

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 2 DECEMBER 2020

VIRTUAL VIA MICROSOFT TEAMS

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ADDENDUM

ITEM	Page
E/F BH2020/02453 - Basement Flat, 74 Montpelier Road, Brighton - Householder Planning Consent	1 - 18
RECOMMENDATION – REFUSE <i>Ward Affected: Regency</i>	

**Basement Flat,
74 Montpelier Road
BH2020/02453&4**



**Brighton & Hove
City Council**

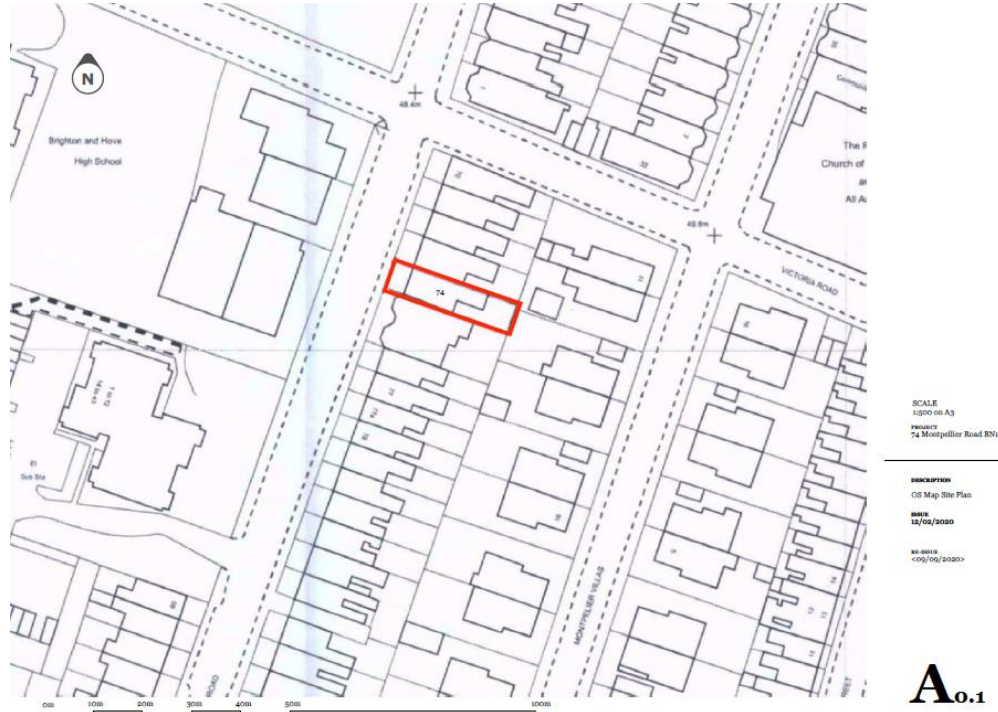
Application Description

- BH2020/02453 - Reinstatement of railings, installation of new decorative tiling and excavation works to front of the property. Creation of new front access stairs to lower ground floor flat.
- BH2020/02454 - Reinstatement of railings, installation of new decorative tiling and excavation works to front of the property. Creation of new front access stairs to lower ground floor flat. Internal alterations to layout of flat.

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Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Photo(s) of site



Photo(s) of site

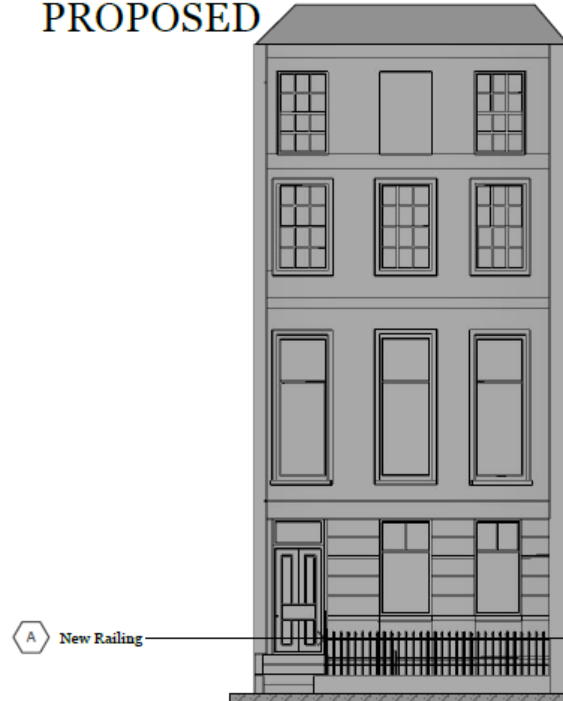


Photo(s) of site



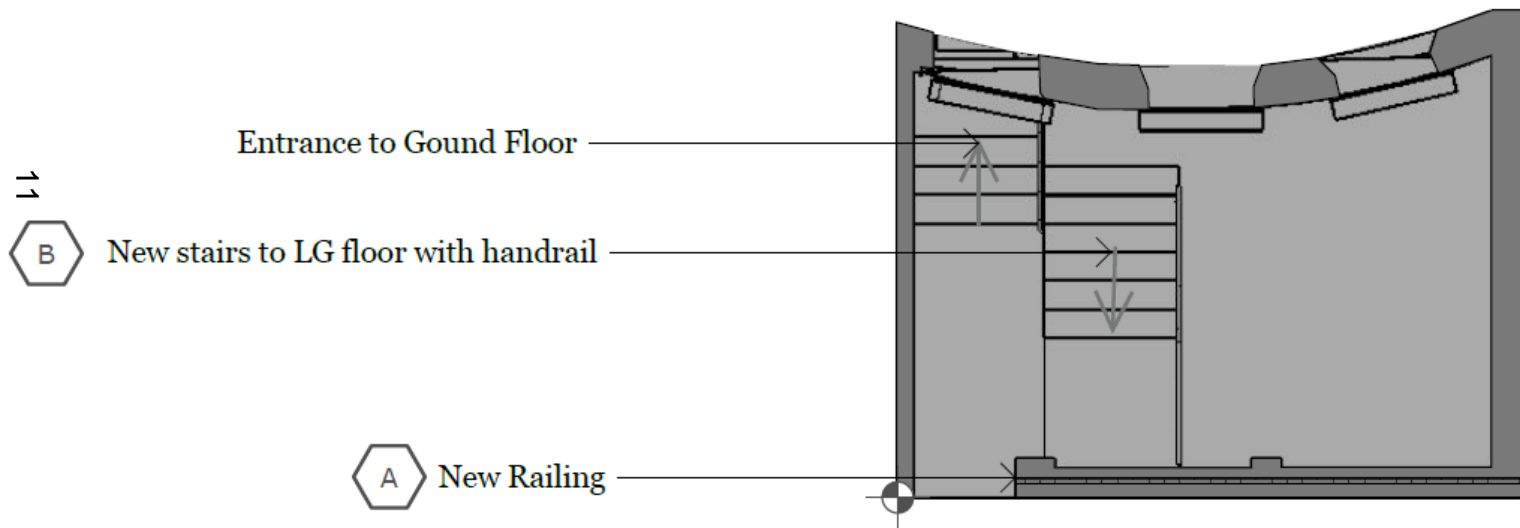
Proposed Front Elevation

PROPOSED



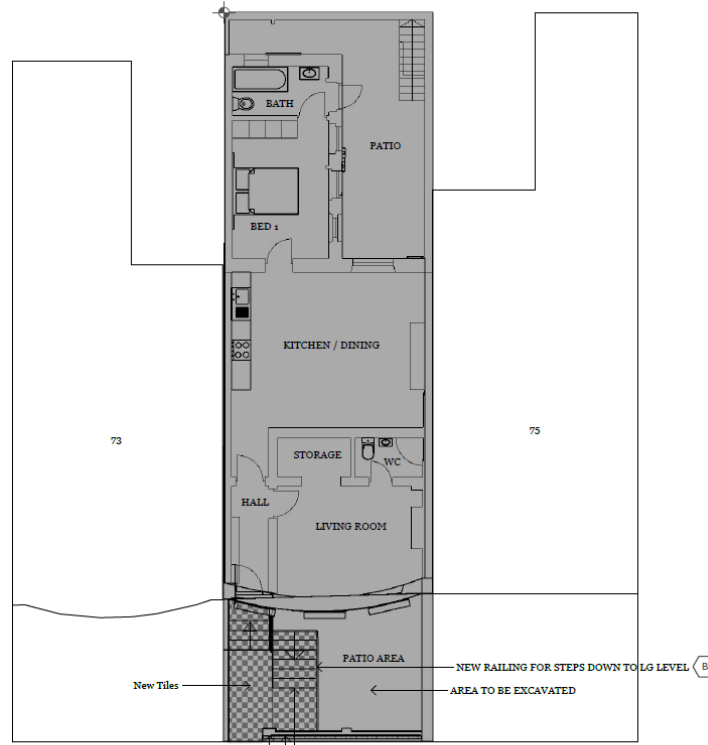
Proposed Front Plan

PLAN VIEW PROPOSED

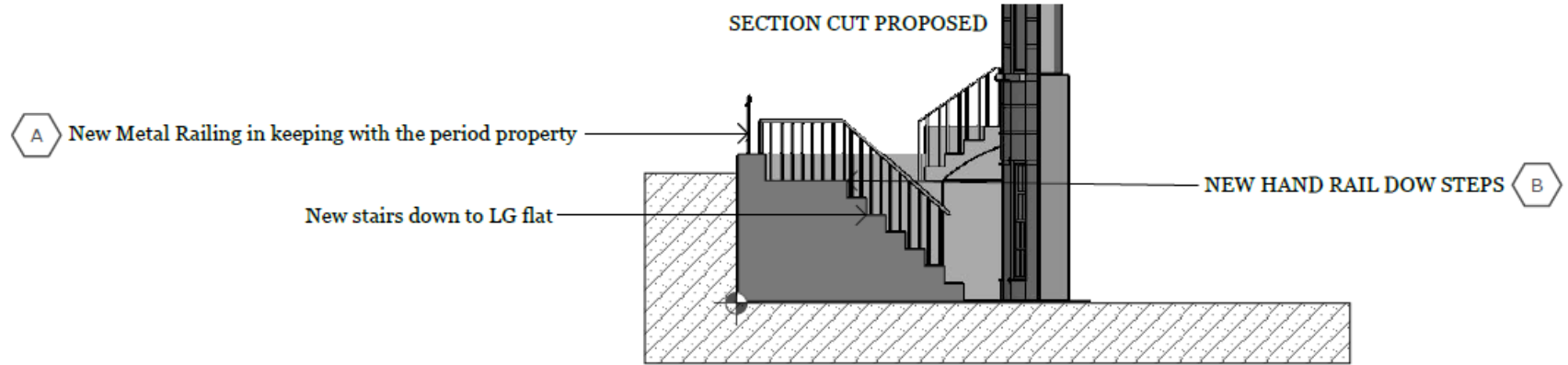


Proposed Floor Plan

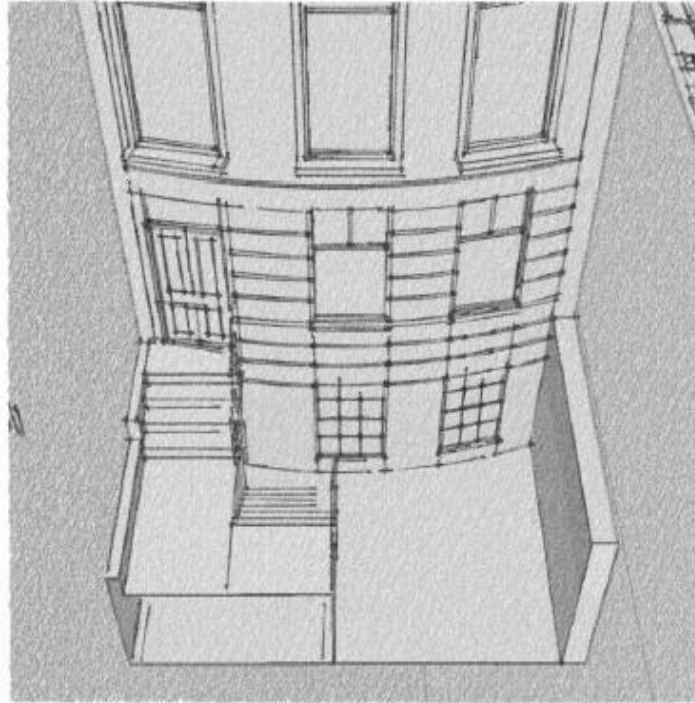
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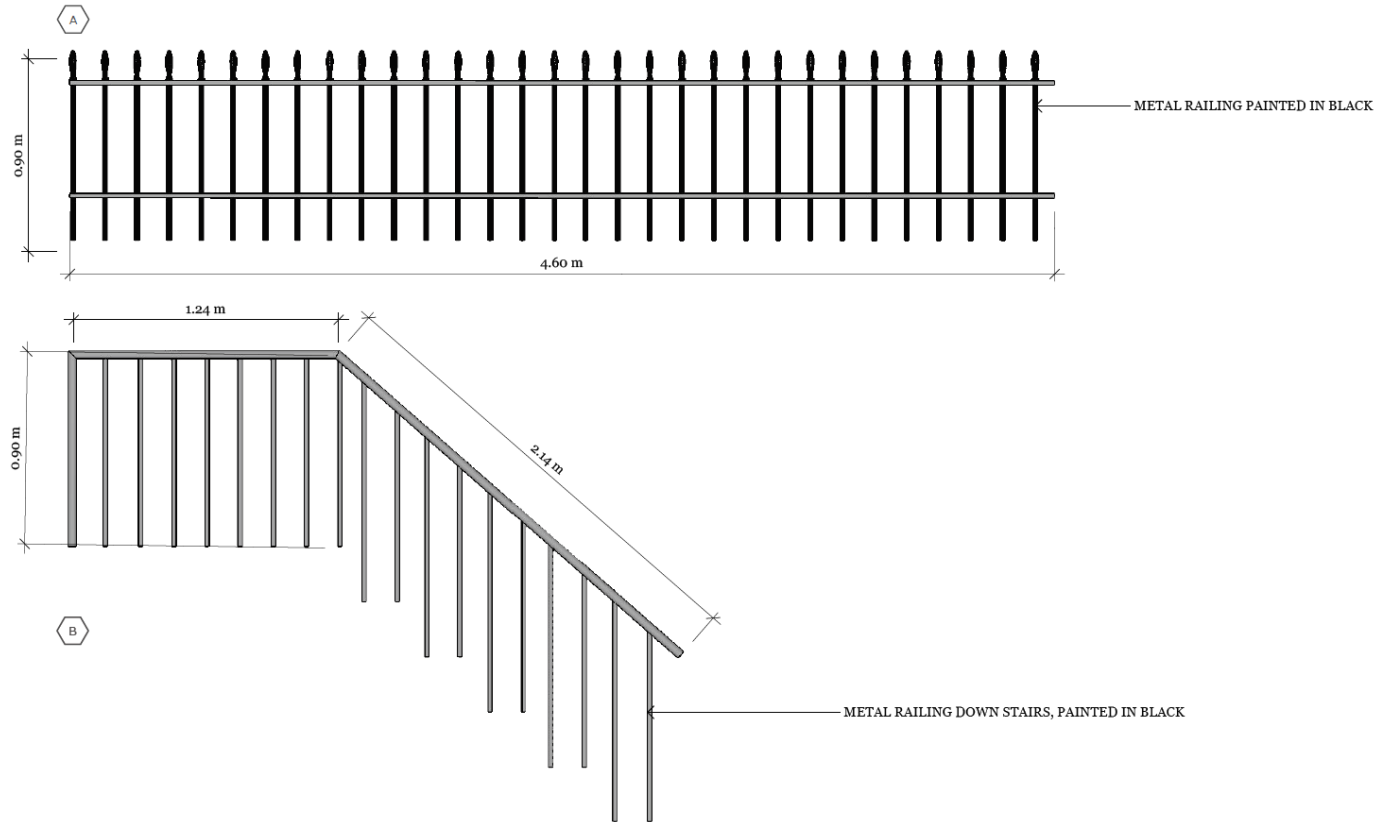
Proposed Section



Proposed Visual(s)



Proposed Railings



Proposed Tiling Pattern



Key Considerations in the Applications

- Design and appearance of proposed external alterations
- Impact upon character, appearance and significance of the listed building
- Impact upon character and appearance of the Montpelier and Clifton Hill Conservation Area
- NPPF paragraph 196 - where a proposal would result in 'less than substantial' harm to a designated heritage asset, this harm can be accepted provided that there are public benefits arising from the development sufficient to outweigh this harm.
- Case law has held that the desirability of preserving a listed building or any features of special architectural or historic interest it possesses should be given "considerable importance and weight".

Conclusion and Planning Balance

- Proposed internal alterations and railings welcomed as reinstatement of historic features, however;
- Removal of the coal store and relocation of the staircase would have an adverse impact upon the architectural and historic character of the Grade II listed building.
- The positive public benefit arising from the reinstatement of the railings is considered not to outweigh the harm to the designated heritage asset caused by the loss of the coal store.
- Improvements to the standard of accommodation of the lower ground floor flat recognised, however this is a private benefit and does not outweigh the harm caused by the loss of the coal store.
- Refusal is therefore recommended, due to the proposed front excavation works including demolition of the coal stores having a detrimental impact upon the historic character and appearance of the grade II listed building and the wider Montpelier and Clifton Hill Conservation Area. No public benefits have been identified sufficient enough to outweigh this harm. The proposal is therefore contrary to policy CP15 of the Brighton and Hove City Plan Part One and policies HE1 and HE6 of the Brighton and Hove Local Plan.