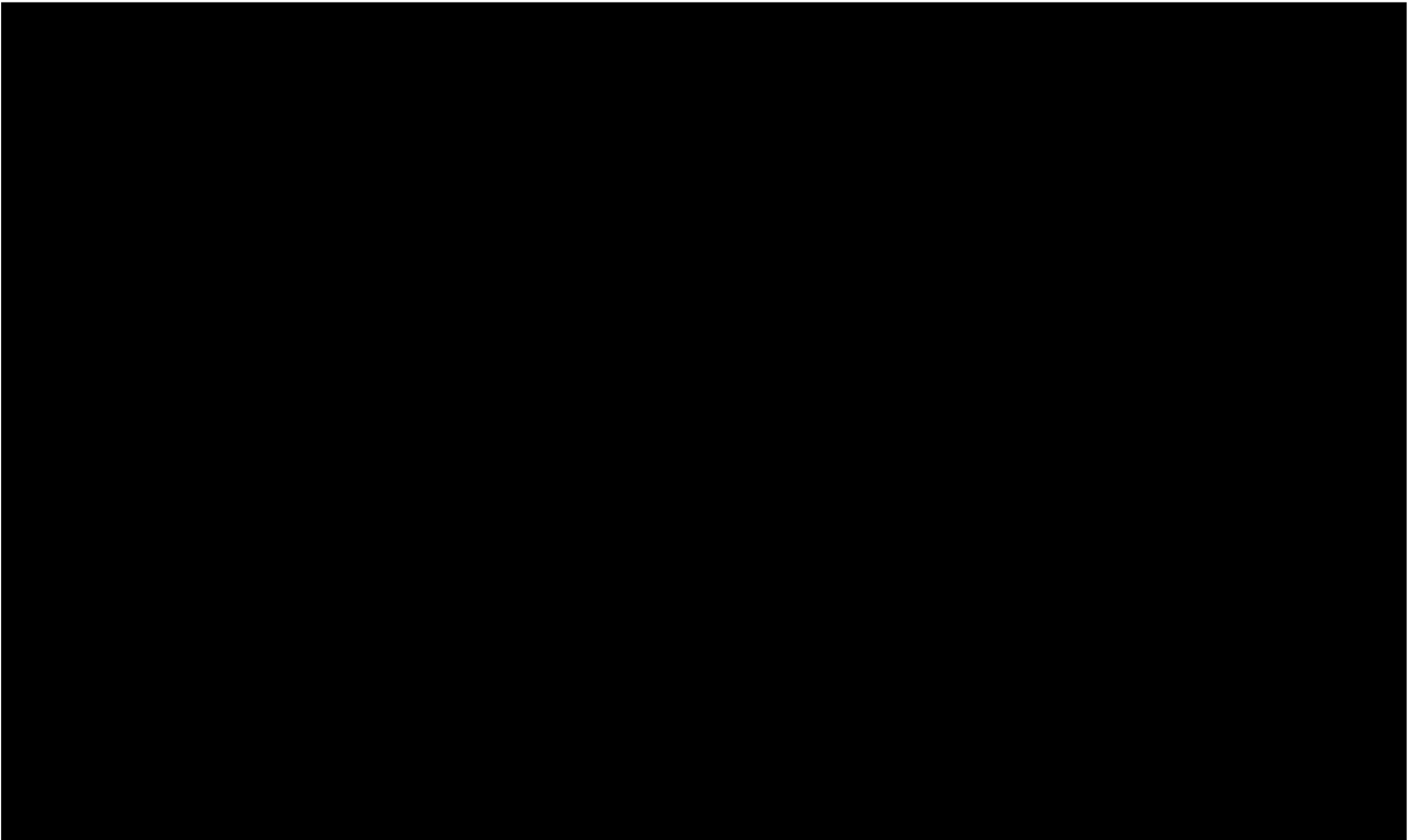




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 February 2022 17:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/281/21/L

BR/281/21/L

Berghestede House 1 Shripney Road Bognor Regis PO22 9LW

Replacement of existing garden room with timber framed garden room. (This application may affect the setting of a listed building).

Berghestede is a C.17 house which has at some point been renovated. It is 2 storeys and attic with 2 dormers. The principal elevation is very attractive with squared flints with red brick dressings, quoins, stringcourse, panels between ground and 1st floor windows. There is also a modillion eaves cornice on the front and rear elevations. Modern casement windows as well as a doorway with flat hood over. The building is considered to be of architectural and historical significance.

The Proposal

The proposal is for a replacement garden room to the side of the house. The side elevation of the listed building appears to be fairly simple in appearance, and of standard brick/brick bond. The new extension looks to cover the same area as the existing one but be of an improved design. The simple nature of the design, along with its location will mean that it will not harm the significance of the building.

I am unable to find any details of the proposed French doors and as a result would require some further information in order to ensure that they are appropriate for a listed building. Such details

can be provided by way of condition and would include elements such as their materials, decorative/protective finish, cross section of frame etc to an appropriate scale etc. The brick work should also match the existing.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. 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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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