

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, THURSDAY, 17 SEPTEMBER 2020**

**VIRTUAL VIA SKYPE**

**Presentation(s) Applications A & B**

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## ADDENDUM

ITEM		Page
A	BH2020/01466- Hill House, 53 Western Road, Hove - Full Planning <b>RECOMMENDATION – GRANT</b> <i>Ward Affected: Bruunswick and Adelaide</i> <b>Presentation(s) Applications A &amp; B</b>	1 - 28

# Hill House, 53 Western Road

**BH2020/01466 (for full planning permission)**

**BN2020/01467 (for listed building consent)**



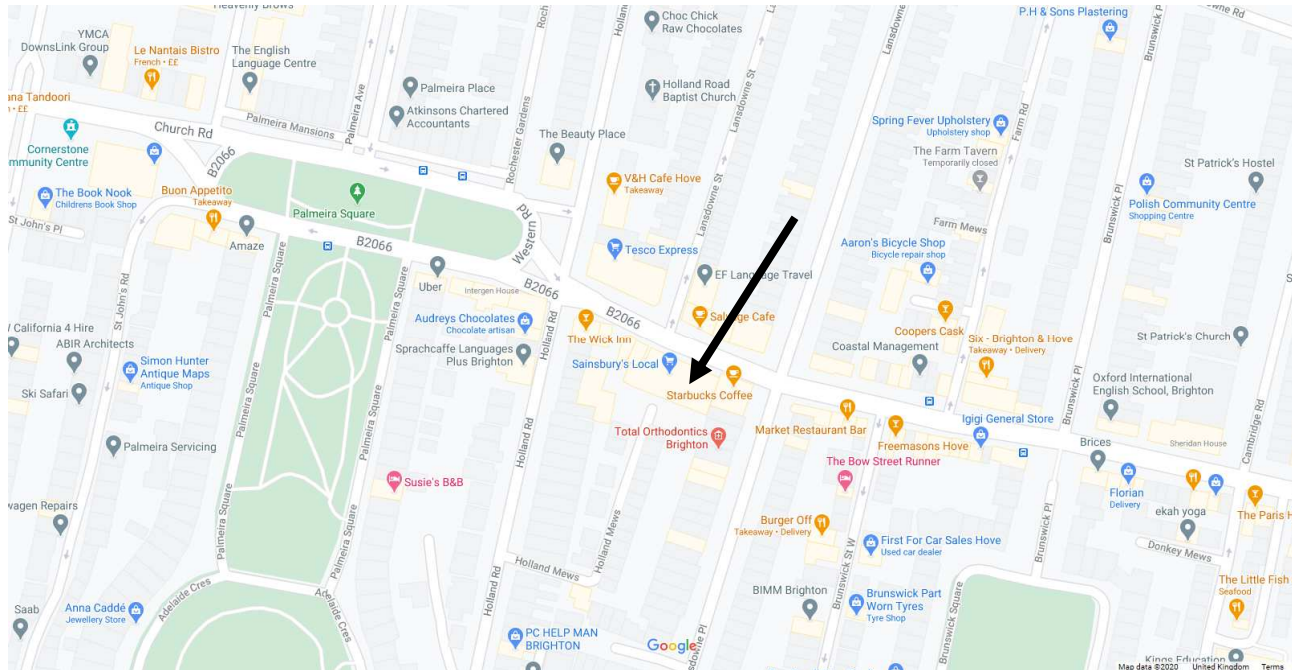
**Brighton & Hove  
City Council**

# **Description of Applications**

Full Planning Permission and Listed Building Consent sought for:

Proposed roof extension to adapt the existing mansard roof and provide 8no additional flats (C3) incorporating new terraces for the third and fourth floors, replacement of all windows, improvement of the existing third floor residential accommodation and associated works.

# Map of application site



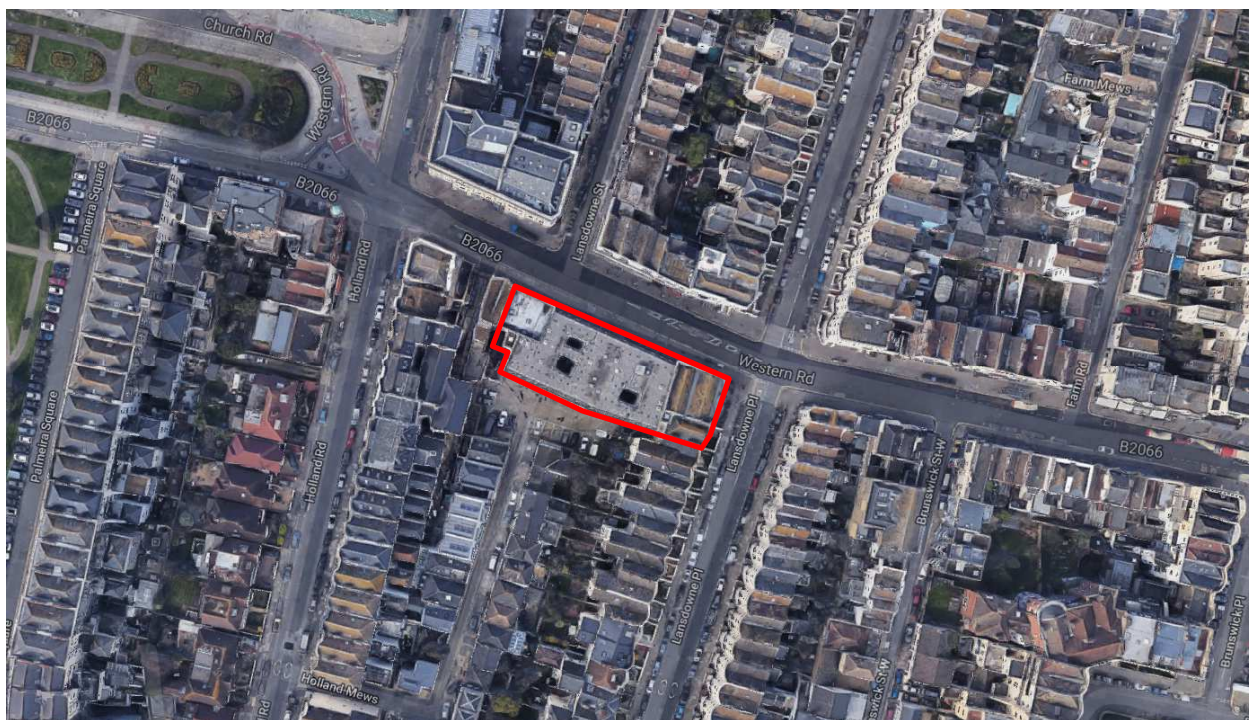
# Location Plan



1967-P-001

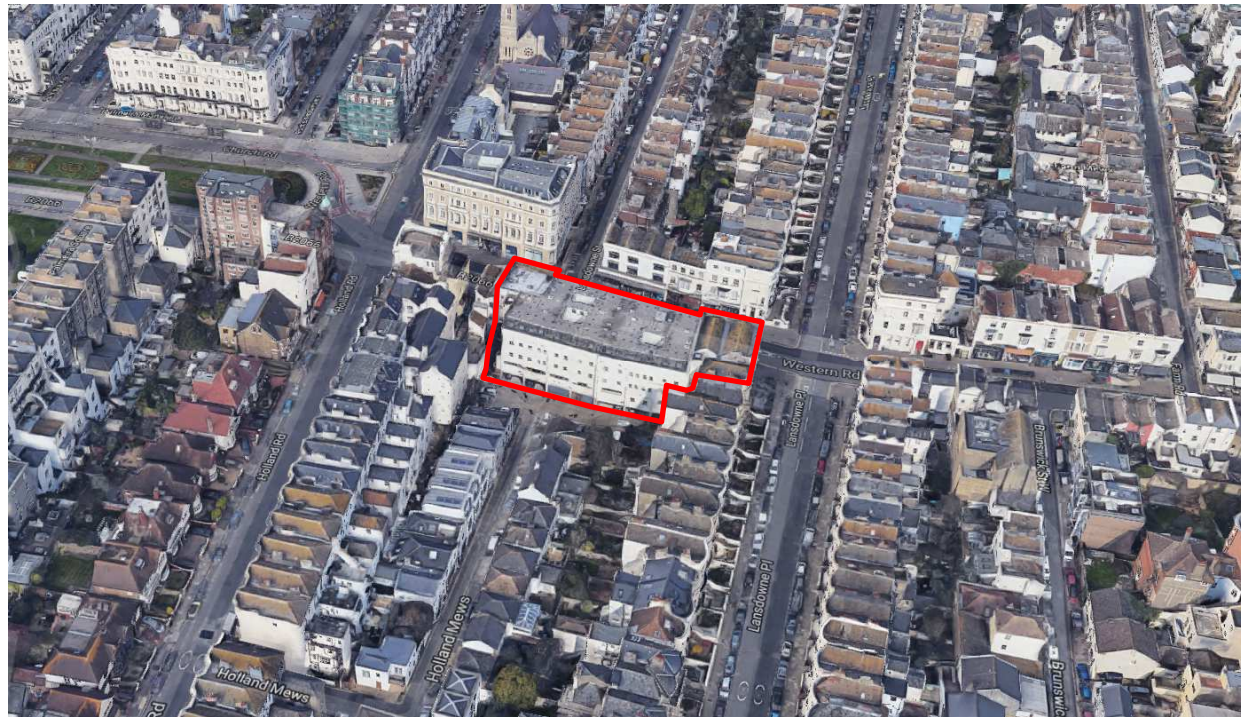


# Aerial photo(s) of site



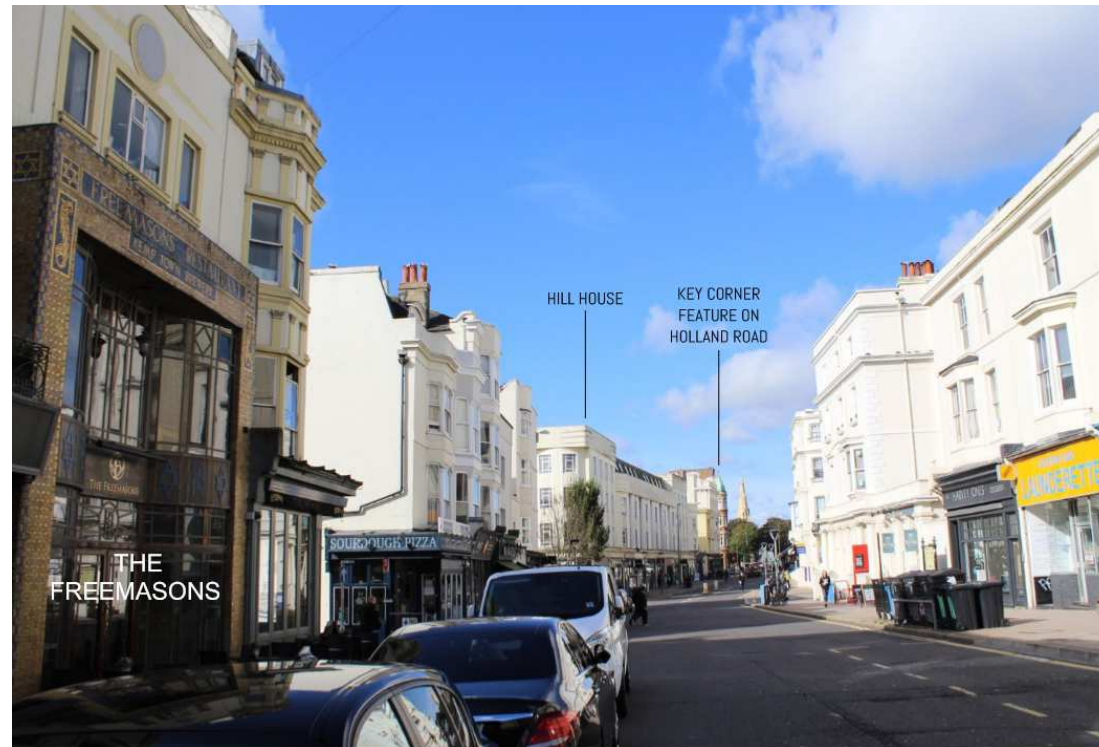
# 3D Aerial photo of site

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# Western Road (facing West)



## Context: Western Road (facing West)

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# Western Road (facing East)





## Context: Western Road (facing East)

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# Existing Block Plan



1967-P-003



# Proposed Block Plan



1967-P-003

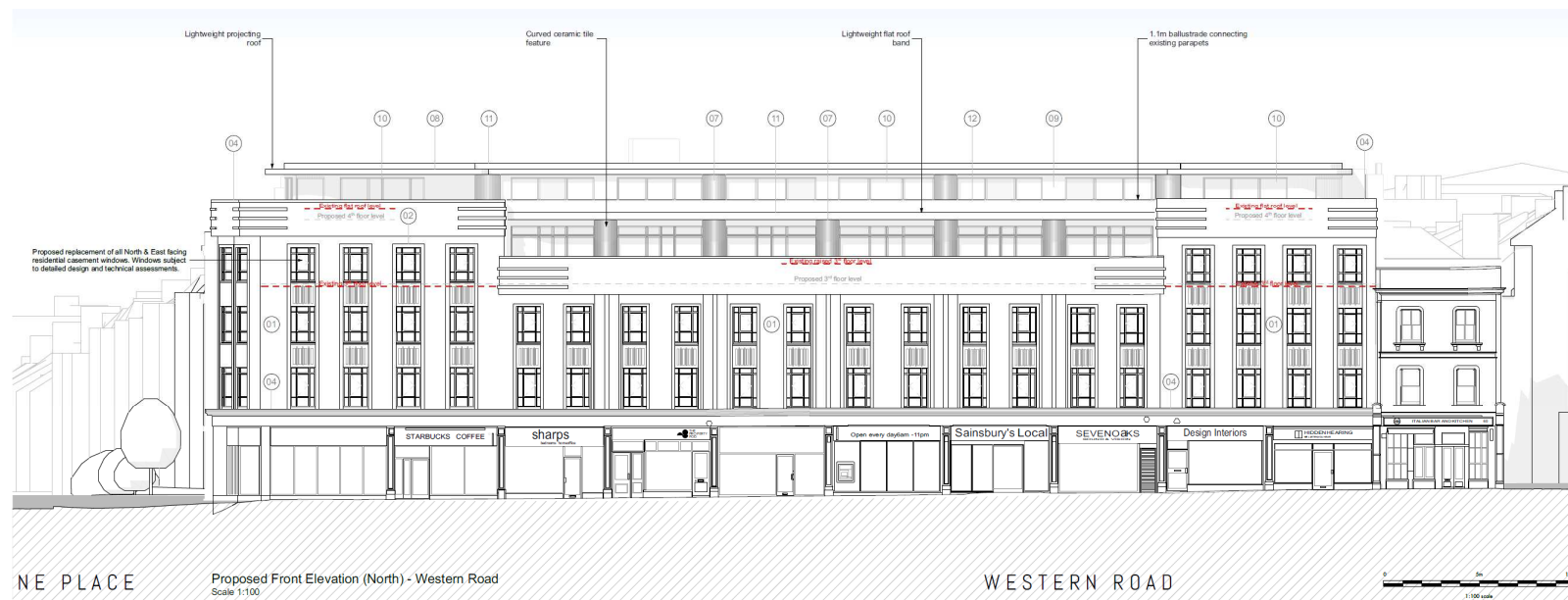


# Existing Front Elevation



1967-P-011

# Proposed Front Elevation



1967-P-028 A

# Existing Rear Elevation



1967-P-012

# Proposed Rear Elevation



1967-P-031

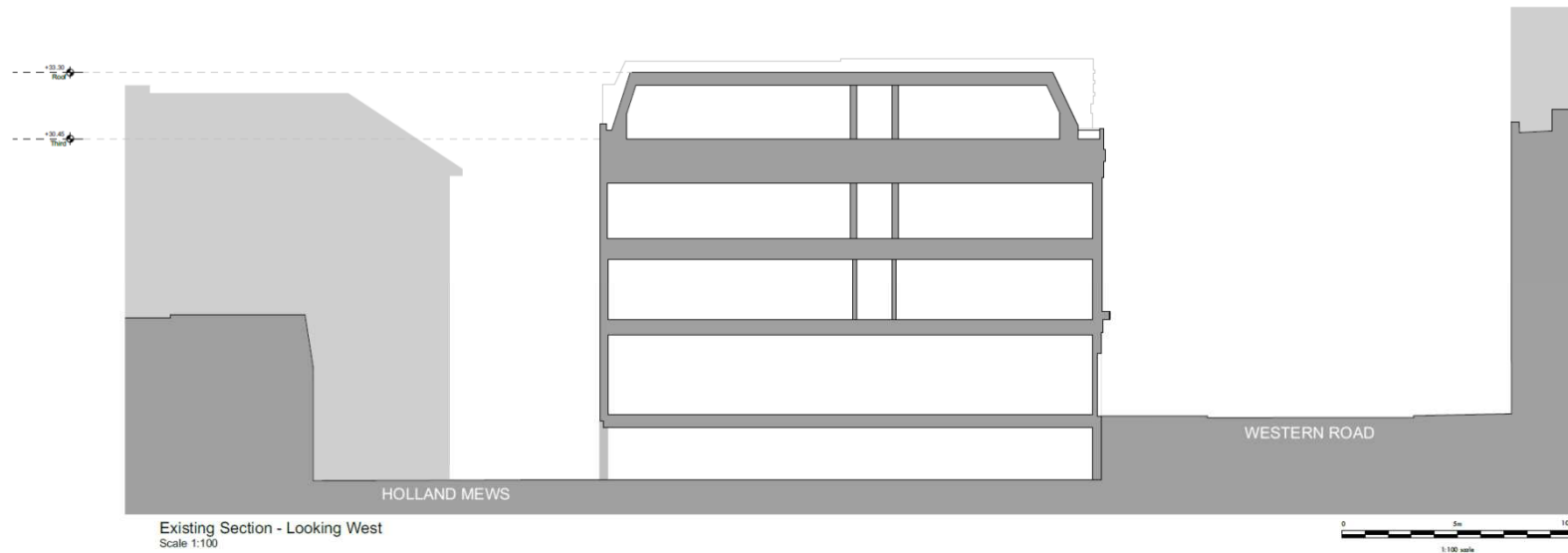


# Contextual Front Elevation

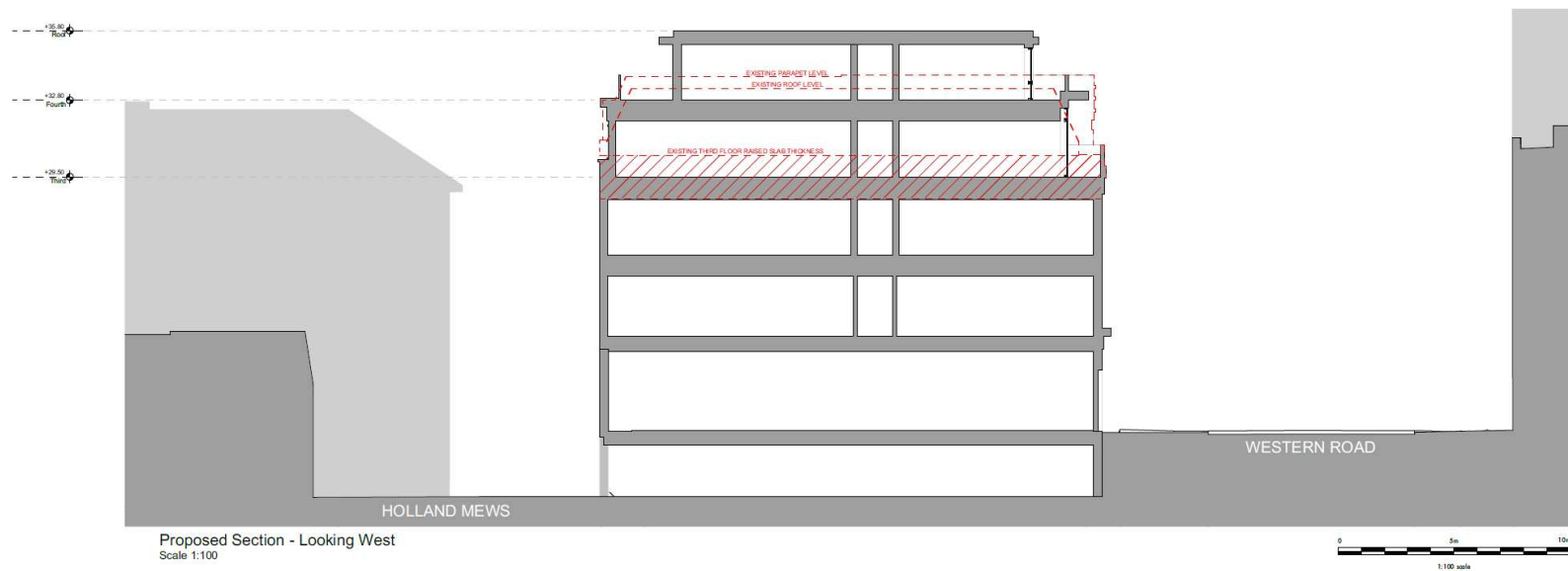


1967-P-027 A

# Existing Site Section(s)



# Proposed Site Section(s)



1967-P-036

# Existing Western Road Elevations

EXISTING WESTERN ROAD ELEVATIONS



# Proposed Western Road Elevations

PROPOSED WESTERN ROAD ELEVATIONS





# Proposed Western Road Elevations

PROPOSED WESTERN ROAD ELEVATIONS

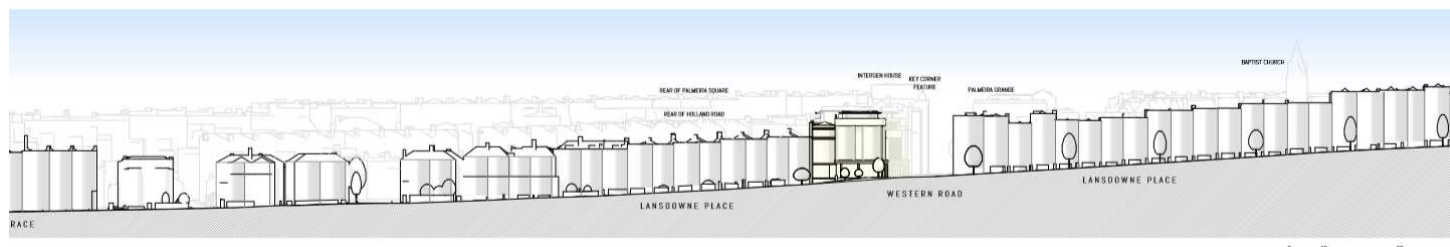


# Existing Lansdowne Place Elevations



# Proposed Lansdowne Place Elevations

PROPOSED LANSDOWNE PLACE ELEVATIONS



# Key Considerations in the Application

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- Principle of the development;
- Affordable housing
- Design and heritage
- Biodiversity and landscaping
- Impact on neighbouring amenity
- Standard of accommodation
- Impact on highway
- Sustainability.

# **S106 table**

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## **Affordable housing:**

20% financial contribution (calculated at  
£477,500)



# Conclusion and Planning Balance

## **Planning application:**

- Small contribution to housing targets;
- High quality of architecture outweighs the less than substantial harm to heritage assets;
- Good standard of accommodation;
- No significant impact on neighbouring amenity

Recommend – minded to grant, subject to conditions and completion of s106 legal agreement.

## **Listed Building Consent:**

High quality of architecture outweighs the less than substantial harm to heritage assets

Recommend: approve, subject to conditions

