

From: Elaine Walby on behalf of Planning.Responses
Sent: 13 February 2026 14:47
To: Planning Scanning
Subject: FW: BR/6/26/PL

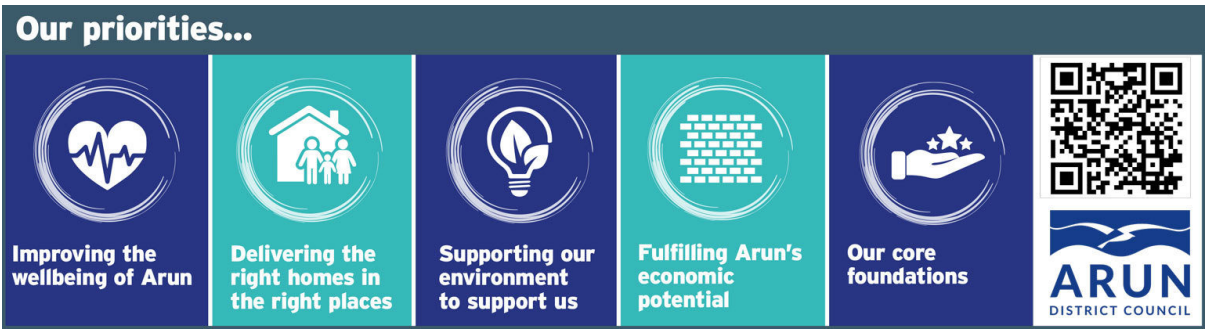
PL- Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 13 February 2026 14:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BR/6/26/PL

BR/6/26/PL

67, 69 and 71 Upper Bognor Road Bognor Regis PO21 1HR
Retention of alterations to 3 No listed buildings, extension of a listed building to create an office and warden's accommodation, erection of 1 No new building consisting of 3 No flats, offices and workshops, creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, areas for parking, and storage for bins and cycles.

A map-based assessment confirms that Nos. 65, 67, 69 and 71 Upper Bognor Road, along with several associated boundary walls and structures, are Grade II listed. These buildings also sit within the Hotham Park Conservation Area, with parts of the listed boundary wall forming its edge. Together, the buildings form a coherent historic group, contributing significantly to the character and appearance of both the conservation area and the wider university estate. They are also prominently visible from the surrounding public realm.

The university campus contains several other designated assets to the west of the site, including Mordington House (Grade II), St Michael's House (Grade II), and The Dome (Grade I), though these are visually separated from the site by mature trees and later campus buildings.

71 & 71A Upper Bognor Road

A Grade II listed early-19th-century estate house, with historic extensions to the east and surviving traditional external finishes including stucco, roughcast render and natural slate. Limited changes to the gardens and external fabric occurred during the later 20th century. It forms a strong group with Nos. 67 and 69 and contributes positively to the conservation area.

65 Upper Bognor Road (Charlotte House)

A Grade II listed later-19th-century estate house of knapped and unknapped flint with brick detailing and slate roofing. Its set-back position and traditional boundary wall make a notable contribution to the street-scene and conservation area.

67 & 69 Upper Bognor Road

A Grade II listed pair of early-19th-century cottages forming part of the historic boundary line along Upper Bognor Road. They make a strong contribution to the streetscape, particularly through their distinctive bay and oriel windows and their relationship with adjacent boundary walls.

Boundary Walls and Setting

The site is defined by a network of significant boundary walls, constructed variously of brick, flint, and Bognor Rock, several of which are Grade II listed. These walls are important in understanding the historic extent, character and hierarchy of the estate. Collectively, they make a strong contribution to the special interest of the group and to the character and appearance of the Hotham Park Conservation Area

The Proposal

The proposals relate to several listed buildings on Upper Bognor Road and include extensions, internal alterations, a new residential/workshop building, and boundary changes. I note that the previously approved scheme has already been fully implemented and that the need for this application arises solely from technical matters relating to drainage. My comments below therefore relate to the works as carried out.

71 Upper Bognor Road

This building has undergone multiple historic alterations and was previously subdivided into two units. The two-storey west extension, designed to mirror the existing east wing, results in a more balanced façade and avoids the need for more intrusive internal works. The materials match the existing building appropriately. Although one modern replica sash window has been replaced/lost, this does not result in harm to the building’s significance.

New building: three apartments and workshops

A new building has been constructed to form a courtyard with Nos. 67, 69, and 71. The glazed workshop openings, with retained timber doors, represent a positive design approach. Although the building is larger than originally anticipated, it has the potential to have a neutral impact provided that high-quality detailing and materials have been used throughout.

67/69 Upper Bognor Road

The structural alteration involving the realignment of an internal wall does not harm the building’s significance. Repairs should continue to be informed by the surviving historic fabric, with traditional detailing (such as simple timber skirtings) replicated where appropriate. All materials and techniques must remain suitable for a listed building.

Conclusion

The proposals are substantial in that they have resulted in the redevelopment of this part of the university estate, returning it to a predominantly residential character. While a number of heritage assets are affected, it is clear that efforts have been made to minimise potential impacts. Only limited historic fabric has been altered, and the overall scheme is considered acceptable. This approach is supported. The new development also provides a degree of screening to the existing cluster of historic buildings from the much larger neighbouring structure.

On balance, the proposal 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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