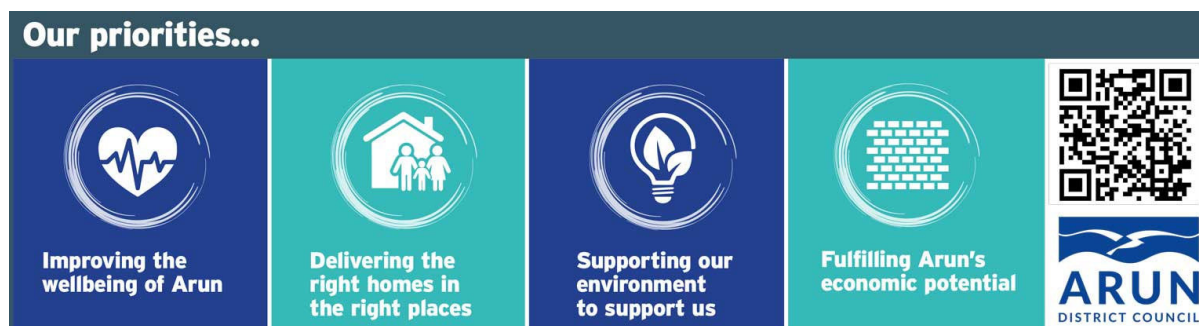


Conservation officers response

Arun District Council, Civic Centre, Maltravers Rd
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 26 September 2025 16:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: P/106/25/PL

P/106/25/PL

The Lion Public House Nyetimber Lane Bognor Regis PO21 3JX

Retention of timber awning to front of building.

The Lion Public House is identified within the heritage statement as being an C17 or earlier building, and advertised as being C15, with the date 1407 circa painted on the facade. The elevations are finished in stucco. An eaves cornice runs along the roofline, terminating in a gable

at the west end. Fenestration consists of painted casement windows. The roof is pitched with clay tiles and 3 chimneys. The front pub garden area is enclosed by a low wall. The building is considered to derive its significance from its architectural, historical and communal interest.

It is viewed and experienced from the road to its front and within its own grounds.

The Proposal

The proposal seeks retrospective consent for a timber structure described as an “awning” to the front of the building. However, it is clear that the structure is a timber pergola, with what appears to be plastic sheeting fixed to the roof to provide shelter for seating beneath.

The pergola is positioned directly in front of the principal elevation of the listed building, which is a key contributor to the building’s significance. Its placement in this location results in a greater impact than if it were situated to the side or rear, where it would be less visually and historically intrusive.

The structure appears visually intrusive and out of keeping with the historic character of the building. Its design, materials, and scale do not relate well to the architecture of the listed building, and it obscures views of the main elevation, preventing it from being properly appreciated.

As a result, the pergola is considered a permanent and harmful addition that detracts from the special interest of the listed building. It is not acceptable in this sensitive and prominent location.

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). 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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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