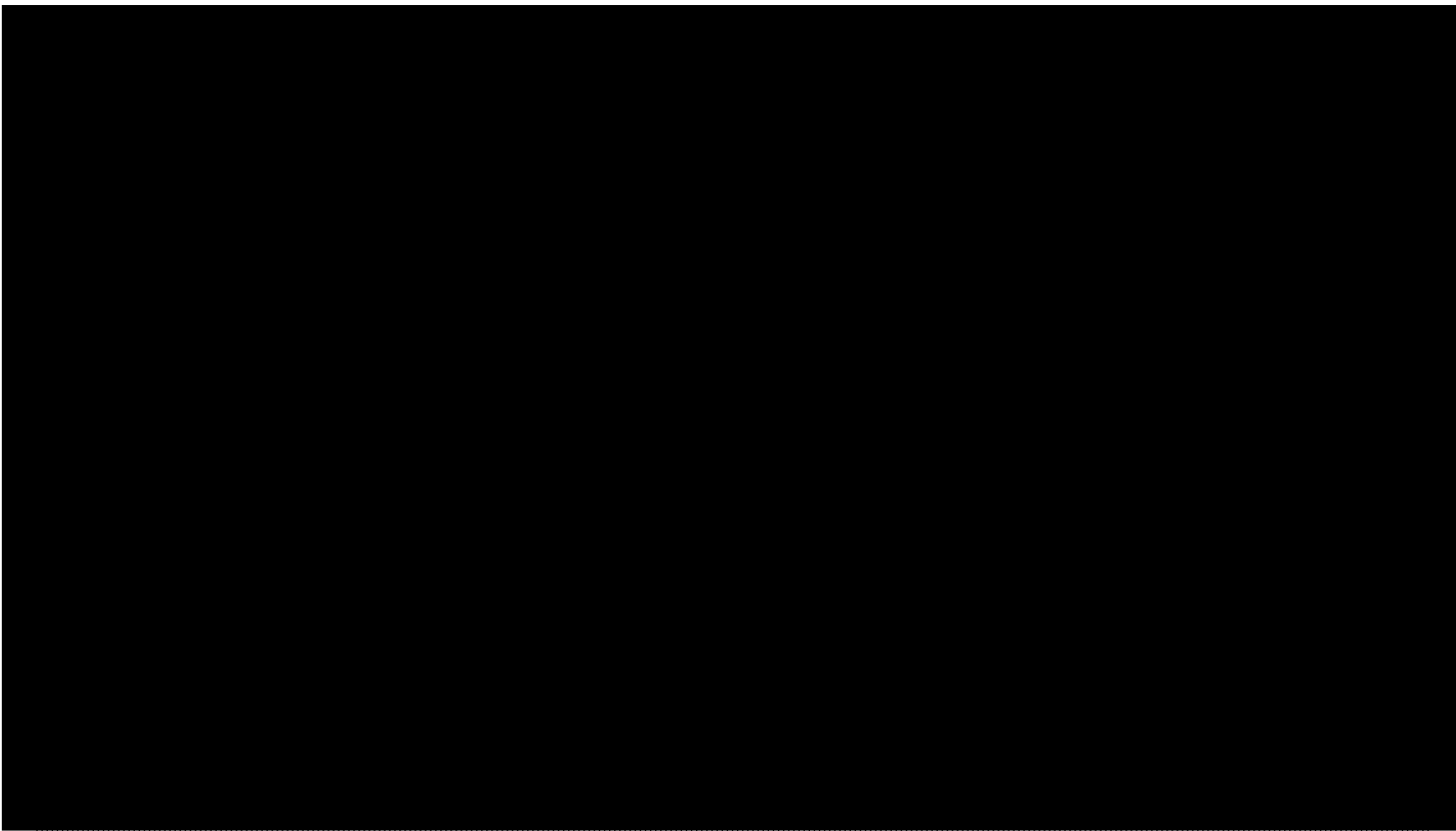




From: Martyn White
Sent: 19 June 2019 15:38
To: Maria Tomalova
Subject: BR/87/19/PL

BR/87/19/PL

Of the three sites proposed as part of this application, 'site A' is of interest. It is located in close proximity to The Pier, which is a Listed Building, and the Bognor Regis (The Steyne and Waterloo Square) Conservation Area. 'Site A' is located almost immediately adjoining Waterloo Square.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this some comments are provided based on my own assessment/observations.

The pier was constructed in 1865 for the Bognor Promenade Company Ltd. It is built of iron posts with wooden decking and cast iron railings/ Roughcast pavilions at shore end with roofs of slate, roofing felt, and felt tiles. A two storey arcade building faces the promenade. The ground floor is supported on 5 piers with triglyph frieze above and modern shop fronts and doors below. Side elevations have blank round headed pediments, pilasters, friezes and cornices. To the rear is the former theatre. Whilst the uses on the pier may have changed, and the structure reduced in length, it remains a good example of local seaside architecture.

Waterloo Square developed around a large area of land, originally intended to protect views from Richard Hotham's Fitzleet House. Typical of such seaside resorts open spaces, the central space is flanked by nearly continuous, street fronted, development. It therefore represents an historically important space in the growth of Bognor Regis as a resort. As an inland, landscaped space, fronting the seafront it complements The Steyne, and the Pier forms a strong focal point at the southern end.

The concept of temporary development in this location is considered to be acceptable as it to be placed on the existing shingle, set to one side of the pier. It is assumed that any structures/decking will be removed at least on a seasonal basis. I note that no information has been provided regarding what any temporary structure would look

like, and would request that its appearance should be controlled in order to ensure that it does not harm the neighbouring assets.

On balance, the application is not considered to 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 section 66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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