

[REDACTED]

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**From:** Hannah Riddle on behalf of Planning.Responses  
**Sent:** 15 June 2022 16:24  
**To:** Planning Scanning  
**Subject:** FW: BR/63/22/PL

[REDACTED]

**Hannah Riddle**  
Planning Apprentice  
Planning Services

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

**Please note I am on study leave on Thursdays.**

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**From:** Martyn White <[REDACTED]>  
**Sent:** 15 June 2022 15:21  
**To:** Planning.Responses <[REDACTED]>  
**Subject:** BR/63/22/PL

**BR/63/22/PL**

Salisbury House The Steyne Bognor Regis PO21 1TX

Change of use of 5 No self-contained flats for adults with learning difficulties to 5 No self-contained flats and formation of 5 No further flats from HMO rooms, garage and office, repairs and decoration of external surfaces, minor alterations to elevation facing Sadler Street, change one window facing rear courtyard to French doors & apply obscure film to 2 windows in courtyard area. This application affects the setting of listed buildings, affects the character & appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats.

Salisbury House is a Grade II Listed Building. It is identified in the listing description as being a Mid C19 pair of houses, both of three storeys. The elevations are stuccoed. Sliding sash bays with doors between (having 4 panels, the top 2 glazed). There is a continuous balcony to first floor with decorated iron railings, and French windows to bays. Otherwise sash windows. 2-span slate roof. The building is set back from the pavement by a small area of amenity space which is covered with decorative tiling. I also note that the building extends to the minor service road to the rear where there is currently garage provision. The neighbouring buildings are also identified as listed and collectively they form an attractive group. It is noted that the building has already had some form of conversion to create a number of apartments which would have impacted upon its fabric. The building is considered to be of architectural significance.

The building is also located within the Bognor Regis (The Steyne and Waterloo Square) Conservation Area. The Conservation area 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 the change of use of five self-contained flats for adults with learning difficulties to 5 No self-contained flats and formation of 5 further flats. The application description identifies that the additional units would be created from HMO rooms, a garage and an office.

The description also identifies that works of repairs and decoration of external surfaces, minor alterations to the elevation facing Sadler Street, change one window facing rear courtyard to French doors and to apply obscure film to 2 windows in courtyard area.

As you are aware, listing covers a whole building, including the interior, unless parts of it are explicitly excluded in the list entry. As a result, the entire of the interior of this building is covered by the listing and protected by the relevant legislation.

Having had the opportunity to review the plans, especially the existing and proposed floor plans it would appear that the proposal also includes extensive internal alterations to the layout which will involve the removal and/or relocation of a significant amount of walling. This will have a direct impact upon the current floor plan of the building, whose cellular layout can still be understood. Such a change is significant and harmful to the understanding of the buildings as formerly two separate homes (one of which was larger than the other).

The proposed works to the rear of the building are fairly minor in scale and would remove the existing garage door and a neighbouring window which are of poor quality. Whilst the creation of the new door opening would result in the loss of a small area of historic fabric, the area affected by this is minor. Subject to the design, materials and appearance of the alterations (including windows and doors) to the rear elevation, I am of the opinion that these are acceptable and would have a neutral impact upon the appearance of the building. Details of the windows and doors should be provided by way of condition, if you decide to recommend approval.

## **Conclusions**

Whilst some of the works are acceptable, I am also of the opinion that the internal works which affect the layout of the building is harmful. Therefore, on balance, the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). 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 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)



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