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To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: BR/258/19/L

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The Royal Norfolk Hotel is a landmark building within the conservation area and occupies a prominent position along the sea-front. The hotel is a large three storey building set in spacious grounds and extends diagonally across its plot from West Street towards Aldwick Road. The building dates from about 1840 and has been extended twice, with the most recent works taking place in the early 1970's. It is a listed building (grade II), and is located within a conservation area.

The conservation area contains many fine buildings which illustrate the development of the town as a seaside resort. The hotel building being one such example. The building is considered to be of historical and aesthetic significance.

The proposed works relate to the introduction of an additional door to a rear, side elevation in close proximity to two existing doors. The scale of the works is such that it will not have an impact upon the significance of the listed building. This is on the basis that the new door should match the neighbouring ones in terms of appearance and colour.

The application is considered to not cause harm to the significance of the heritage assets or their setting. 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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