

PLANNING APPLICATION REPORT

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| REF NO:   | BR/121/19/L  |
| LOCATION: | The Bandstand<br>The Promenade<br>Bognor Regis   |
| PROPOSAL: | Listed building consent for the reinstatement of missing pieces of ornamental metalwork; redecoration of entire structure; removal of yellow brick plinth and step, and reinstatement with red brick; relocation of entrance gate from south elevation to west elevation; infilling of open east and west sides with new railing to match existing; removal of existing lighting and provision of new; fitting of horizontal ceiling; removal of concrete floor finish; laying of new non-slip tiles in geometric pattern; fitting of Perspex sheeting at high level to prevent rainwater penetration. |

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | Listed building consent for the reinstatement of missing pieces of ornamental metalwork; redecoration of entire structure; removal of yellow brick plinth and step, and reinstatement with red brick; relocation of entrance gate from south elevation to west elevation; infilling of open east and west sides with new railing to match existing; removal of existing lighting and provision of new; fitting of horizontal ceiling; removal of concrete floor finish; laying of new non-slip tiles in geometric pattern; fitting of Perspex sheeting at high level to prevent rainwater penetration. |
| BOUNDARY TREATMENT         | The promenade is in on a higher level than the road to the north (The Esplanade), with a wall approximately 1.2m high with railings on the edge of pavement, with the beach running along the southern side.   |
| SITE CHARACTERISTICS       | Bandstand on Bognor Regis promenade.   |
| CHARACTER OF LOCALITY      | Built up area, mix of residential and commercial use.  |

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| <b>RELEVANT SITE HISTORY</b> |
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| BR/120/19/PL | Application under Regulation 3 of the Town & Country Planning (General Regulations) 1992 for the reinstatement of missing pieces of ornamental metalwork; redecoration of entire structure; removal of yellow brick plinth and step, and reinstatement with red brick; relocation of entrance gate from south elevation to west elevation; infilling of open east and west sides with new railing to match existing; removal of existing lighting and provision of new; fitting of horizontal |
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ceiling; removal of concrete floor finish; laying of new non-slip tiles in geometric pattern; fitting of Perspex sheeting at high level to prevent rainwater penetration.

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| BR/151/06/L | Application for Listed Building Consent to attach flexible rope light to the verticle ribs of the Bandstand roof   | ApproveConditionally<br>28-06-06 |
| BR/146/94   | Application under Regulation 3 of the Town & Country Planning General Regulations 1992 to reinstate S W timber boarded ceiling including the installation of 8 no recessed downlighters. To reinstate cast frieze to roof eaves above gutter.  | Deemed Perm Cnd<br>10-08-94      |
| BR/147/94/L | Application under Regulation 13 of the Planning (Listed Building & Conservation Areas) Regulations 1990 for Listed Building Consent to reinstate S W timber boarded ceiling including the installation of 8 no recessed downlighters. To reinstate cast frieze to roof eaves above gutter.               | ApproveConditionally<br>10-10-94 |
| BR/47/92    | Application under Regulation 4 of the Town & Country Planning General Regulations 1976 to dismantle and remove Bandstand from site to refurbish and replace missing details as necessary to re-assemble on existing site with new roof to existing detail  | Deemed Perm Cnd<br>13-04-92      |
| BR/48/92/L  | Application under Regulation 13 of the Planning (Listed Building & Conservation Areas) Regulations 1990 for Listed Building Consent to dismantle and remove Bandstand from site To refurbish and replace details missing as necessary. To re-assemble on existing site with new roof to existing detail. | Apprvd Cond by DCLG<br>08-05-92  |

Site history noted.

## REPRESENTATIONS

### REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Objected on the grounds of design, appearance and visual impact with particular concerns over the fitting

of Perspex sheeting to The Bandstand; insufficient design details were provided.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

The agent addressed the comments of Bognor Regis Town Council and of the Conservation Officer and provided amended plans showing the omission of the originally proposed Perspex sheeting behind balustrading to form windbreaks, also ensured that the proposed Perspex sheeting at high level will not be readily visible and would be easily removable on a future occasion in order that the work can be fully reversed.

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| <b>CONSULTATIONS</b> |
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Conservation Officer

Estates Manager

Engineering Services Manager

Engineers (Drainage)

Engineers (Coastal Protection)

**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer:

The proposal is to repair the structure, whilst restoring certain elements and generally refurbishing it, the existing general layout of the site would be retained. The access into the bandstand would be altered slightly with the pedestrian gate relocated from the south elevation to the west two open sides to the east and west infilled with new balustrading to match existing, missing railings and ceiling details will be reinstated. The existing step on the west elevation will be retained. Such a proposal will have a positive impact upon the listed building.

It is not clear from reviewing the information why the location of the gate is to change. Scant information has been provided regarding the Perspex sheeting and it is not clear how it will be fixed to the structure, if a permanent element of the structure, or removable. The size of the panels and how the horizontal timber boarding will to be fitted below the roof structure is unclear as well.

Based on the information provided details of the proposed red bricks to be used to replace those used for the brick plinth will need to be provided. All of the colours to be used should be agreed with the LPA.

A copy of this assessment and of any new information which comes to light during alterations and construction should be offered to the Historic Environment Record of Arun District Council.

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted. The agent provided amended drawings addressing the comments of Conservation Officer and has answered his questions and all the requirements of Conservation Officer were conditioned.

- Relocation of access gate. The Bandstand has previously been disassembled and re-assembled and is not in it's original location.
- The new timber boarding will be fitted to existing horizontal metal framework and would have a painted finish.
- Materials. We accept that a suitably worded condition will need to be applied to agree the details of the new bricks and other items.

## POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Grade II Listed Building

Class C Road

## DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#) Delivery of the Vision

## PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

## POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Bognor Regis has a "made" Neighbourhood Plan and the relevant policy is 1.

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Grade II Listed Building.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in

accordance with the Development Plan and/or legislative background.

## CONCLUSIONS

### PRINCIPLE

The application seeks Listed Building Consent for reinstatement of missing pieces of ornamental metal work, reinstatement of yellow brick plinth with red brick, relocation of entrance gate, replacement of existing lighting with a new one, fitting of horizontal ceiling, laying of new non-slip tiles and fitting of Perspex sheeting at high level. It will be necessary to consider the proposals against the relevant development plan policy which in this case would be HER DM1 of the Arun Local Plan and the NPPF.

HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additional proposals should protect the setting of these buildings.

### LISTED BUILDING AND HERITAGE

Paragraph 189 of the National Planning Policy Framework (NPPF) advises that in the determination of applications, the local planning authority should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting. The applicant has submitted a heritage statement in support of the proposals which includes a description of the listed building and concludes that the proposals could be considered sympathetic to the listed building.

When considering the impact of the proposal upon the significance of a designated heritage asset it is identified under paragraph 193 that a great weight should be given to the asset's Conservation (and the more important the asset, the greater the weight should be) irrespective of if the potential harm amounts to substantial harm, total loss or less than substantial harm to the significance of the designated asset.

Paragraph 193 of the NPPF reflects the requirements of Section 16(2) of the Planning (Listed buildings and Conservation Areas) Act 1990 (as amended) which identifies that when considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed works would involve the reinstatement of missing pieces of ornamental metal work, reinstatement of yellow brick plinth with red brick, relocation of entrance gate, replacement of existing lighting with a new one, fitting of horizontal ceiling, laying of new non-slip tiles and fitting of Perspex sheeting at high level. This Perspex sheeting will be clear and would barely be visible from ground level. It will be fixed in a manner to enable removal on a future occasion to ensure the work is entirely reversible. It is considered no harm is caused to the heritage asset.

Given the scale, a nature and a necessity of the proposed development and the way how it would be implemented it is considered, that the proposed works would protect the architectural and historical integrity and detailing of a Listed Building and therefore they are considered to be acceptable.

### SUMMARY

Following the comments received by the Conservation Officer and Bognor Regis Town Council the revised drawings were provided. Therefore it is considered that the proposed alterations of the Bandstand, Listed Building Grade II, would not have an adverse impact on its appearance, character or historic fabric, therefore the listed building consent should be granted.

**RECOMMENDATION**

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location & Block Plan

DRW 824/01 'Existing Site Layout Plan

DRW 824/04 'Proposed Floor and Roof Plan & Elevations' Rev B

DRW 824/05 'Proposed South & North Elevations Railing Replacement Repair Details'

DRW 824/06 'Proposed East & West Elevations Railing Replacement Repair Details'

DRW 824/07 'Proposed reflecting Ceiling and Lighting Plans'

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1of the Arun Local Plan.

**BACKGROUND PAPERS**

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

**BR/121/19/L - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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