

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 17 July 2025 16:28

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: BR/91/25/PL

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1 & 2 Sudley Terrace High Street Bognor Regis PO21 1EY

Change of use of upper floors at 1 Sudley Terrace and additional storey to provide 4 No. 1 bed flats with associated works. This application may affect the setting of a listed building and is in CIL zone 4 (zero rated).

A map-based assessment has identified that The Bognor Club is a Grade II Listed Building. The Bognor Club was built by W K Wonham in 1837 as Assembly Rooms. It is 2 storeys and 3 windows across. Stuccoed elevations with the ground floor rusticated. Stringcourse and parapet. Multipaned timber sliding sash windows with glazing bars intact. The listed building derives its significance from its architectural and historical interest.

Unfortunately, the buildings either side of the listed building have been much altered. However, saying that the building is viewed and experienced from Sudley Road

The Proposal

The proposal is for the change of use of upper floors at 1 Sudley Terrace and additional storey to No's 1 & 2 to provide 4 1 bed flats.

No's 1 & 2 Sudley Terrace form part of a larger terrace of four buildings which have clearly been altered over time from their simple early C.19 appearance. These changes include the introduction of replacement windows and doors. I also note that No's 3 and 4 have already been extended

upwards through the addition of an extra storey and altered roof form. These changes cannot be said to have been positive and have impacted upon the setting of the listed building.

The proposed extension will provide an additional floor to the building at No' 1 & 2 and will reflect the neighbouring example. Unlike No. 4 Sudley Terrace, these properties are not viewed in the context of the principal elevation of the listed building. Furthermore, the additional storey would be screened by the existing rooftop extensions to adjacent buildings, and as such, would not result in harm to the listed building's setting.

In terms of the proposed change of use, this is not considered to harm the setting of the listed building, given the existing variety of uses already present in the surrounding area.

Therefore, on balance, it is considered that the development will not impact the setting of the listed building, and as a consequence, there is no harm to the overall significance of the heritage asset.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore not harm their significance. As a consequence, the application 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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