building that is the application property would be beneficial and secure its long term future as a notable building on Bognor's seafront. The setting of statutory listed buildings in The Steyne and the pier would be respected and there would be no harm caused to their significance."

As you are aware the current application under review builds upon this design solution, making various minor changes to the approved scheme. ADCAAP have objected to these changes stating "The loss of existing chimneys and roof forms would impact adversely on the original building and detract from the street views as seen from Market Street and Manor Place and the Steyne." If I may make the following points to ensure the proposals are understood correctly together with addressing the issues raised:

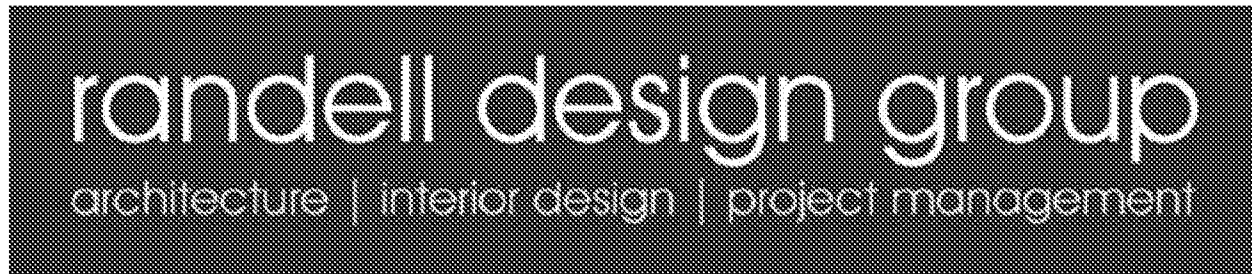
- The proposed new mansard roof is subservient to the main hotel, uses sympathetic materials consistent with the previously-approved design solutions, and improves the appearance of the dilapidated and neglected rear extension of the building.
- The historic fabric and boundary of the rear portion of the building would remain intact and the addition respects the architectural interest of the main building.
- The chimneys to the main building shall remain intact.
- NPPF 2019 Paragraph 192 states that new development can make a positive contribution to local character and distinctiveness.
- The street views from Manor Place and Market Street are at present negatively affected by the very plain, utilitarian rear aspect of the hotel. This addition will benefit the locality and improve these street views by improving and activating this façade.
- This also has the benefit of improving security to the surrounding properties by adding natural/passive surveillance to both Manor Place and Market Street.
- The street views from the Steyne are very minimal; only a very small portion of this proposal can be seen when one is standing at the very entrance to Manor Place so will not have an impact on the character of this street.

In summary, we believe the proposed minor adjustments do not 'harm' the Conservation Area, rather they provide design cohesion to the building whole and allow the building to sit comfortably within its historic context.

If you wish to discuss further please do let me know.

Many thanks

Simon Randell | Managing Director, NCARB



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