

Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Date: 28th May 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref: Sir/Madam
Our Ref: BR/87/26/NMA

Dear Sir/Madam,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as amended) - Article 10**

Non-material amendment following the grant of BR/142/23/PL relating to the approved development, including changes to extent of glazing, acoustic enclosure for roof plant, plant screens at rooftop level, ladders and guard rails, vents, sections of roof profile and reduction of 1 car park space.

Regis Centre Belmont Street Bognor Regis PO21 1BL

I refer to your recent application for a Non-Material Minor Amendment. You request approval of the following changes:

- Omission of corner glazing on north/west corner.
- Reduction in windows in office.
- Door layout changed, sliding door to front (west) bifold doors.
- Access door to void under south escape stair added.
- Reduced extent of glazing at north end of foyer.
- Ladder access added to northwest upper floor.
- Stair access to upper roofs changed to ladder access.
- Acoustic enclosure for plant added, in colour RAL 1013 Oyster White.
- Hop-over access stair added.
- Ladder access added to rooftop tower.
- Plant screens on upper roofs changed to guardrail edge protection.
- Smoke vents and guardrail edge protection added to tower roof.
- Plant dormer omitted, changed to cowl vents.
- Smoke vents added to workshop store.
- Rooftop Automatic Opening Vents added above stage.

- North-east upper roof profile changed.
- Canopy slope and construction changed.
- Reconfigured car parking layout, reducing parking from 7 to 6 to provide standard width spaces and accessible pavement width; and
- Roof junction between existing roof and north-east roof upstand revised to standing seam cladding.

Non-material amendments to minor applications are those changes which considering the context of the site and the scale of development, do not:

- Materially amend the use or intensity of the original planning permission or result in a change to the description of the application.
- Amend the application site area (red line).
- Affect a planning obligation on the original permission.
- Introduce new windows that would not permit harmful overlooking of other properties.
- Result in significant changes to the external details that would materially alter the appearance of the building(s).
- Warrant re-consultation either of neighbours, council departments, or statutory bodies.
- Result in a material increase in height of the building(s).
- Result in a material increase in width/length/footprint.
- Result in a substantially different siting from that previously approved relative to the adjoining buildings/uses.

The changes have been carefully reviewed and comply with the above criteria. Whilst there are some increases in height with the additional roof-based elements, these additions do not materially increase the overall height and nor do they materially affect the external appearance. The other changes to the design do not materially affect the external appearance. The loss of 1 parking space is unfortunate, but it is recognised that the changes to the parking area reflect the requirements of the Arun Design Guide and Parking Standards SPD.

The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990 and the following drawings are therefore accepted as amendments to condition 2 of BR/142/23/PL (as previously amended by BR/121/25/NMA) and replace the previously approved versions:

- GA PLAN LEVEL 00 AT-NHA-PL-00-D-A-PL100 REV B.
- GA PLAN LEVEL 01 AT-NHA-PL-01-D-A-PL101 REV A.
- GA PLAN LEVEL 02 AT-NHA-PL-02-D-A-PL102 REV B.
- GA PLAN ROOF AT-NHA-PL-03-D-A-PL103 REV B.
- GA ELEVATIONS WEST AND NORTH AT-NHA-PL-ZZ-D-A-PL200 REV C.
- GA ELEVATIONS EAST AND SOUTH AT-NHA-PL-ZZ-D-A-PL201 REV C.
- GA SECTIONS AA & BB AT-NHA-PL-ZZ-D-A-PL301 REV B.
- GA SECTIONS CC & DD AT-NHA-PL-ZZ-D-A-PL302 REV B.
- VIEW FROM ARCADE AT-NHA-PL-ZZ-VS-A-PL400 REV A.
- VIEW FROM THE CROSSING AT-NHA-PL-ZZ-VS-A-PL401 REV C.
- VIEW FROM BELMONT STREET AT-NHA-PL-ZZ-VS-A-PL402 REV A.
- VIEW FROM ENTRANCE AT-NHA-PL-ZZ-VS-A-PL405 REV C; and
- VIEW FROM PLACE ST MAUR AT-NHA-PL-ZZ-VS-A-PL404 REV C.

I trust this information is of assistance to you.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning