

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 3 APRIL 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Brighton Hippodrome

BH2022/02443



Brighton & Hove
City Council

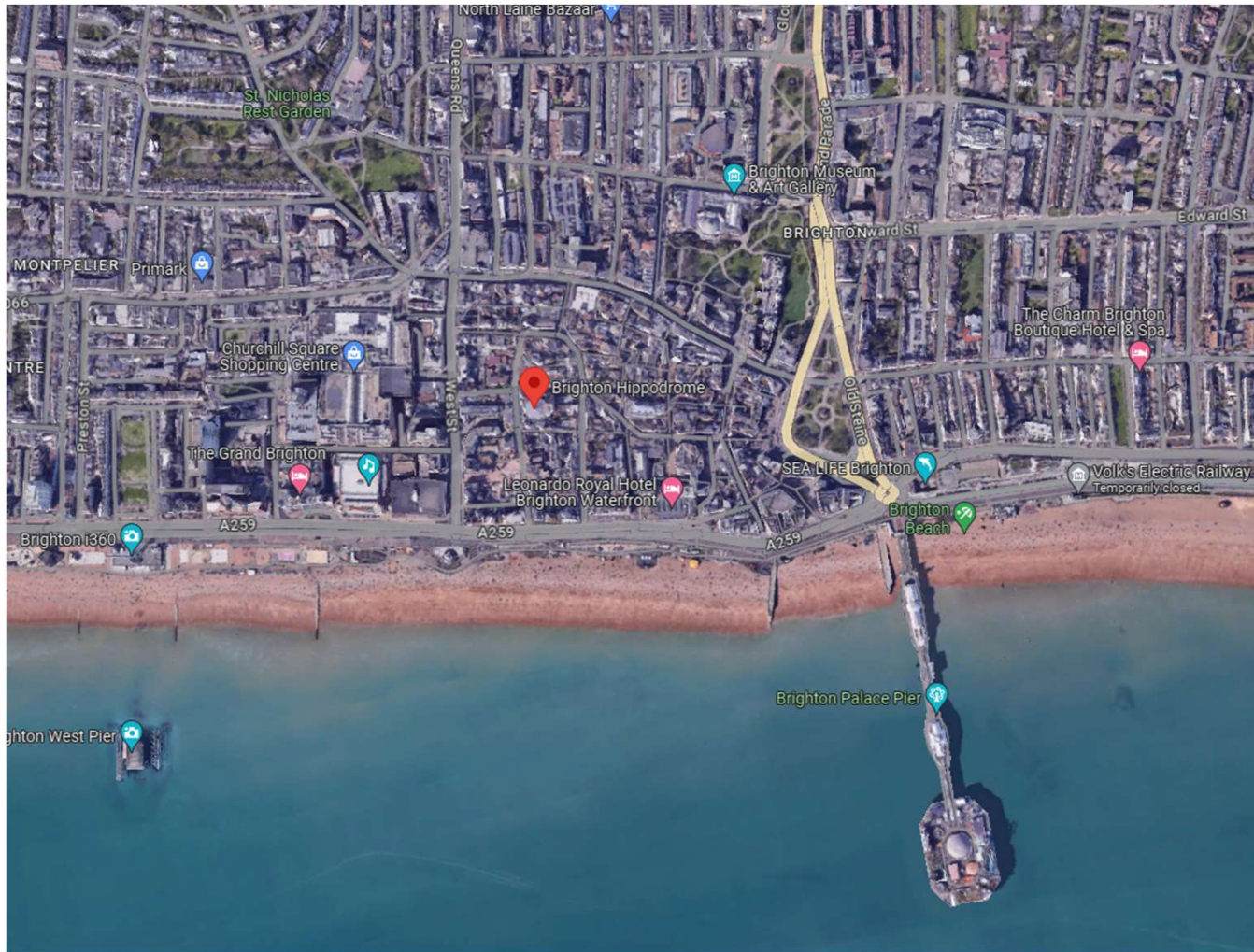
Application Description

- *Restoration, renovation, part-demolition works and extensions to The Hippodrome to create a new mixed use development including multi-format performance space (Sui Generis), and apart-hotel (C1), restaurant/café (E) with rooftop bar and terrace (Sui Generis) including; erection of new apart-hotel building fronting Ship Street of 3 to 7 storeys with retail (E) at ground floor, conversion of existing Hippodrome Fly Tower to create additional rehearsal/performance space, conversion of Hippodrome House to provide bar, members club with external terrace and apart-hotel, and other associated works.*
- **BH2022/02443 (FP) & BH2022/02444 (LBC)**

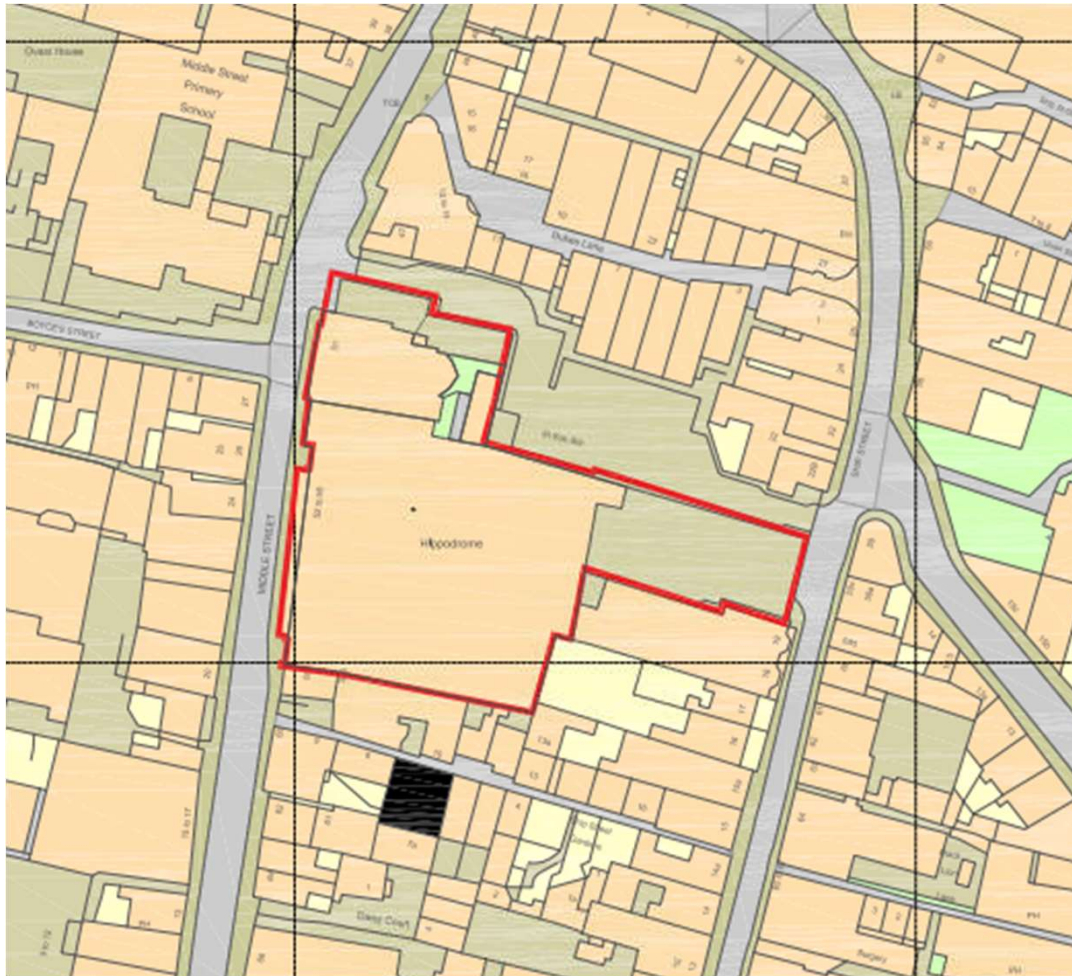
Proposal Overview

- Restoration, renovation, part-demolition works and extensions to The Hippodrome
- Proposed multi-format flexible performance space in auditorium
- New “foyer bar”, internal bar areas, member club and roof terrace/s
- Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor

Location



Site Location Plan



Aerial photo(s) of site (view NE)



Aerial photo(s) of site (view W)



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Hippodrome Auditorium Street Frontage (52-58 Middle Street)



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City Council

Hippodrome House 51 Middle Street (adjoining)



Brighton & Hove
City Council

Rear of Hippodrome Fly Tower from Ship Street (rear car park)



Brighton & Hove
City Council

Ship Street frontage in context



Brighton & Hove
City Council

History of the building

- Built as **ice skating rink** in 1897
- Converted to **circus** 1901 (Frank Matcham)
 - **Variety Theatre** 1902
- **Variety Theatre / Concert Hall / Cinema** 1928 – 1964
 - **TV Studio** 1966
 - **Bingo Hall** 1967 – 2006
 - **Vacant** 2006 - Present

Historical photos of the interior



57: The auditorium from the rear of the circle (1902)



59: Detail of the balcony front (1987)



60: Detail of the balcony front (1987)



HIPPODROME

THEATRE OF VARIETIES.
MIDDLE STREET, BRIGHTON.
Proprietors . . . Messrs. BARRASFOED & SMITH
Managing Director . . . Mr. THOS. BARRASFOED

MONDAY, DEC. 5th, 1904, and during the week
TWO PERFORMANCES NIGHTLY
At 6.50 and 9 o'clock.
MATINEES—WEDNESDAY AND SATURDAY at 2.30

THE ORIGINAL! NOT A COPY! THE ORIGINAL!
HOUDINI
The Jail Breaker and Handcuff King of the World. Winner of the Great Handcuff Contest as Challenged by the "London Daily Illustrated Mirror." All other shows of this order are copies of the above. This has no Act or Performer.
HOUDINI forfeits £100 to anyone who can open and escape from the Regulation Handcuffs used in his performance.

BERT LESLIE DORA MARTINE
Refined Comedian. Graceful and Daring Gymnast.

THE ILFORDS
Novelty Gymnasts.

CARINA SISTERS THE CABIACS
Artistic Musical Melange. Aerobats.

MIDDLE FLORA LUMIERE
"The Human Butterfly." Kaleidoscopic Serpentine and Fire Dancer.

J. W. BRAY ANIMATED PICTURES
Comedian. Of all the latest subjects.

ERGOTTI AND KING LUIS
DELINQUE DELFONTS
RESIDENT SUMMER REVUE

Grand Circle, 1st Box
Children

SECON
SEATS NOT GU

BOOKINGS
Box Office Open
Motors and C

WINIFRED ATWELL
"The BIG SHOW"
WITH DAVID NIXON
HIPPODROME BRIGHTON
PROGRAMME PRICE 5/-

ONEDAY ONLY
HIPPODROME, BRIGHTON
Sunday 2nd June at 6.15 and 8.30 p.m.
THE BEATLES
GERRY AND THE PACEMAKERS
DAVID MACBETH
LOUISE CORDET
ROY ORBISON
Seats: 10/6 9/6 8/6 5/-

Hippodrome BRIGHTON
6.15 MONDAY, OCTOBER 27th 8.30
THE PROVOCATIVE, SCINTILLATING
SHIRLEY BASSEY
WINTERS & FIELDING
HOWARD JONES & REGGIE ARNOLD
THE HI-FI's
BOB & MARION KONYOT
LANE TWINS
BILLY O'SULLIVAN
EVA MAY WONG

Hippodrome BRIGHTON
One Week Only
MON., MAY 26
MAX MILLER
TWO CONDONS
CLIFFORD STANTON
GLEN LIDDLE
PAULA COUTTS
CLAYTON & WARD
HARRY WORTH
SEVEN VOLANTS
NEWS OF THE WORLD
DISCOVERY

HIPPODROME BRIGHTON
MARCH 27
6.15 TWICE NIGHTLY 8.30
BERNARD DELFONTS presents
TONY HANCOCK
AND COLOSSAL CAST IN
THE HANCOCK SHOW
AUDREY JEANS
THREE LEO
BASSI SKYLONS
DELIRIA
WARD

ONE NIGHT ONLY
HIPPODROME BRIGHTON
SUNDAY 16TH, FEBRUARY
6 P.M. AND 8 P.M.
GERRY AND THE PACEMAKERS
THE BEACH BOYS
THE FOUR SEASONS
BILLY J KRAMER and the DAKOTAS
THE SEARCHERS
DUSTY SPRINGFIELD
PETER AND GORDON

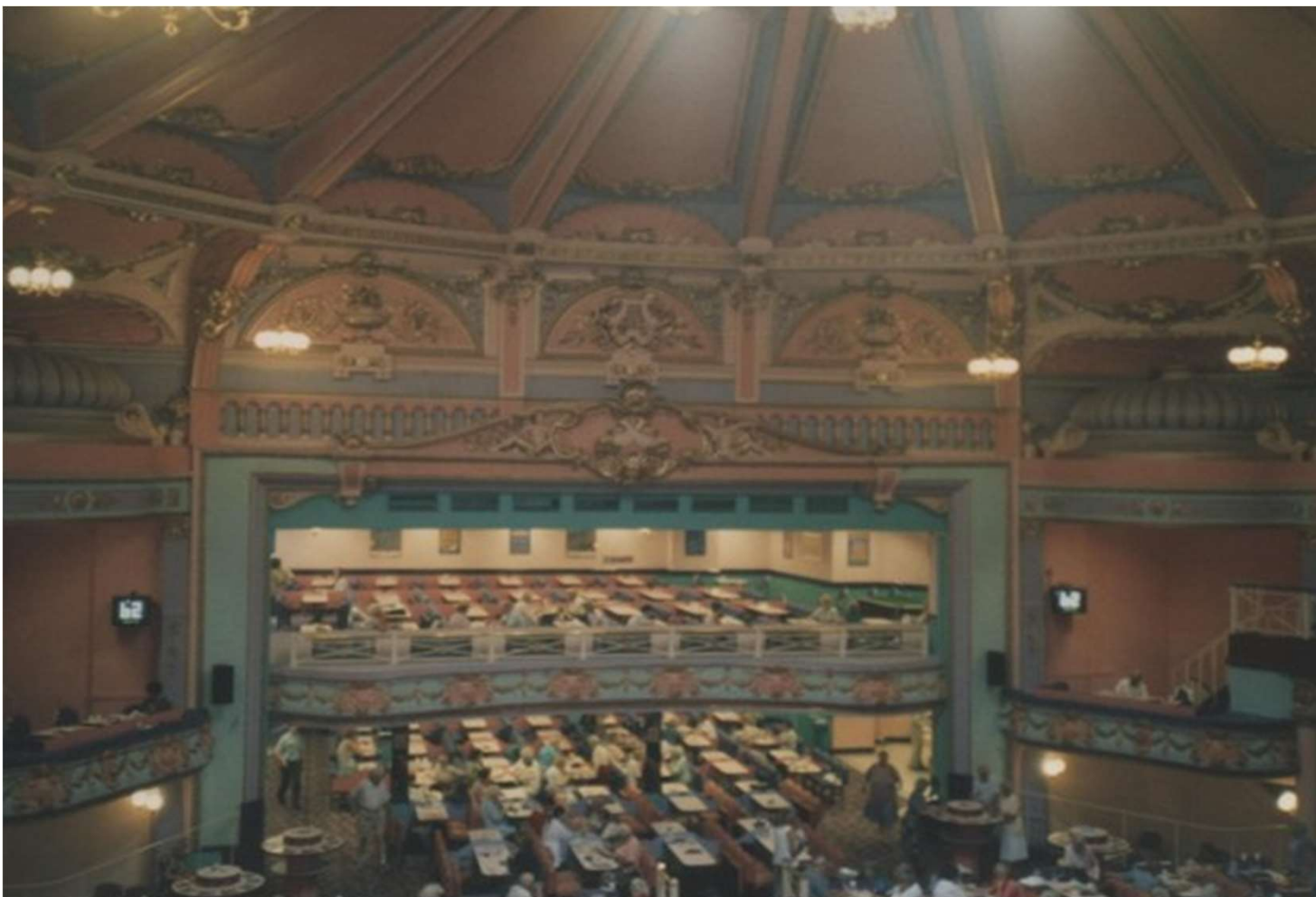
HIPPODROME - BRIGHTON
6.00 SUNDAY, JULY 19 8.30

ERIC EASTON presents
THE SENSATIONAL
ROLLING STONES
THE ECHOES
KEVIN SCOTT and The KINSMEN
PYE RECORDING
JILLIE GRANT
KENNY LYNCH

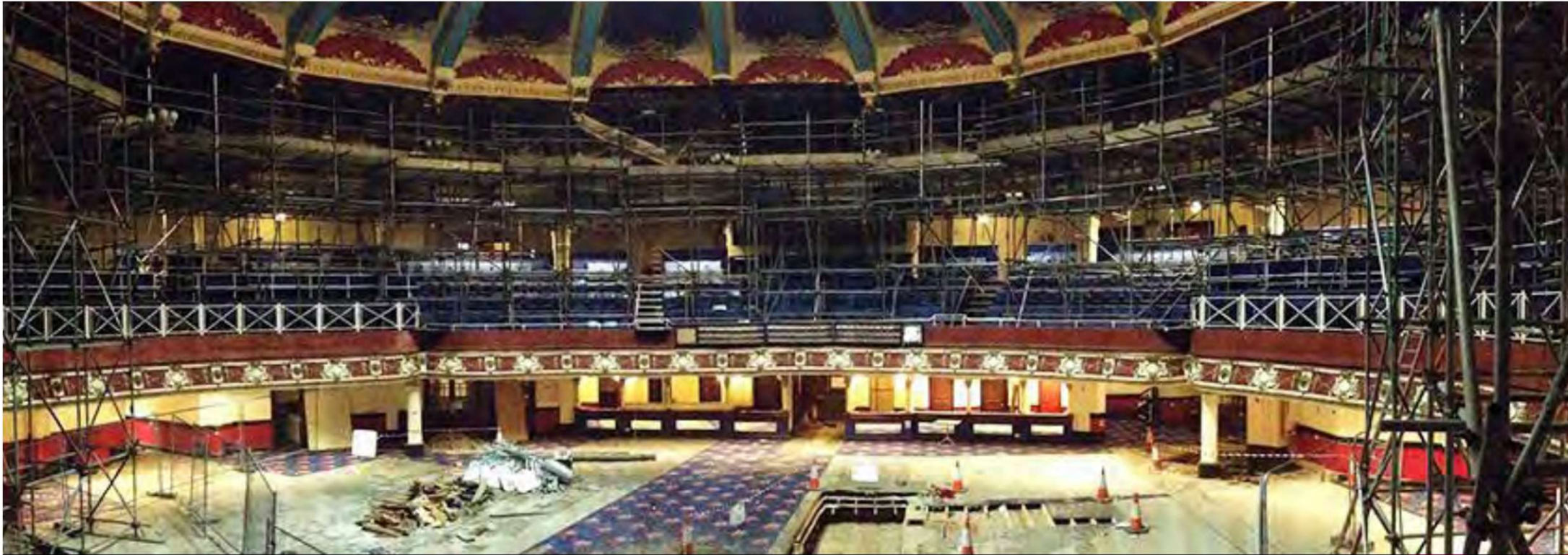


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City Council

Mecca Bingo 1967 - 2006



Condition post Mecca Bingo



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City Council





Brighton & Hove
City Council

Rear equestrian/elephant ramp



Brighton & Hove
City Council







Grand Master Lighting Control Panel



Brighton & Hove
City Council

Application BH2022/02443 (FP) & BH2022/02444 (LBC)

- Restoration, renovation, part-demolition works and extensions to The Hippodrome
- Proposed multi-format flexible performance space in auditorium
- New “foyer bar”, internal bar areas, member club and roof terrace/s
- Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor

Existing western elevation



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Proposed western elevation



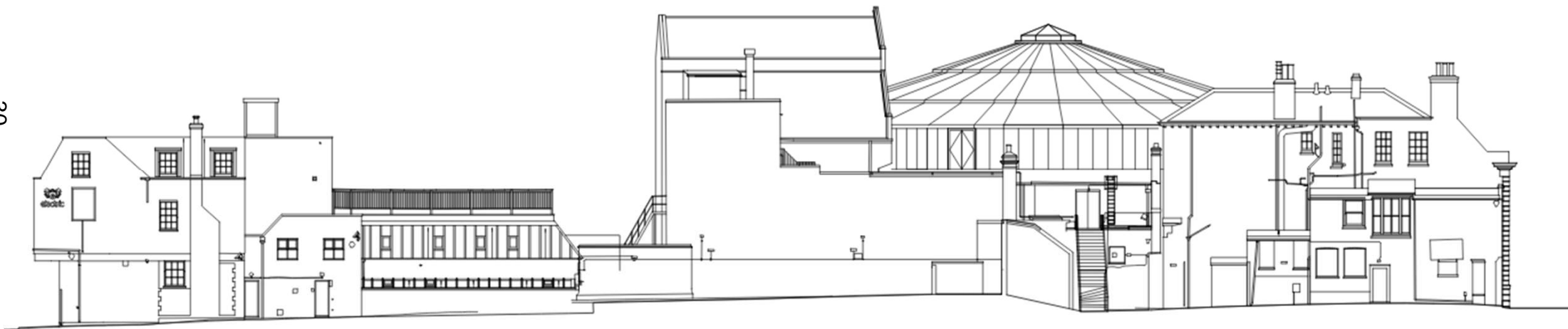
Proposed eastern elevation (Ship St)



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Existing northern elevation

30

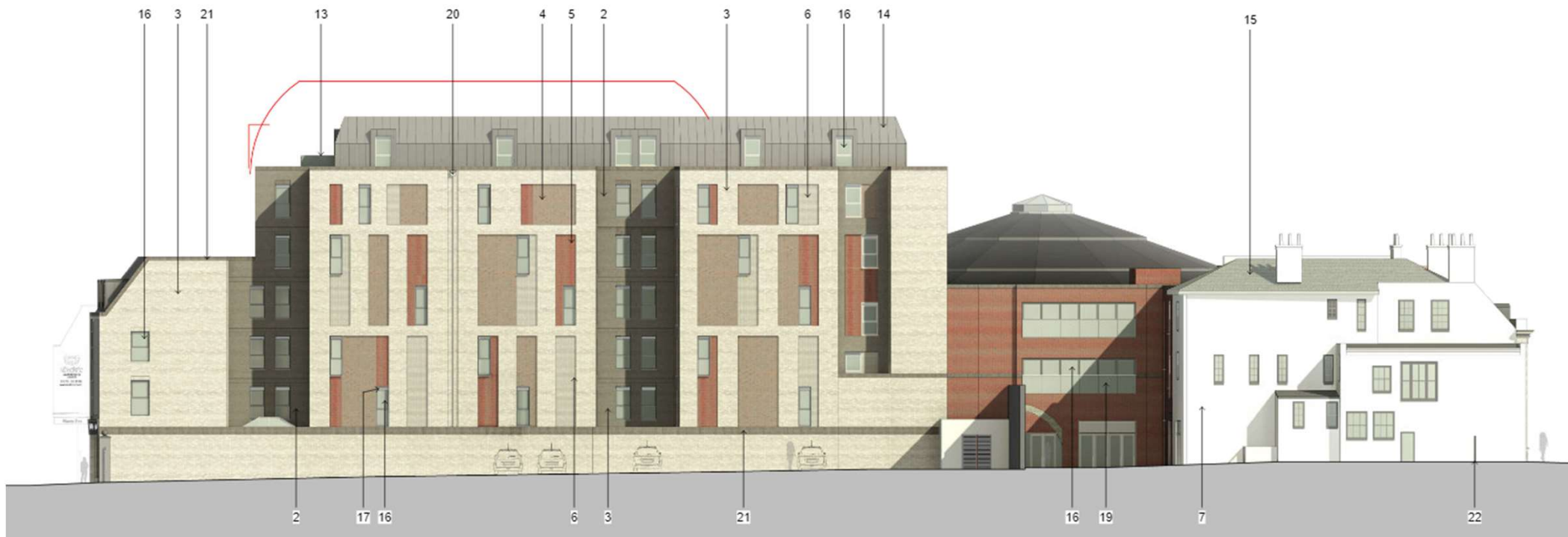


North elevation

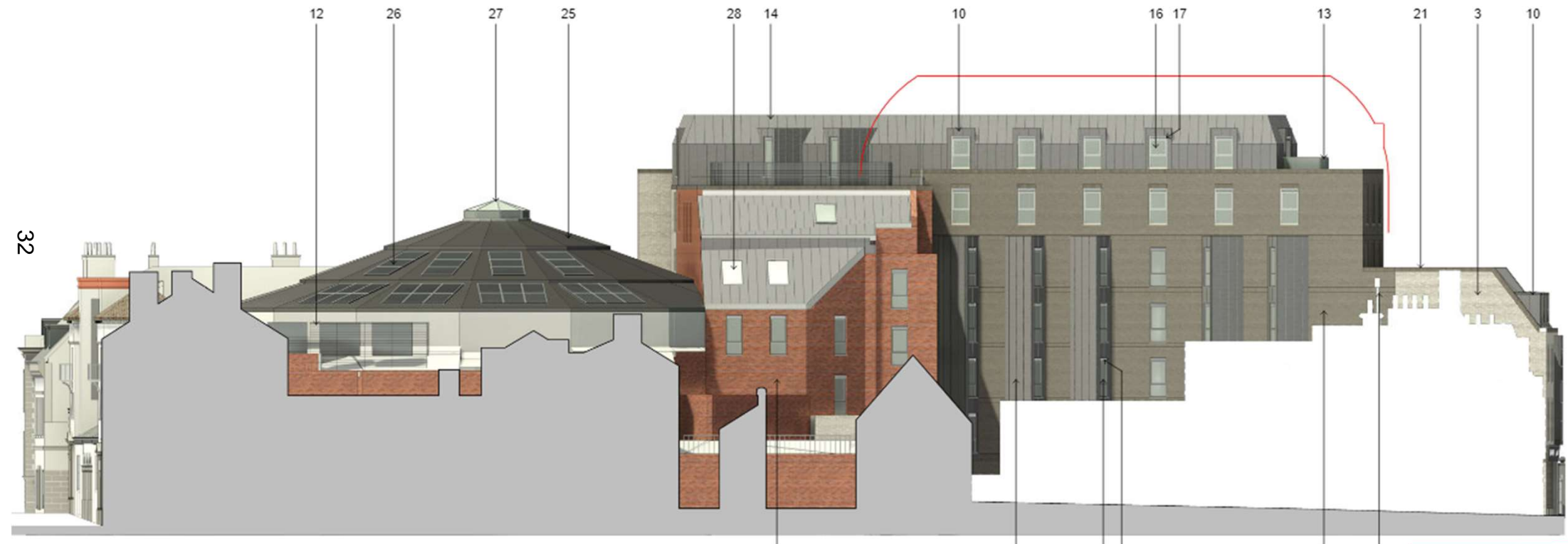


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Proposed northern elevation



Proposed southern elevation



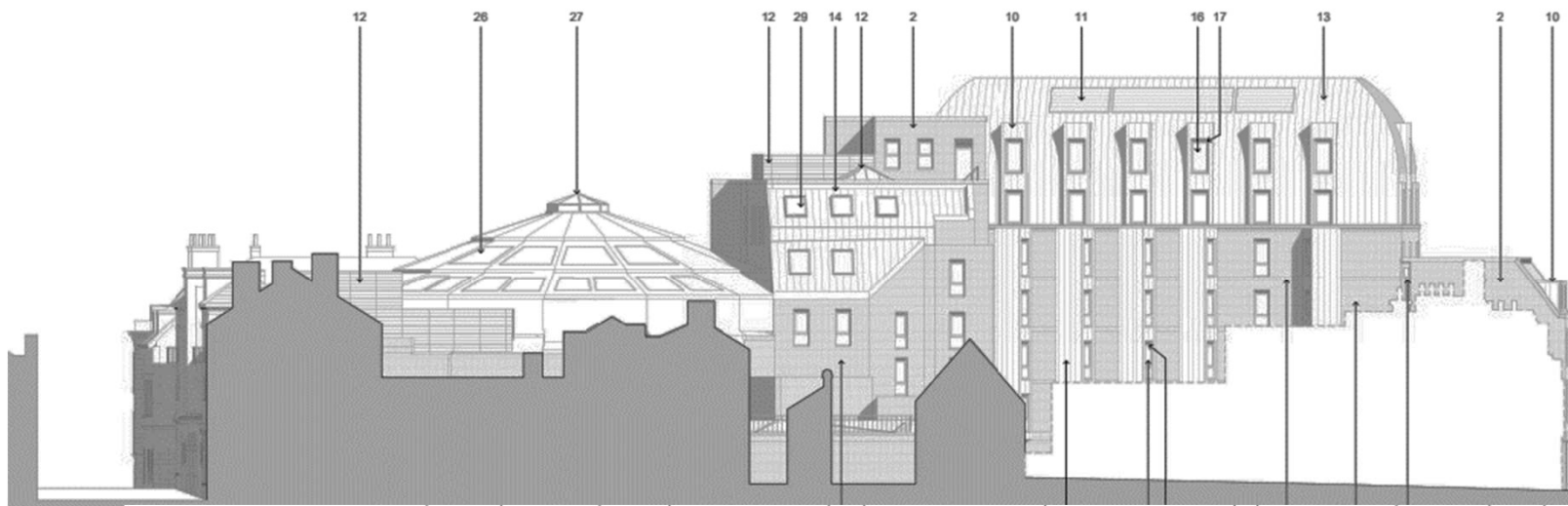
Proposed western elevation



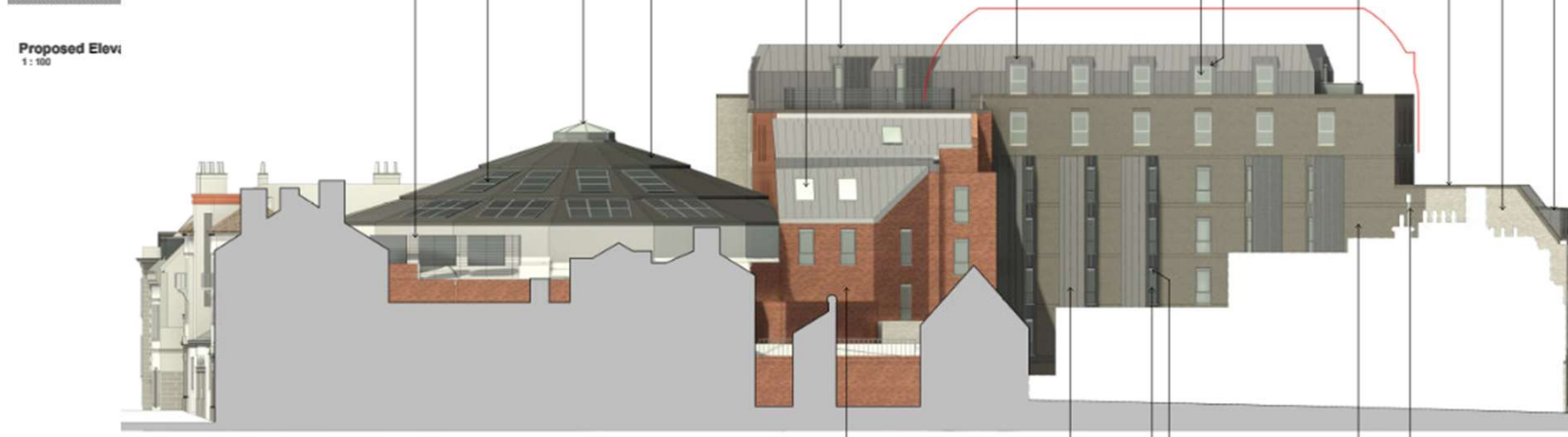
As originally submitted

As amended

Proposed southern elevation

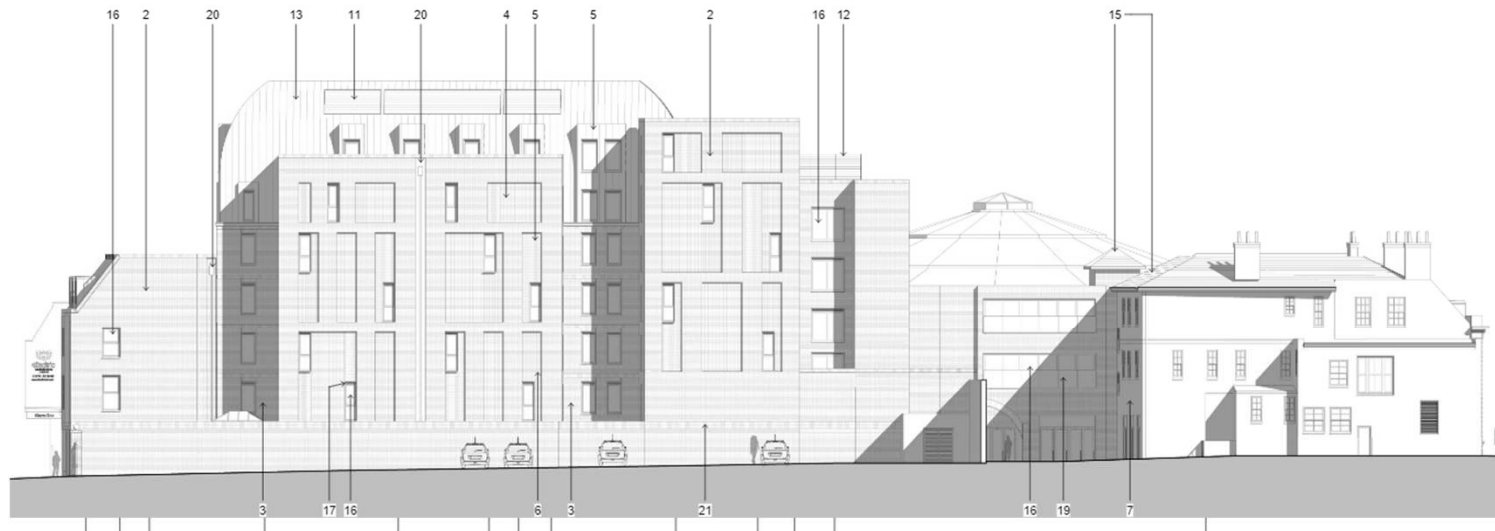


As originally submitted



As amended

Proposed northern elevation



As originally submitted



As amended

3D – View south (original proposal for scale)

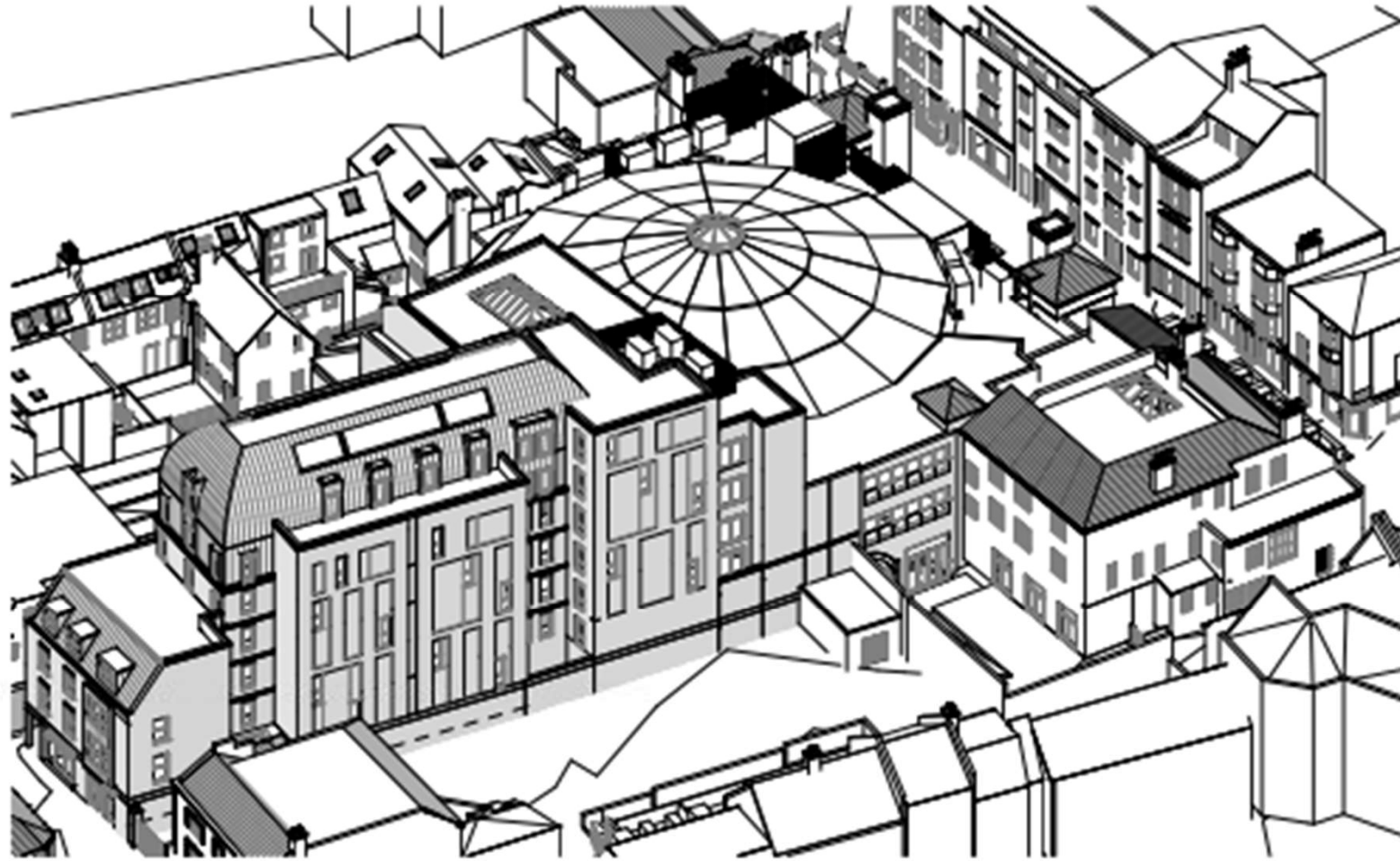
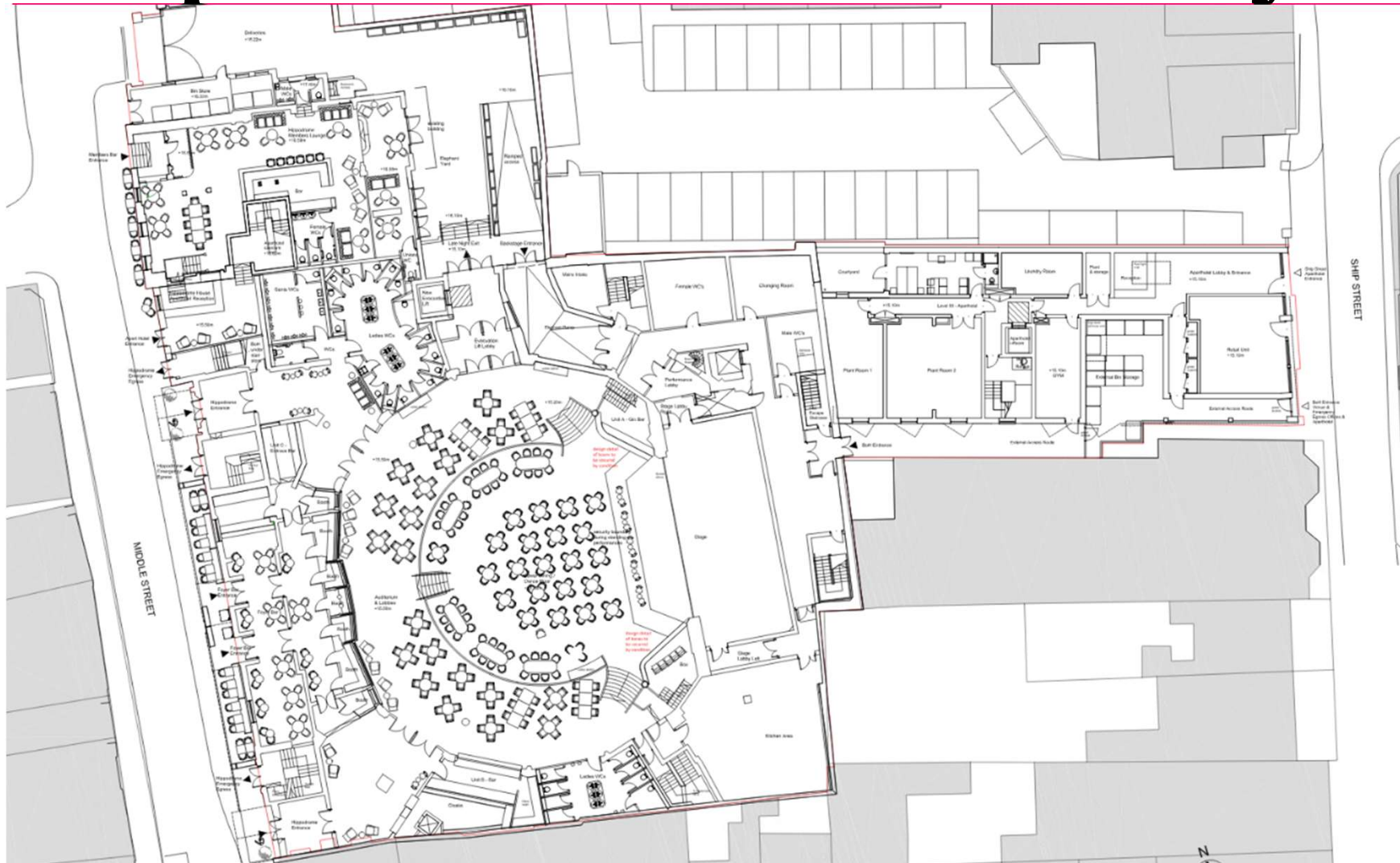


fig. 41 Proposed Aerial View - North East

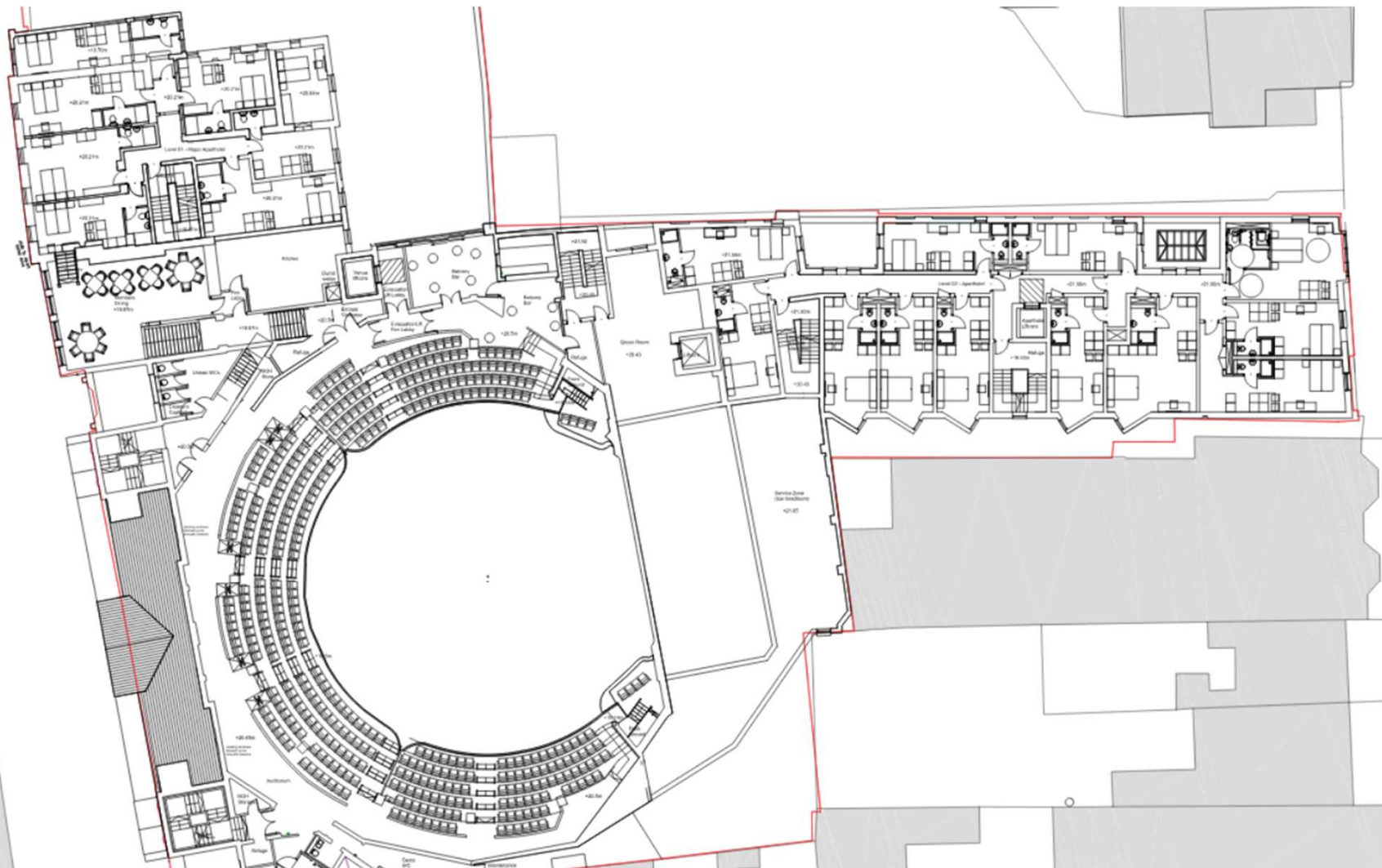


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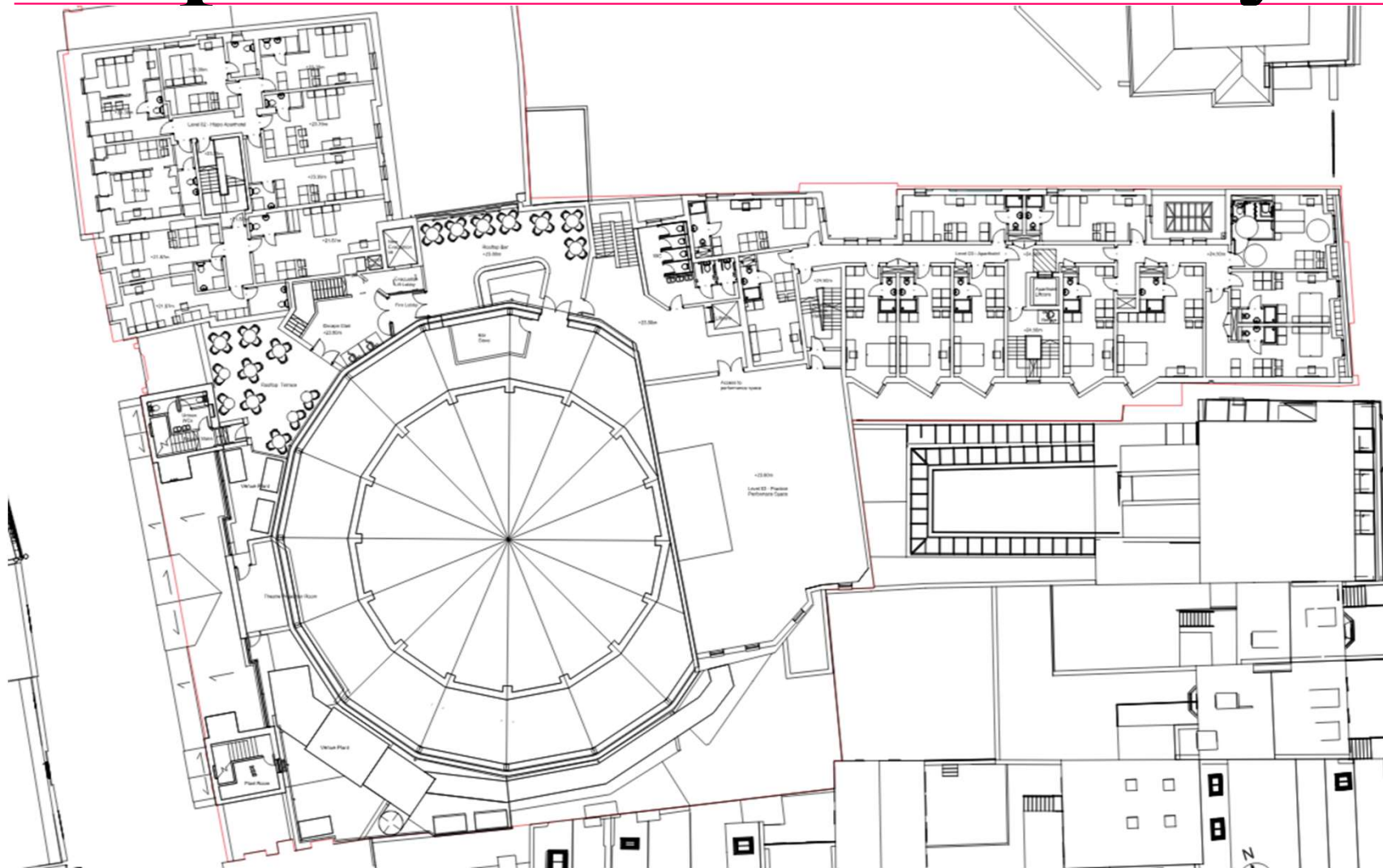
Proposed Ground Floor Layout



Proposed First Floor Layout

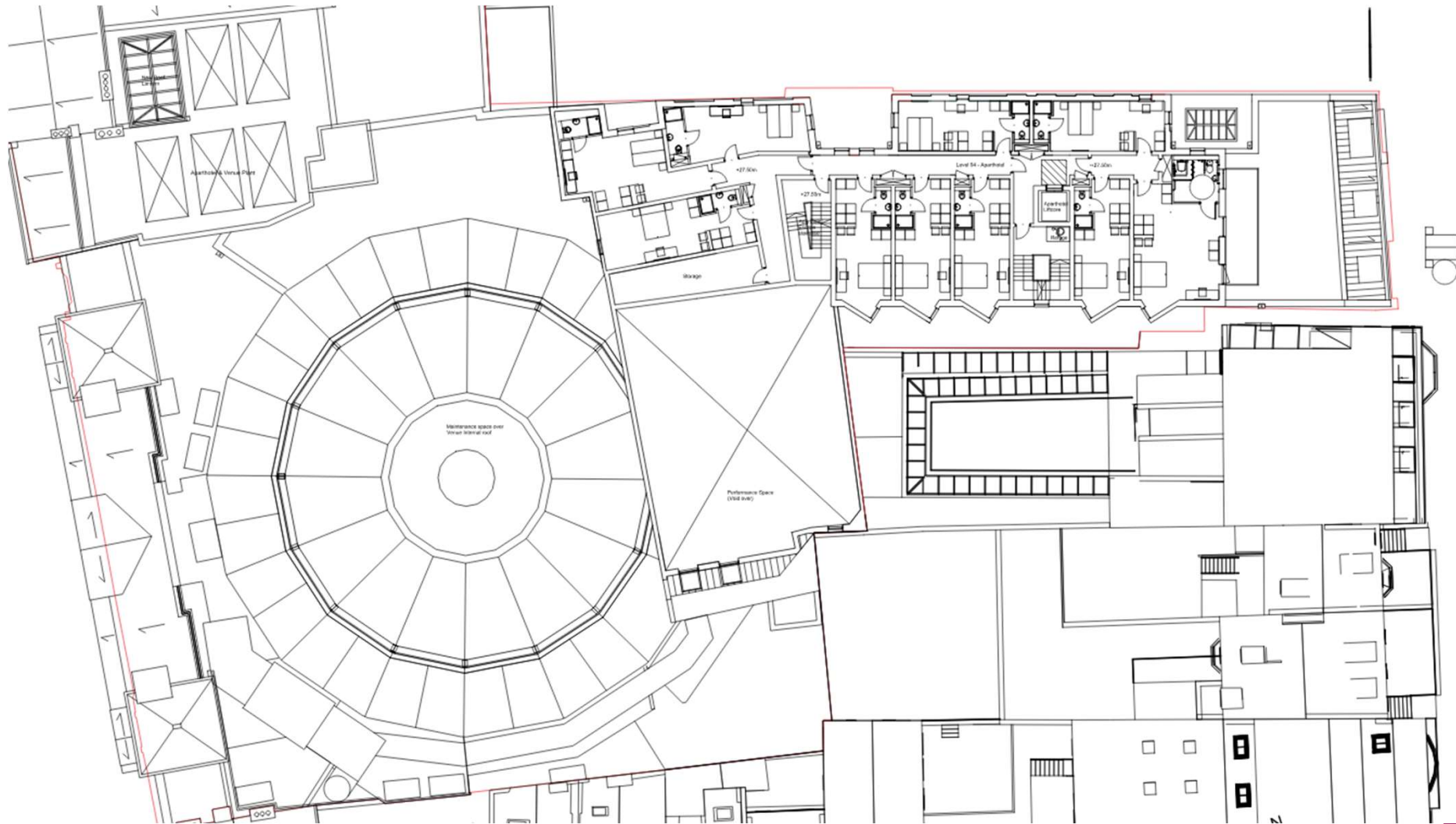


Proposed Second Floor Layout



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Proposed Floor Layout (level 03)



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Representations (objection summary)

- Adverse impact on listed building
- Adversely affects Conservation Area
- Apart Hotel would harm character of the street
- Apart Hotel would be overly dominant, oppressive / excessive bulk
- Additional traffic and concerns on road capacity
- Detrimental impact on property value
- Inappropriate Height of Development
- Overdevelopment
- Overshadowing
- Loss of outlook
- Overbearing
- Poor design
- Impact on Brighton skyline
- Would create enclosing impact
- Hotel too close to residential properties
- Impacts on security from crowds
- Noise, disturbance and vibration from venue
- Out of keeping
- Loss of privacy from hotel windows
- Roof-terrace to Apart Hotel too close to boundary
- Concerns of noise from rooftop bar
- Rooftop bars should close 9pm weekday and 10pm on weekends
- Loss of privacy from offices / fly tower conversion
- Disruptive and detrimental to peaceful enjoyment of Quakers Meeting House and Gardens
- Would block light to gardens of Quakers Meeting house
- Harm to trees of Quakers Meeting House
- Loss of area at rear would prevent large scale theatre
- No sufficient space for deliveries and performance equipment
- Rear yard should be retained
- Early morning deliveries should be restricted
- Concerns of noise from crowds
- Concerns of dust and noise from construction
- Would set dangerous precedent for future development in the Conservation Area
- Severe loss of light to residential properties
- Inappropriate siting of refuse storage for Apart Hotel
- Restriction of view
- Impact on parking in area
- Concern on table and chairs on Middle St
- Potential for anti-social behaviour
- Lack of historic detail
- Poor management of the site currently
- Poor quality of workmanship of current repairs
- Inaccuracies in Heritage Statement
- Urgent works not completed
- Would harm views from outside the site
- Hotel façade is inappropriate design
- Fly tower must be retained and operational
- Concerns that the site will be subdivided without benefits being achieved



Representations (support summary)

- In keeping with Listed Building
- Respects and protects the Heritage asset
- Flexibility beneficial for the venue
- Cultural benefits from restoration for the public use
- Brighton needs venue to attract high class acts
- Variety and higher quality performances in new space
- Quality venue needed to provide quality entertainment
- Assist in regeneration
- Beneficial to the city
- Would be a great asset culturally
- Beneficial to local business
- High end venue is what the city needs

Key Considerations in the Application

- Optimal Viable Use
- Public Benefit vs Harms
- Impact on Heritage Assets
- Impact on residential amenity
- Highways Impacts
- Sustainability Impacts
- Accessibility Impacts

Harms vs Benefits

- Harm to significance of Hippodrome and Hippodrome House
- Harms to Conservation Area
- Some harms to residential amenity
- Restoration of Grade II* Listed Building
- Auditorium back into use as a single volume capable of performance use
- Heritage improvements to public realm
- Active frontage onto Ship Street

S106 table

- Employment and Training Strategy
- Contribution of £70,800 for Employment and Skills Training
- Contribution for monitoring obligations (Events Management Plan)
- Contribution for monitoring obligations (Delivery and Servicing Management Plan)
- Contribution for monitoring obligations (Travel Plan)

Conclusion and Planning Balance

- Considered to sustain and enhance both the architectural and historic significance of the buildings
- Sse proposed is considered to be suitably viable and consistent with the history of the site and the ongoing conservation of this at risk Grade II* Listed Building
- Securing what can be considered as the Optimal Viable Use.
- The proposed development would contribute to the re-generation and vitality of this part of the Old Town Conservation Area and would also improve the public realm and make a positive contribution to local character and distinctiveness.

Conclusion and Planning Balance

Subject to an appropriate phasing agreement and suitable planning conditions it is considered that the public benefits of the proposal would be secured and realised.

Matters relating to Highways impacts, sustainability and archaeology are considered acceptable and can be suitably controlled through appropriately worded conditions.

On balance the development proposal is considered to be in accordance with the NPPF, national and local guidance and locally adopted planning policies of the Brighton and Hove City Plan Part One and Part Two.

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St Margarets Church, The Green, Rottingdean

BH2022/01500



**Brighton & Hove
City Council**

Application Description

- Erection of two storey extension to north elevation
- Clad in flint stone, with quoin details and a red tile roof to match the existing roof
- The extended space would provide for church and community activities.

Existing Location Plan



EX-001

Aerial photo(s) of site



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3D Aerial photo of site



North



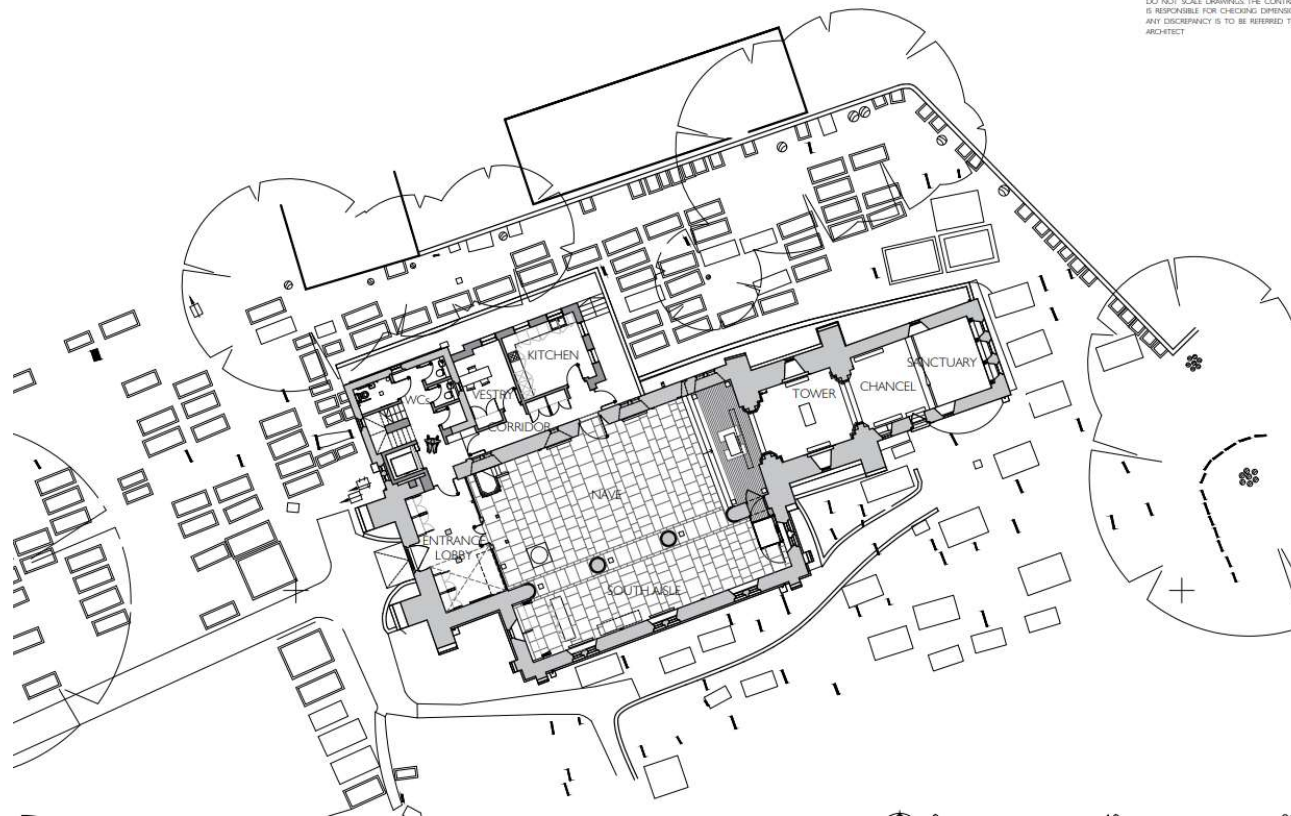
Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Proposed Site Plan



Brighton & Hove
City Council

Site Photos

56



ID

Site photos – North Elevevation from Dean Court Road



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City Council

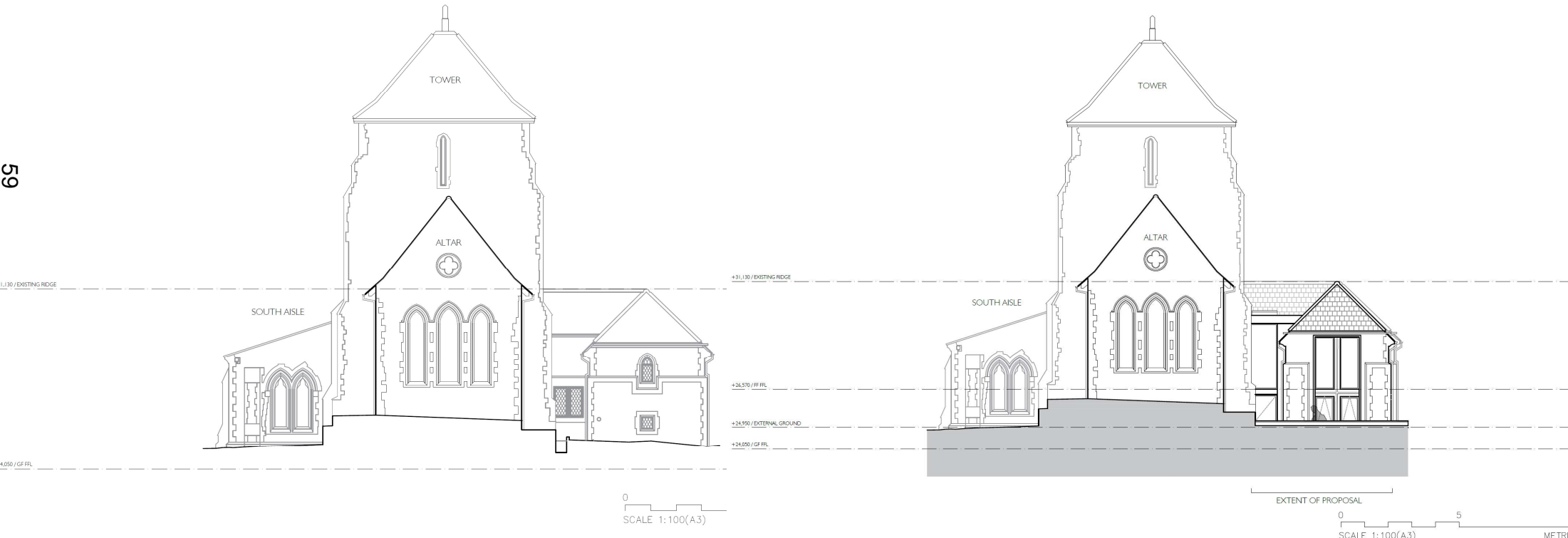
Site Photos – (existing 1970s extension in red)



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Existing/ Proposed East Elevation

59



Existing/Proposed North Elevation



Proposed Massing Visual



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3D Visuals

22



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City Council

3D Visuals



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City Council

Representations

Thirty-six (36) objections:

Impact on heritage assets
Poor design/ inappropriate height
Overdevelopment
More community facilities not required
Increased footprint not necessary
Highways safety
Traffic/ Parking/ Pollution issues
Impact on infrastructure
Impact on archaeological remains
Impact on trees
Removal of graves
Impact on wildlife/ protected species
Omissions/ inaccuracies in submission documents

Twenty-six (26) in support:

Design in keeping with listed building
Community facility needed
Improved accessibility
Family facilities such a baby-changing area
Revitalise the Church
Public / community benefit
Sustainable measures
Parking impact would be minimal
Less than substantial harm

Councillor Bridget Fishleigh has made a representation supporting the application.

Key Considerations

- Principle of Development
- Impact on Heritage Assets
- Impact on Amenity
- Sustainable Transport
- Ecology
- Archaeology
- Sustainability

Conclusion and Planning Balance

- Extension would cause some harm to the architectural and artistic interest of the listed building and minor harm to the appearance and character of the conservation area. However, the level of harm is less than substantial under the terms of the NPPF and the statutory presumption can be outweighed by material considerations powerful enough to do so.
- Heritage and Public benefits arising from helping to sustain the listed church in a long term flexible and viable use. This is through the positive contribution that conservation of the listed building, as a community asset, can make to a sustainable community, particularly in terms of accessibility and inclusivity.
- It is considered that the benefits of the scheme significantly outweigh the negative impacts on the heritage assets. Furthermore, provided the recommended mitigation, compensation and enhancement is implemented, the proposed development can be supported from an ecological perspective.
- Approval of the application is therefore recommended, subject to conditions.

26 Arundel Drive East And 22-24 Arundel Drive East

BH2023/03197

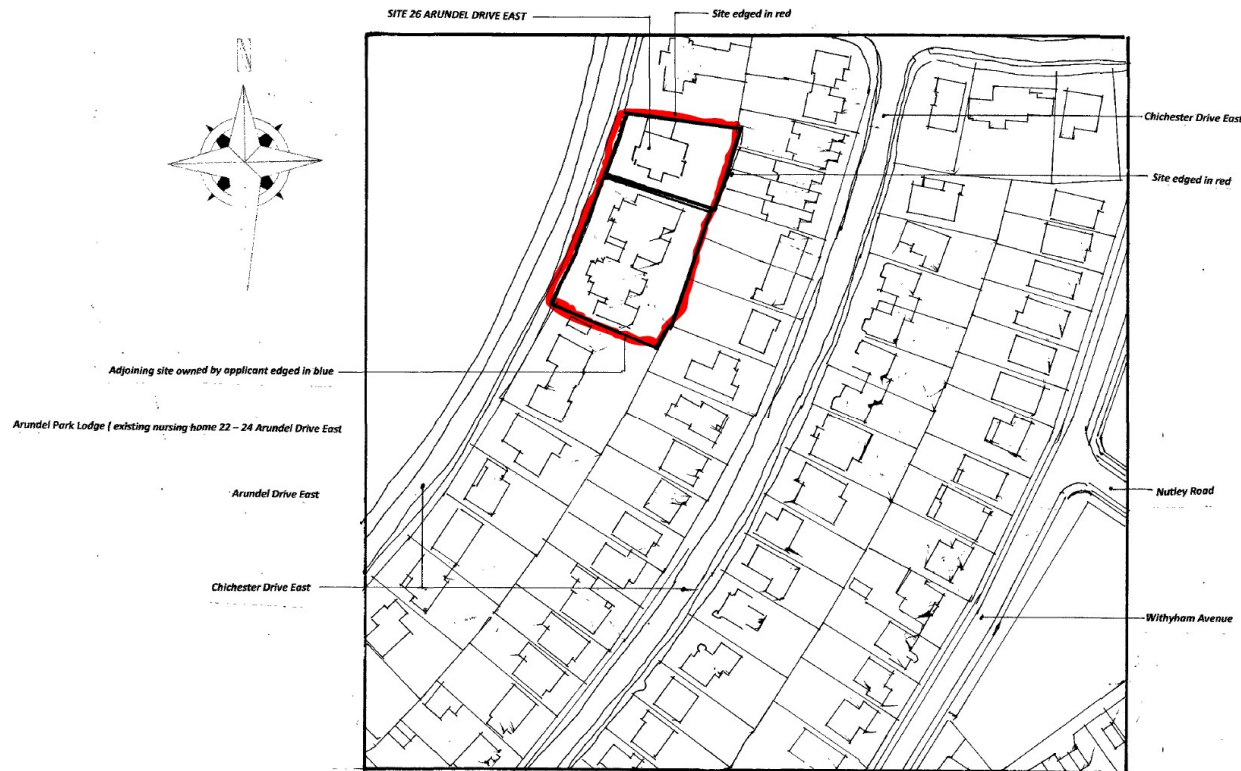


**Brighton & Hove
City Council**

Application Description

- Change of use of 26 Arundel Drive East from residential dwelling (C3) to mental health care home (C2), incorporating erection of two storey pitched roof extensions to the North, South and East elevations and associated alterations and landscaping.
- Erection of single storey extension to link 26 with 22-24 Arundel Drive East.

Existing Location Plan



Location Plan (scale 1:1250)

Aerial photo(s) of site



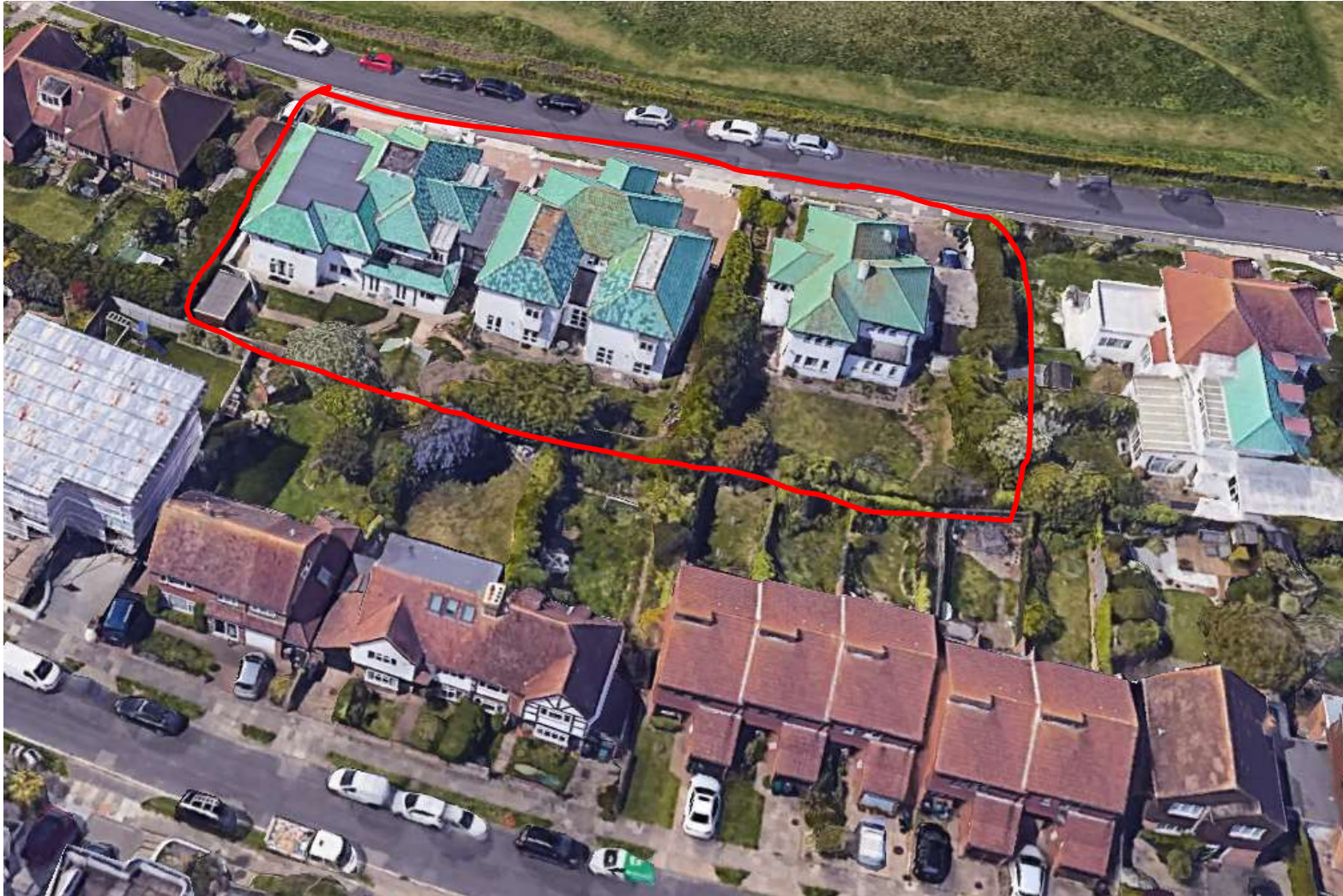
Brighton & Hove
City Council

3D Aerial photo of site

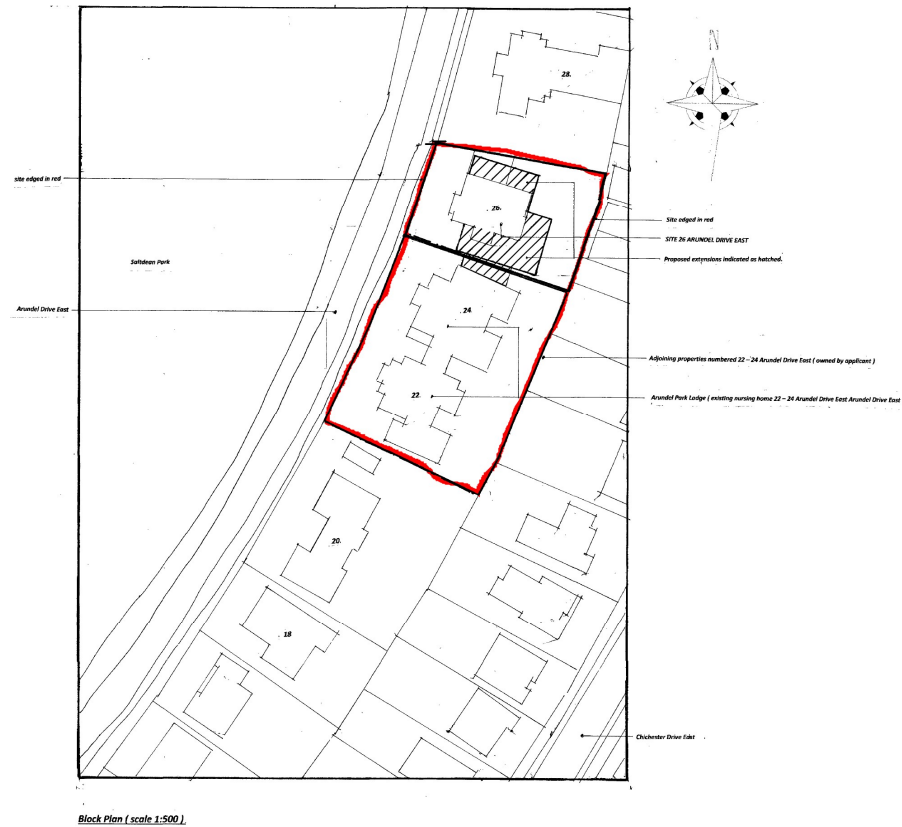


Brighton & Hove
City Council

3D Aerial photo of site



Proposed Block Plan



Streetscene Photos



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City Council

Proposed Front Elevation

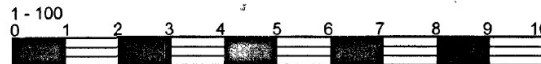
New area of pitched roof to be clad with profiled green tiles to match existing main roof

White upvc double glazed windows

Double glazed door in anodised frame to match front entrance door



Proposed Front Elevation (west)



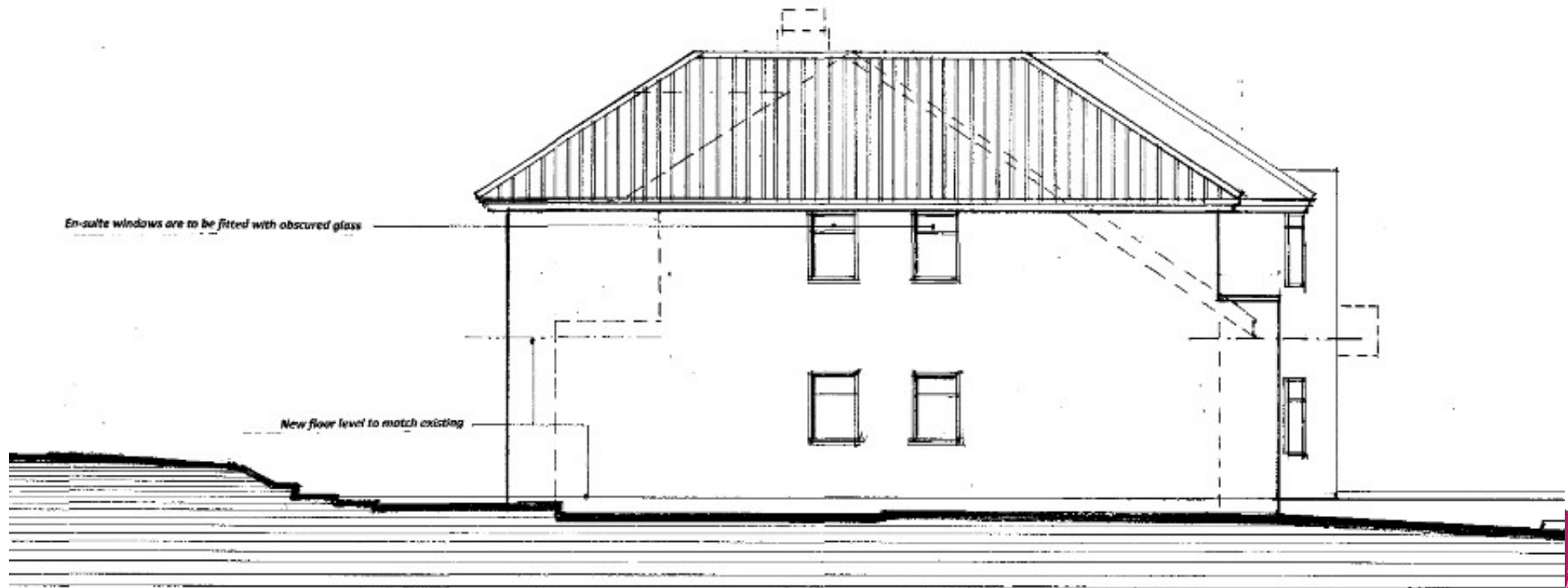
1242023/03

Proposed Rear Elevation

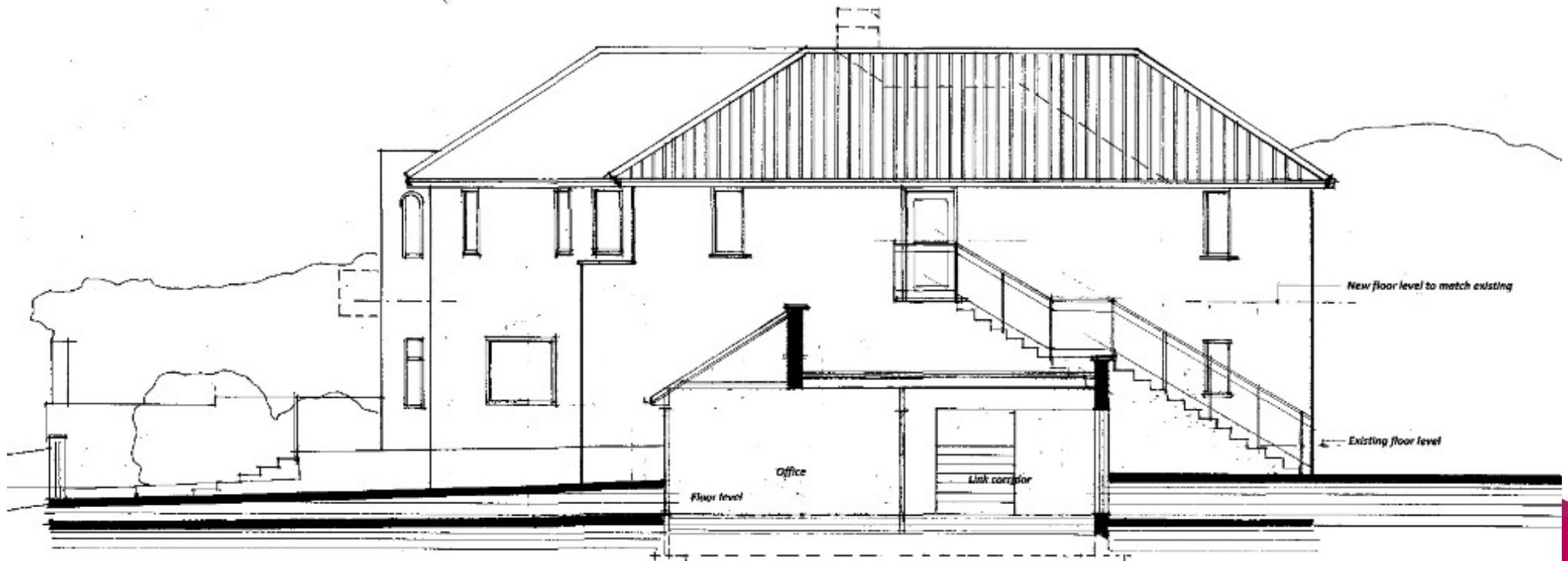


1242023/03

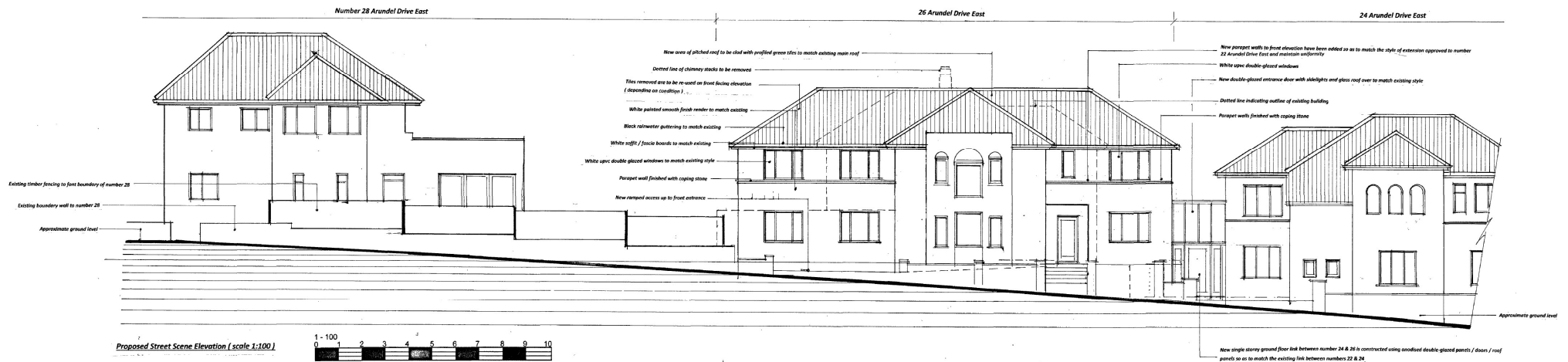
Proposed North Side Elevation



Proposed South Side Elevation



Proposed Contextual Front Elevation



1242023/03



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Representations

Seven (7) people, objecting:

Inappropriate use class
Overdevelopment of the site
Detrimental visual impact
Loss of housing
Loss of privacy
Overbearing impact
Overshadowing and loss of light
Increased noise and disturbance
Change to the nature of area
The need for the facility has not been justified
Negative traffic / parking impacts
Staffing issues
Impact on biodiversity/ trees
Light pollution
Poor quality of the submission plans and documents

One (1) person supporting:

Under provision of good-quality care homes
Provider has good reputation for care
Would provide specialist care which is needed

One (1) person commenting:

Loss of privacy should be addressed by planning condition.



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City Council

Key Considerations

- Principle of development
- Design and Appearance
- Impact on Amenity
- Sustainable Transport
- Sustainability/ Biodiversity

Conclusion and Planning Balance

- The proposed change of use is justified as it would provide a local community facility that meets an identified need for additional nursing care bed spaces for older people with complex care needs;
-
- The extensions and alterations are considered suitable additions to the building that would not harm its appearance nor that of the wider area;
- The proposal is considered acceptable in terms of impact on residential amenity;
- Impacts relating to Transport, Sustainability, Biodiversity and Arboriculture are considered acceptable;
- The application is recommended for Approval, subject to conditions.

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Flat 13, St Gabriels, 18A Wellington Road BH2023/03432



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City Council

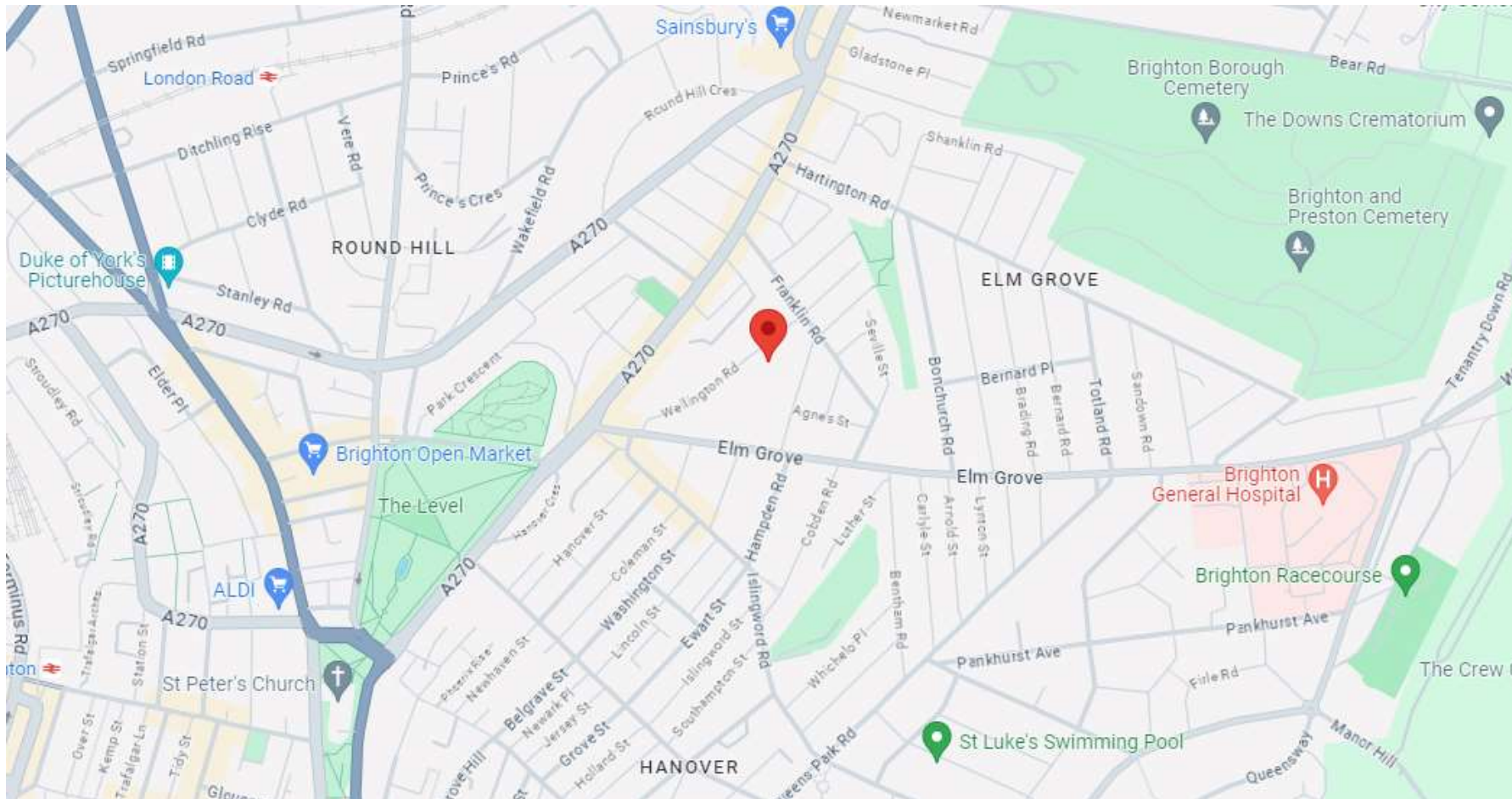
Application Description

- Change of use from a studio flat (C3) to a three bedroom, 5 person, small house in multiple occupation (C4) with installation of one front dormer, one side dormer and two rear rooflights.



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Map of application site



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Existing Location Plan

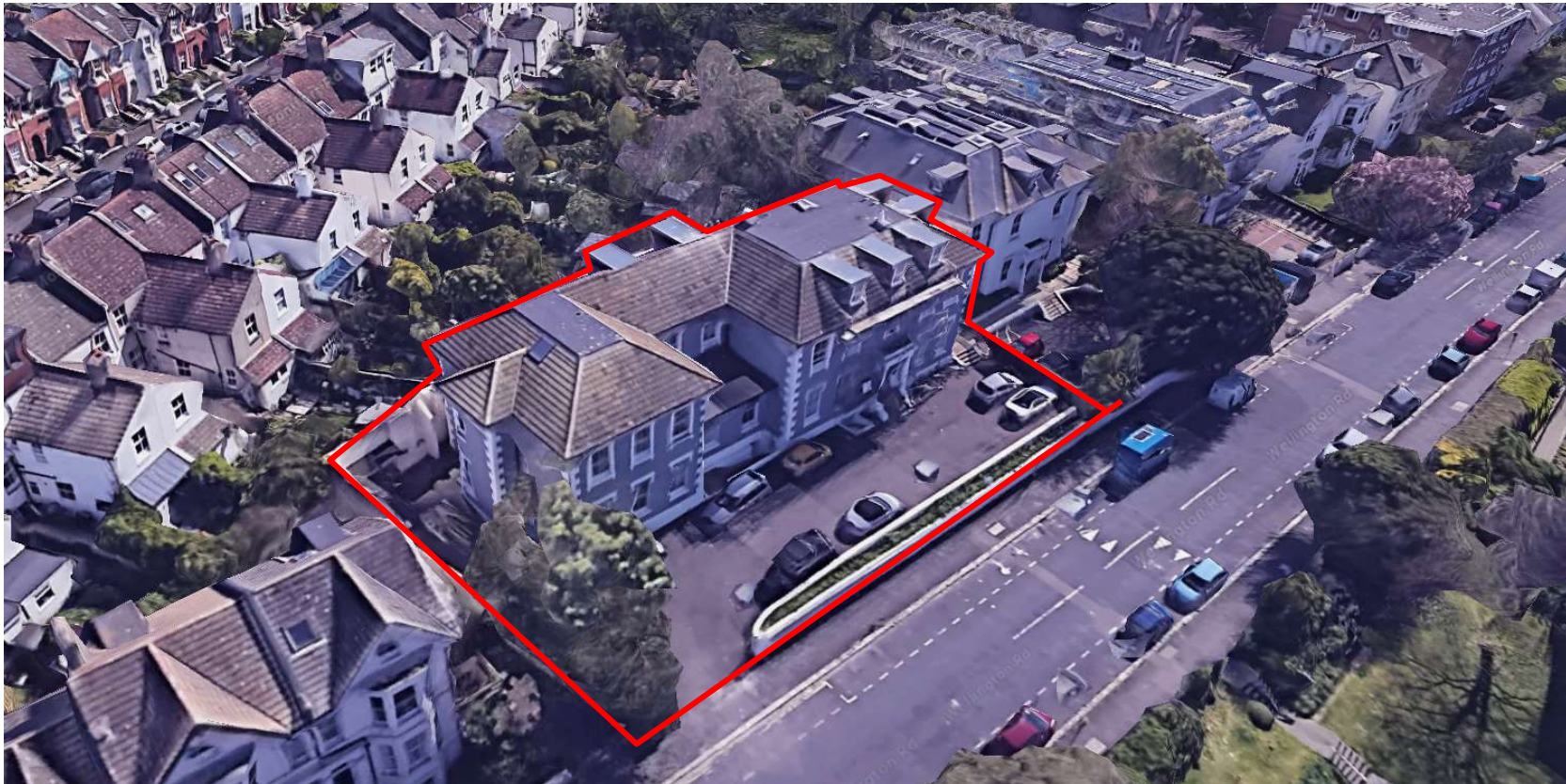


Brighton & Hove
City Council

Aerial photo(s) of site



3D Aerial photo of site



North



Brighton & Hove
City Council

Front Elevation (North west facing)



Brighton & Hove
City Council

Front Elevations with Street

Looking East



Looking South

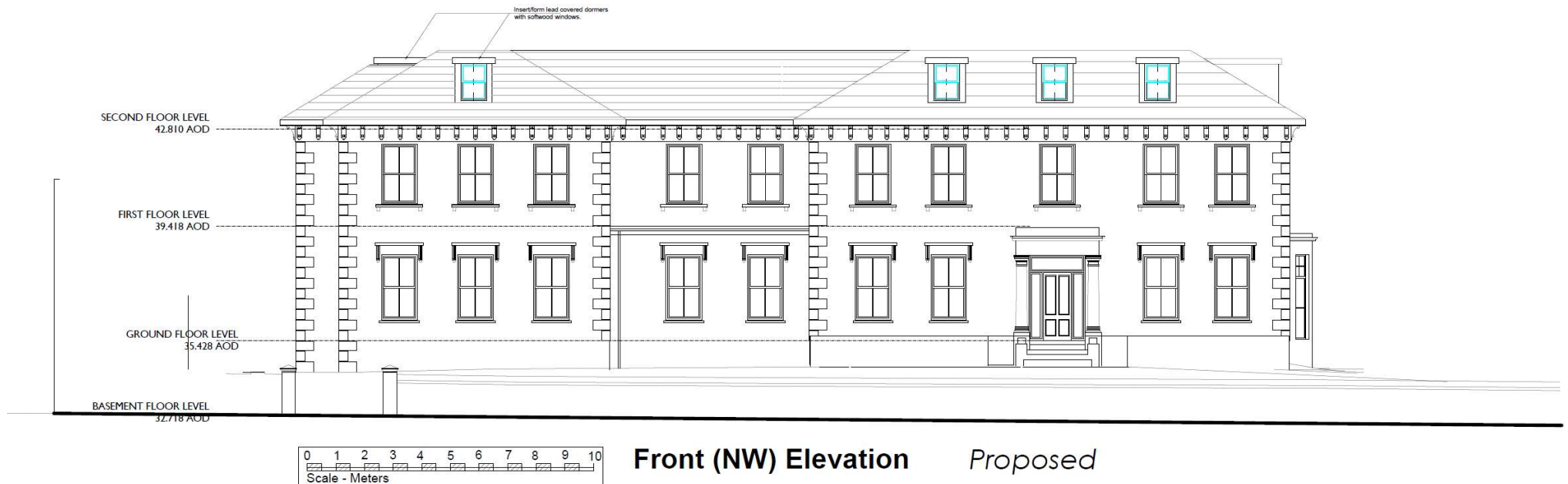


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Existing Front Elevation



Proposed Front Elevation



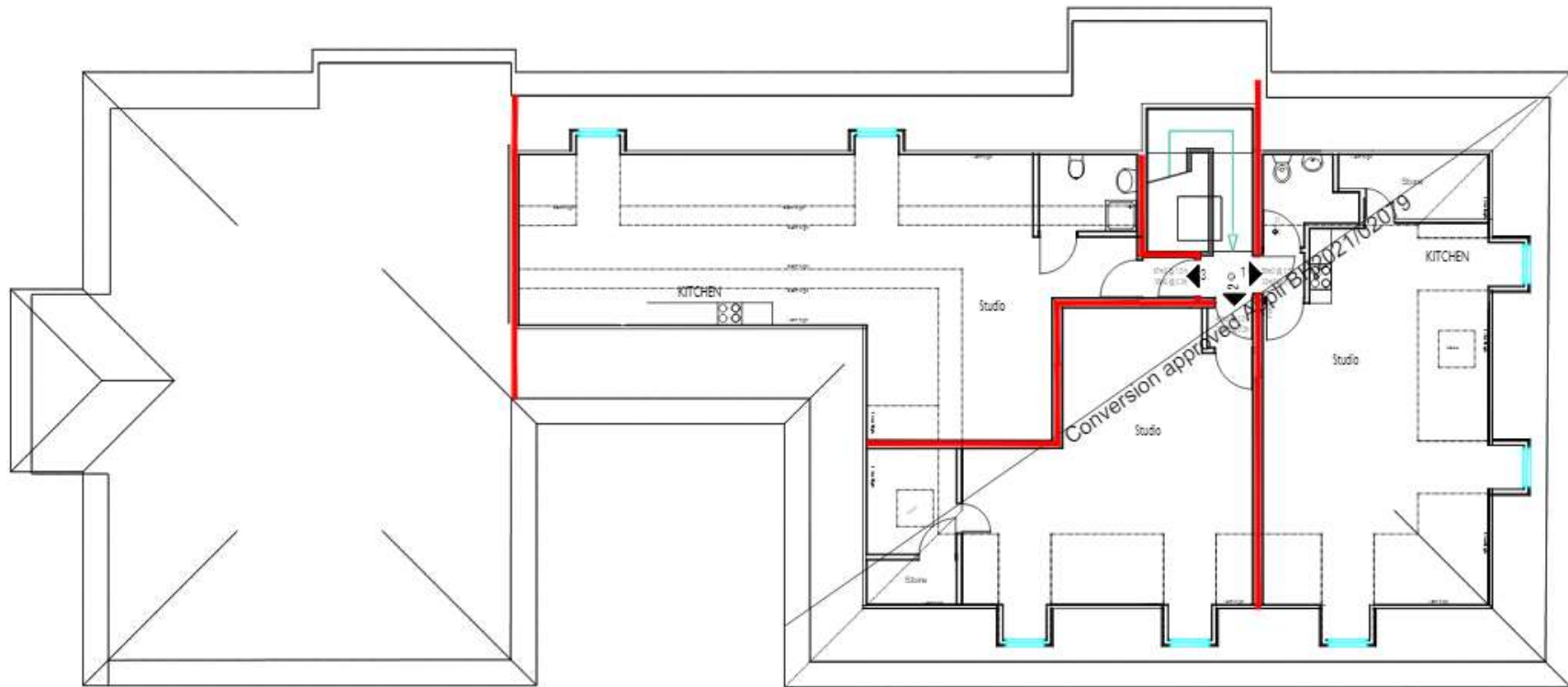
Existing Rear Elevation



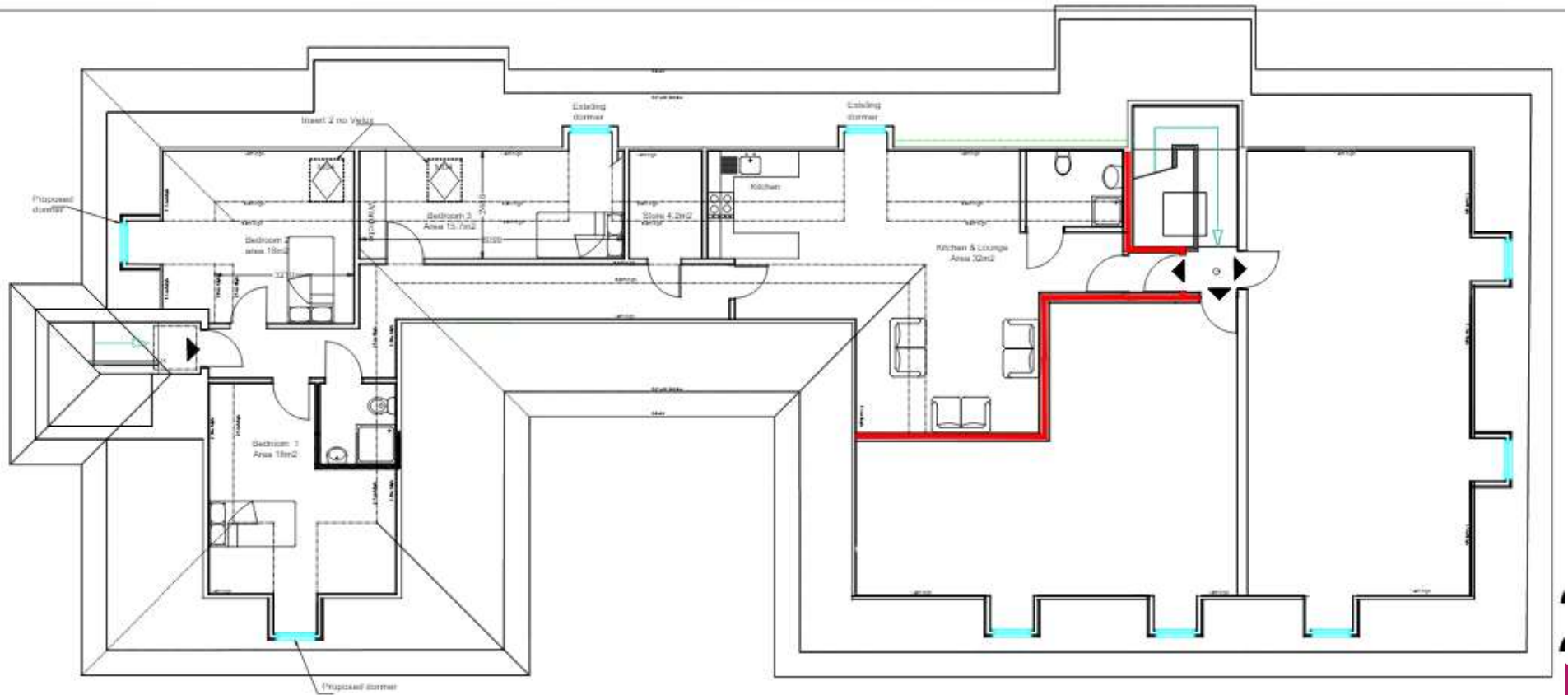
Proposed Rear Elevation



Existing Floor Plan



Proposed Floor Plan



Brighton & Hove
City Council

Representations

6 Objections raising the following issues:

- Adverse effect on/not in keeping with listed building
- Detrimental effect on property value
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Poor design
- Too close to the boundary
- Traffic/highways issues

6 Supports raising the following issues:

- Good design
- No detrimental effects on neighbourhood

Key Considerations in the Application

- Appearance of the Locally Listed Building
- HMO density in relation to DM7 and CP21
- Impact on amenity for surrounding residents of block from proposed small HMO (C4)
- Impacts on amenity for future residents of the proposed small HMO (C4)

Conclusion and Planning Balance

- Meets Policy requirements of DM7 and CP21 for HMO density and layout – HMO use is below 10% for dwellings within 50metres and 20% for dwellings in the wider neighbourhood.
- Amenity impacts from the proposed development are acceptable to surrounding and future residents – subject to conditions re occupancy, layout and sound insulation.
- External changes to the Locally Listed building are acceptable – with front dormer bringing back some balance to the front elevation, and the side dormer and rear rooflights not causing visual harm.

Recommendation: **Approve with conditions**

Brighton Museum And Art Gallery

**BH2024/00057 (Planning Application) &
BH2024/00058 (Listed Building
Consent)**



**Brighton & Hove
City Council**

Application Descriptions

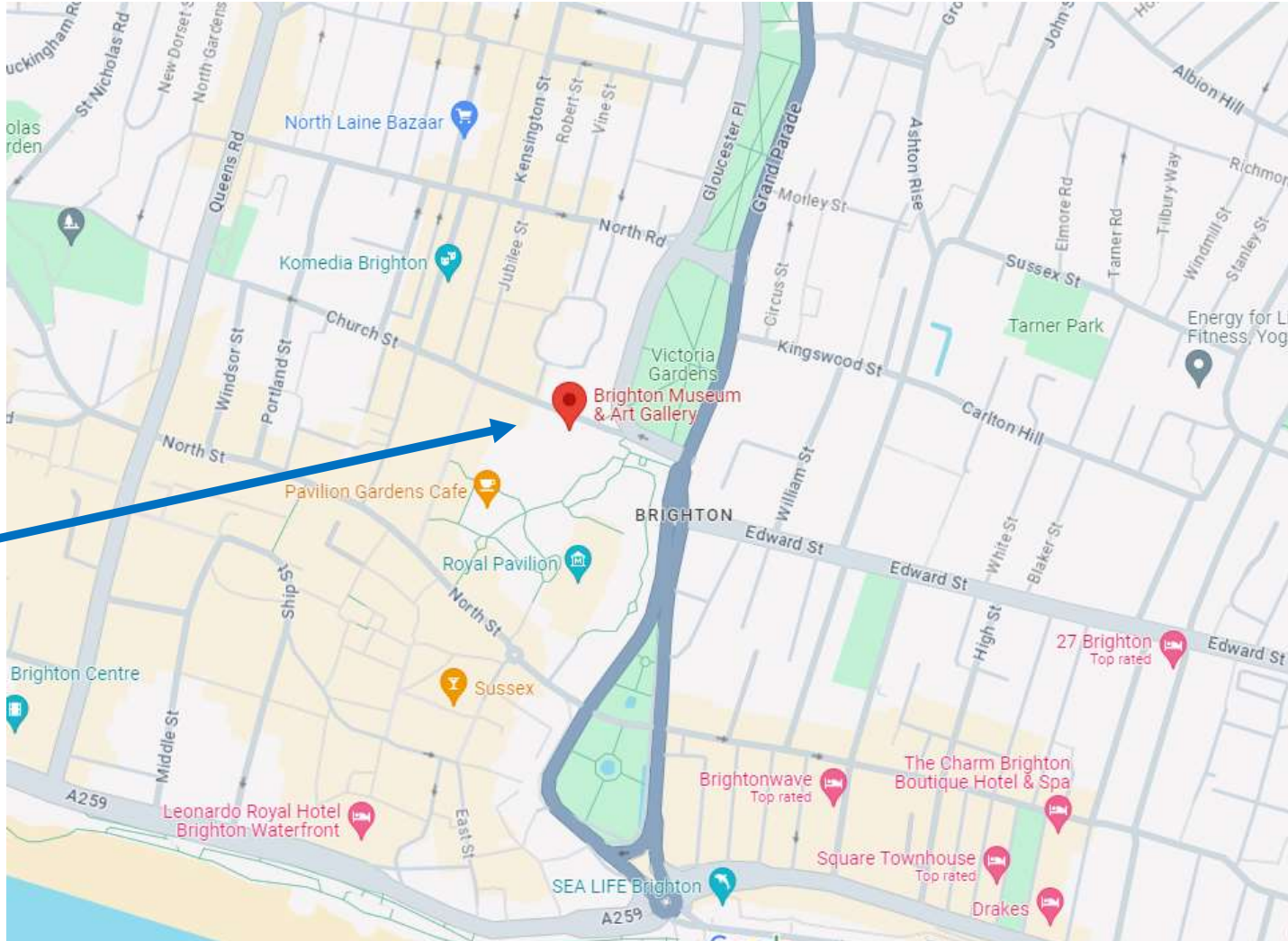
Full Planning application (BH2024/00057):

“Replacement of roof lantern above 20th Century Gallery with lead roof, insulation works, rerouting of ductwork, renewal of roof void walkway and installation of secondary means of escape from North end of roof void. Repair and renewal works to slate roof coverings, leadwork, joinery and guttering.”

Listed Building Consent (BH2024/00058):

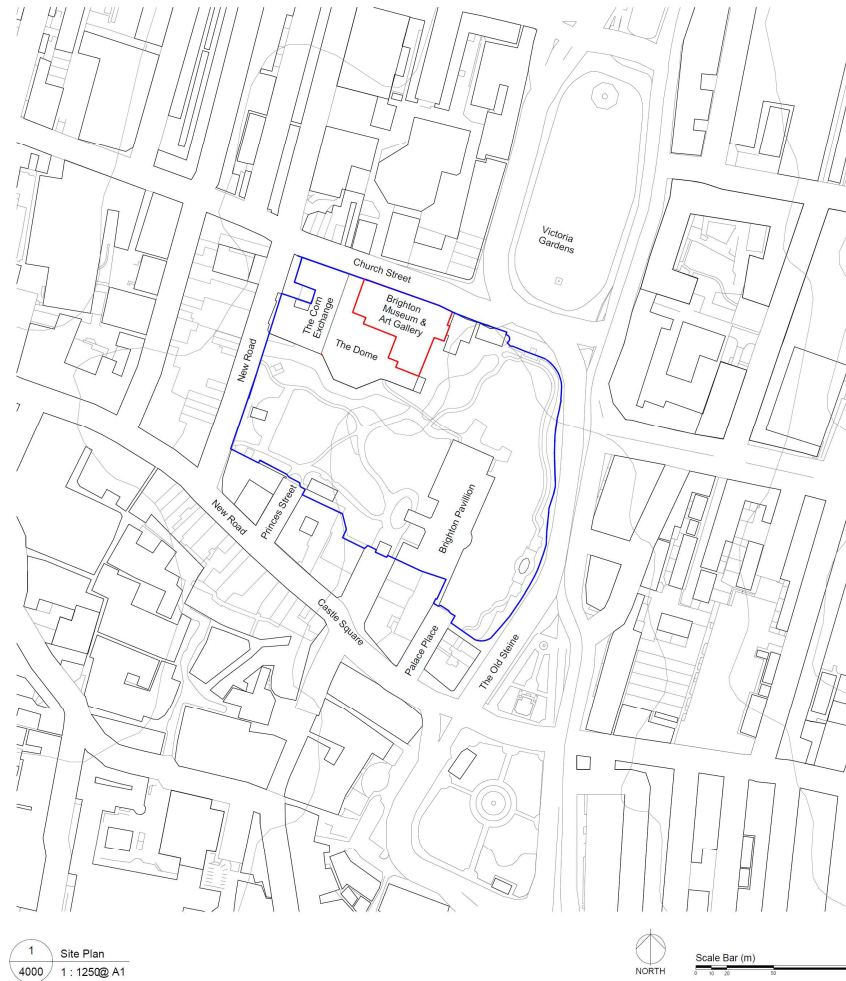
“Replacement of roof lantern above 20th Century Gallery with lead roof, insulation works, rerouting of ductwork, renewal of roof void walkway and installation of secondary means of escape from North end of roof void. Repair and renewal works to slate roof coverings, leadwork, joinery and guttering. Internal works to replace glazing to laylight with installation of lighting rig above and repair and refurbishment to cast iron grilles, lath and plaster vaulting and gallery interior.”

Map of application site

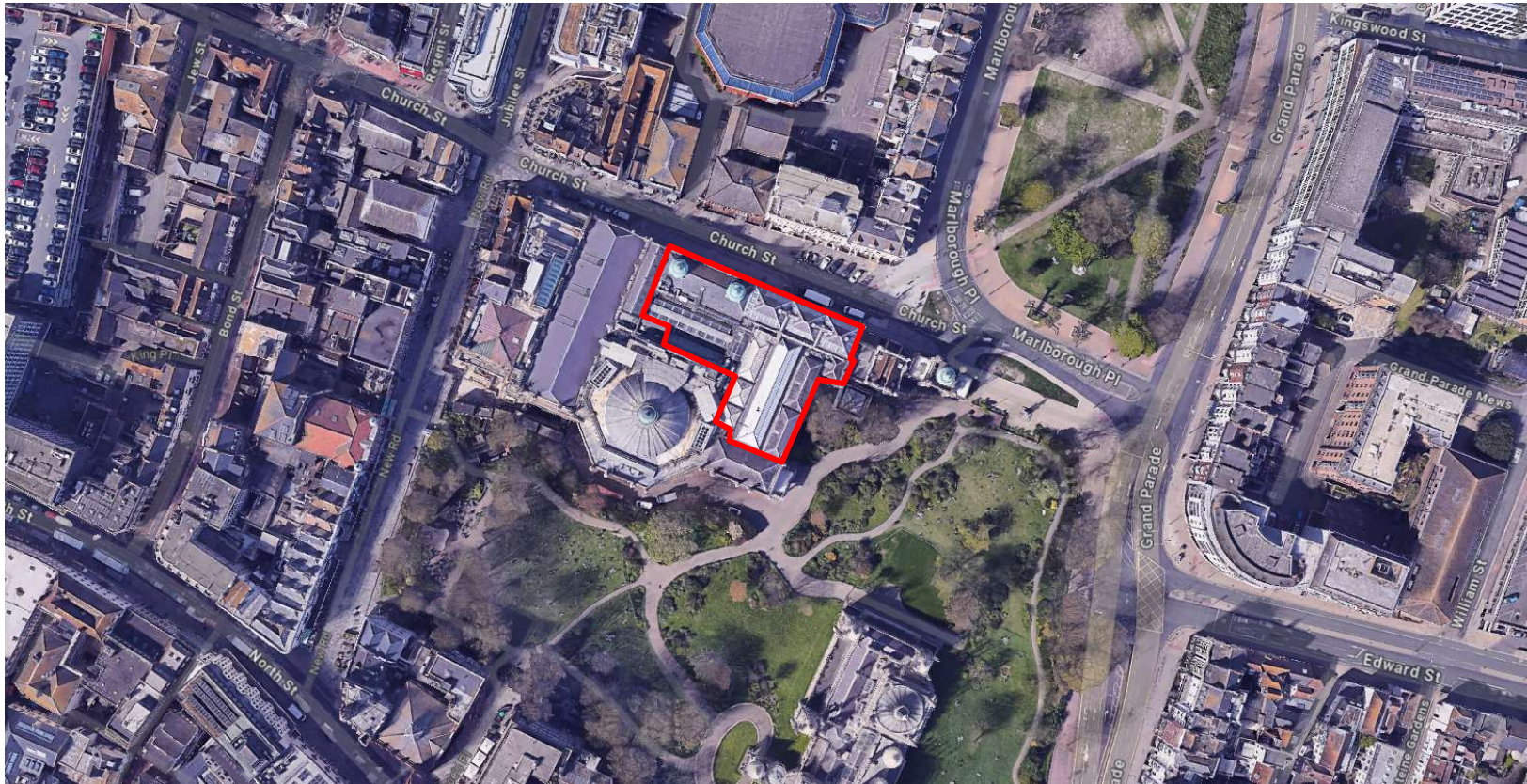


Application site

Existing Location Plan

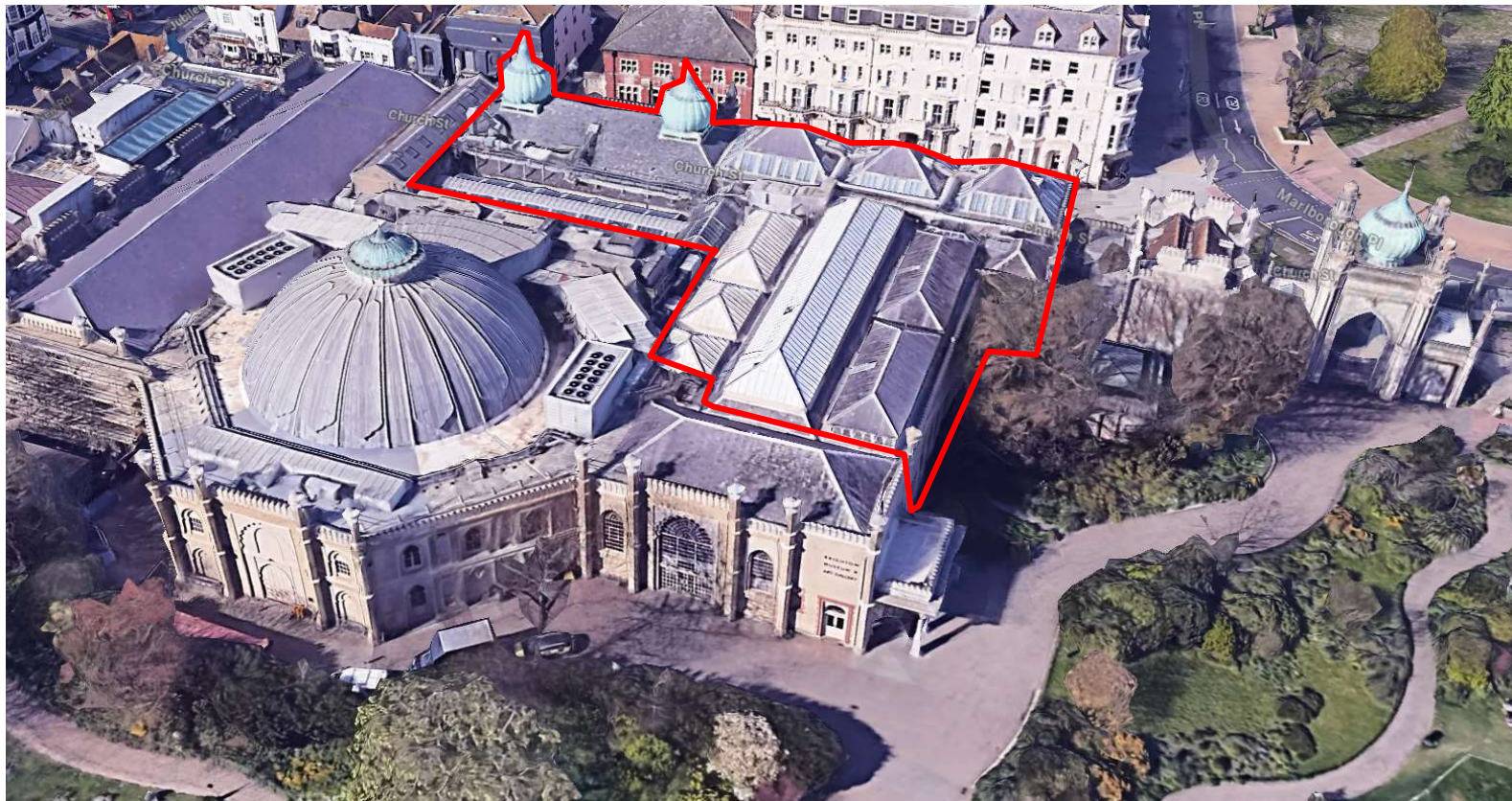


Aerial photo(s) of site



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3D Aerial photo of site



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Street photo of site

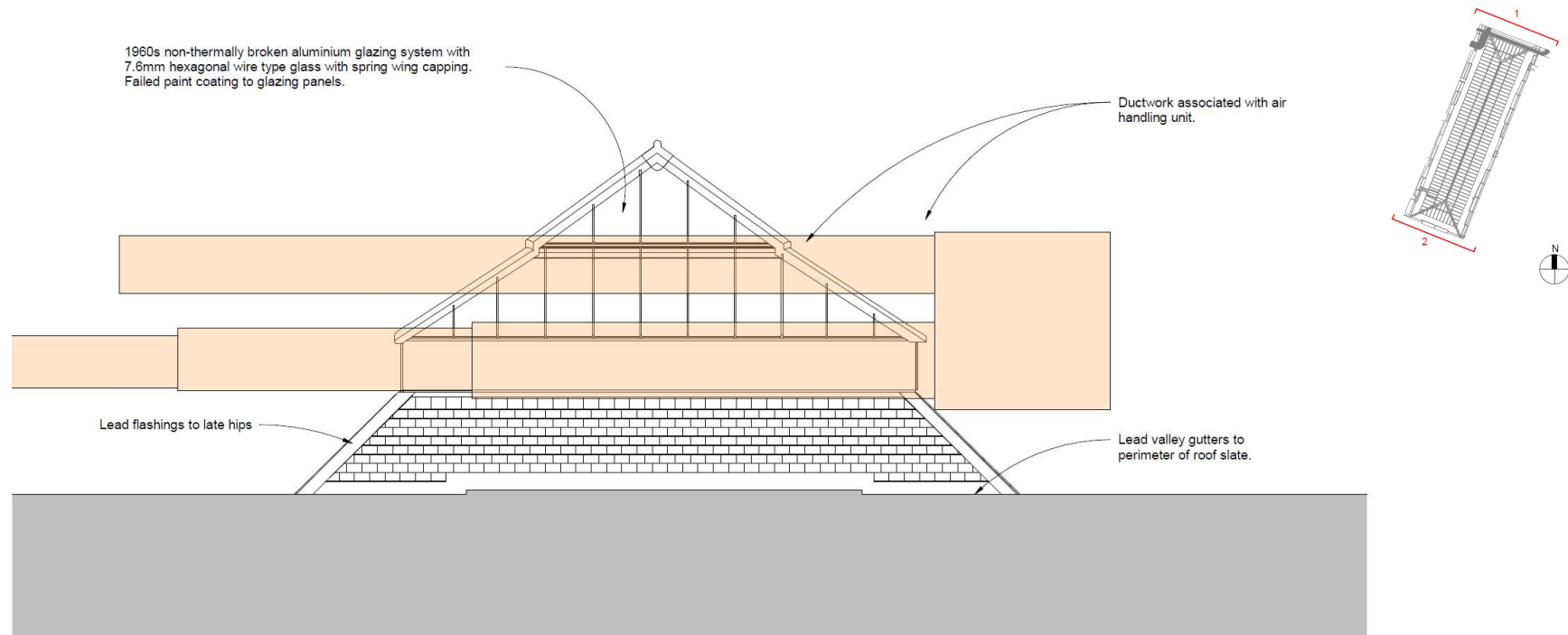


Taken from within the Royal Pavilion Gardens looking north-west towards the Museum entrance
(Google, 2023)



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Existing North Elevation

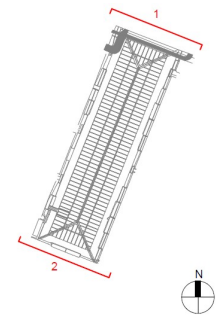
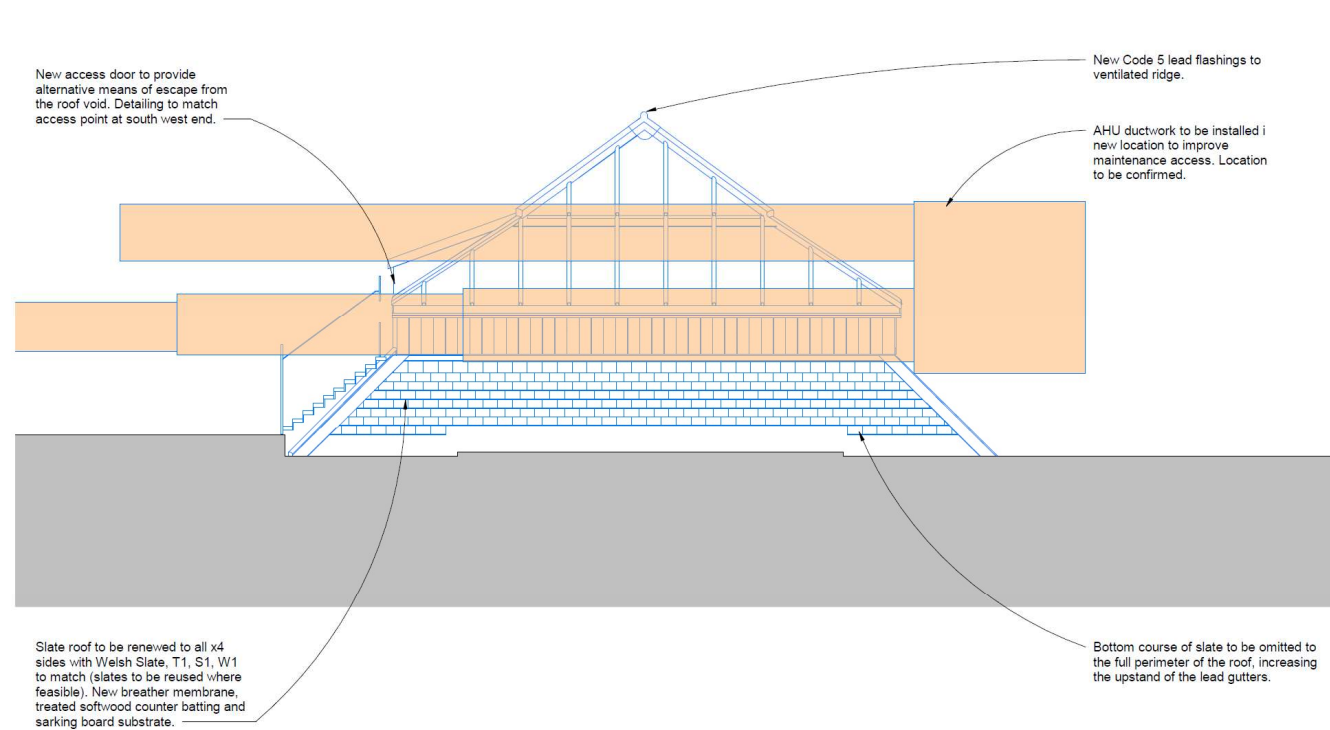


1
1201 Elevation (North) - Existing
1 : 50 @ A1

Scale Bar (m) 1:50 @ A1



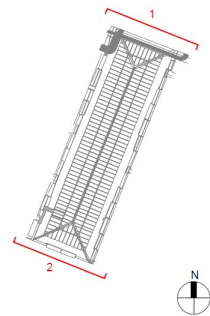
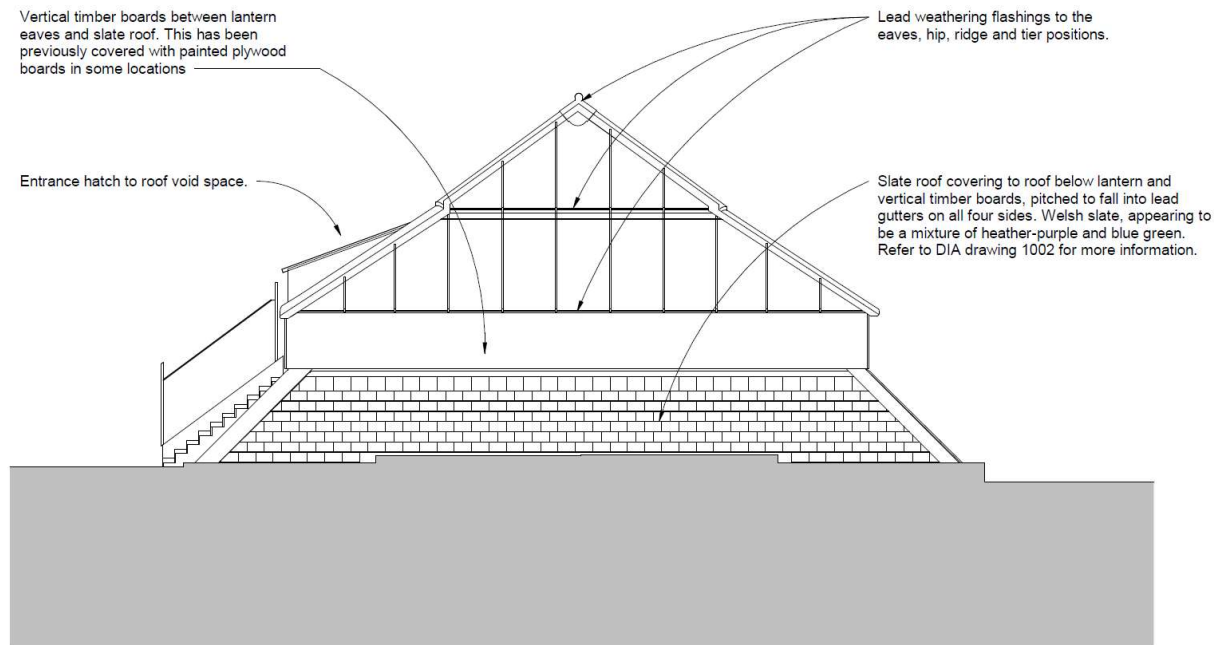
Proposed North Elevation



1
2201 Elevation (North) - Proposed
1 : 50 @ A1

Scale Bar (m) 1:50 @ A1

Existing South Elevation



2
1201

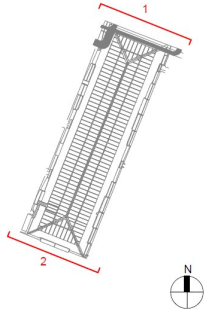
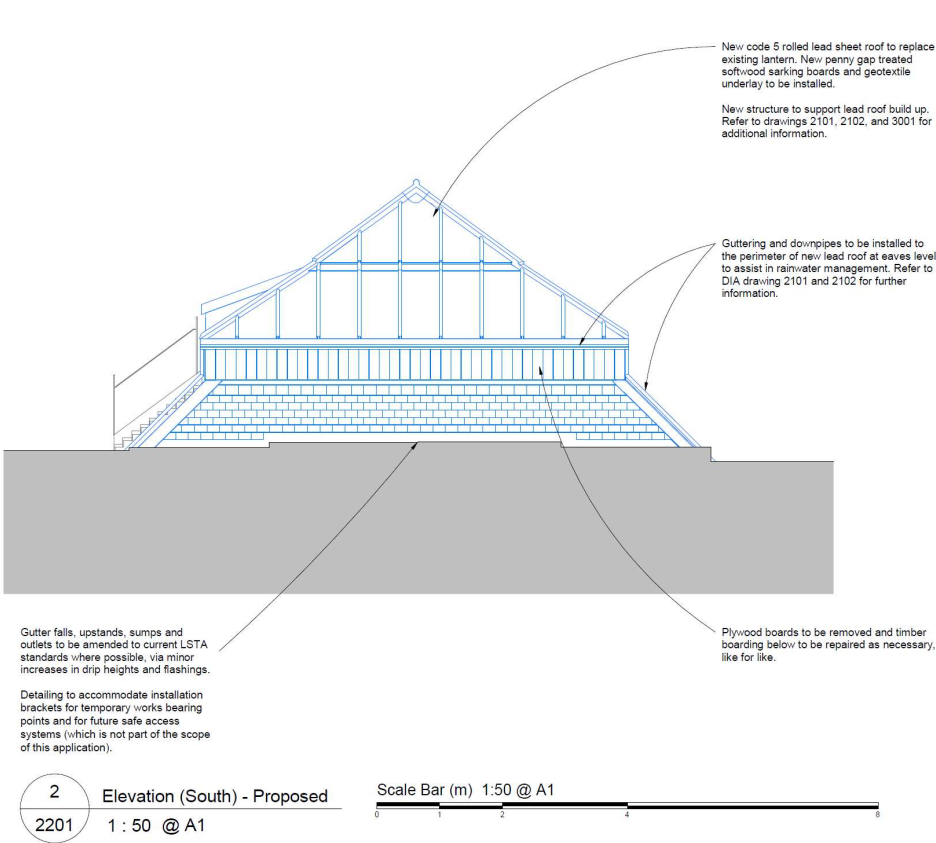
Elevation (South) - Existing
1 : 50 @ A1

Scale Bar (m) 1:50 @ A1

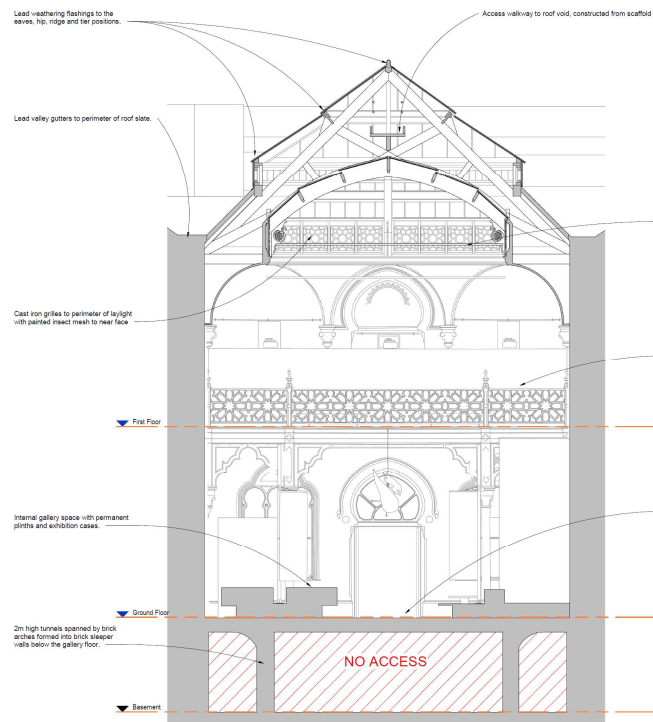


1201 P04

Proposed South Elevation

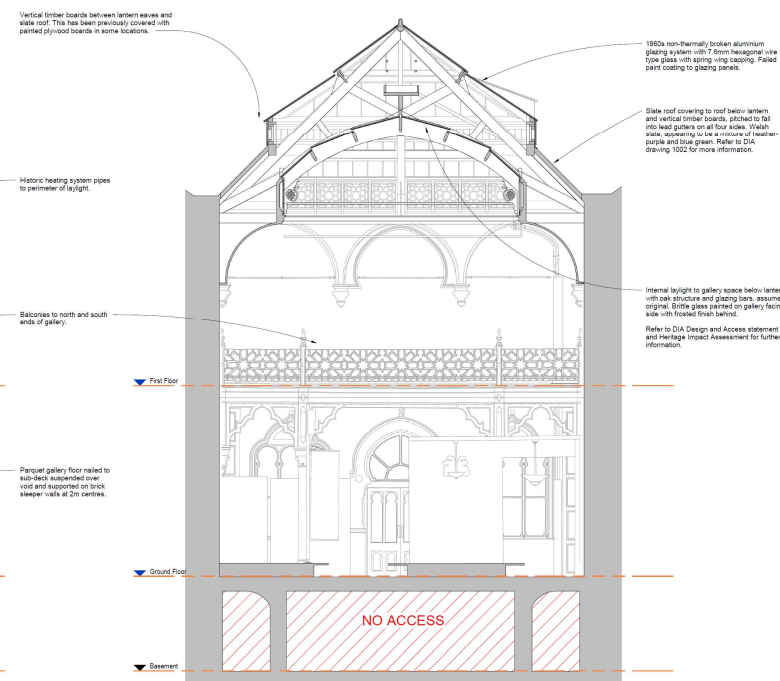


Existing Site Section

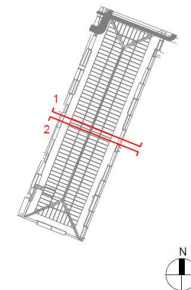


1 Short Section A - Existing
1101 1:50 @ A1

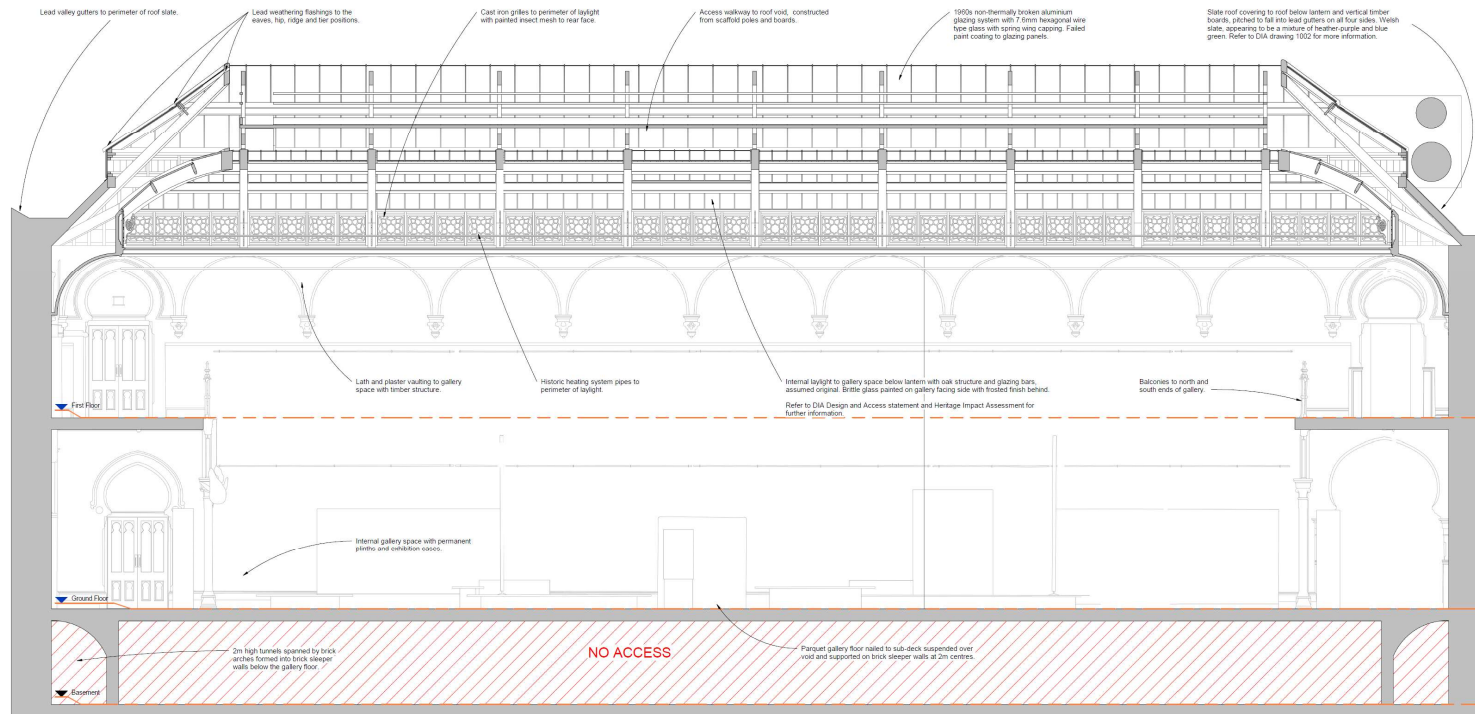
Scale Bar (m) 1:50 @ A1



2 Short Section B - Existing
1101 1:50 @ A1



Existing Site Section



1 Long Section (East) - Existing
1102 1:50 @ A1

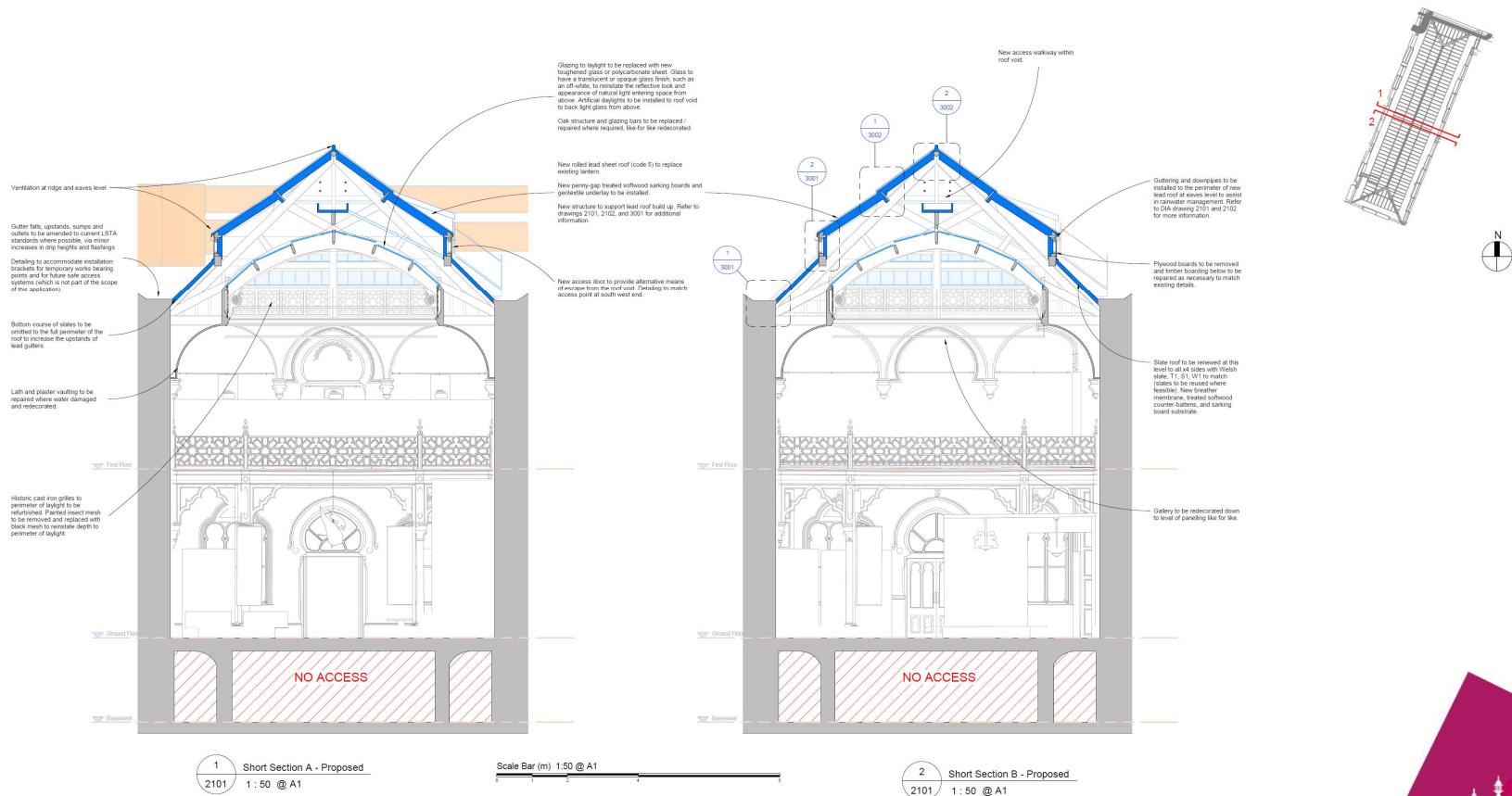
Scale Bar (m) 1:50 @ A1



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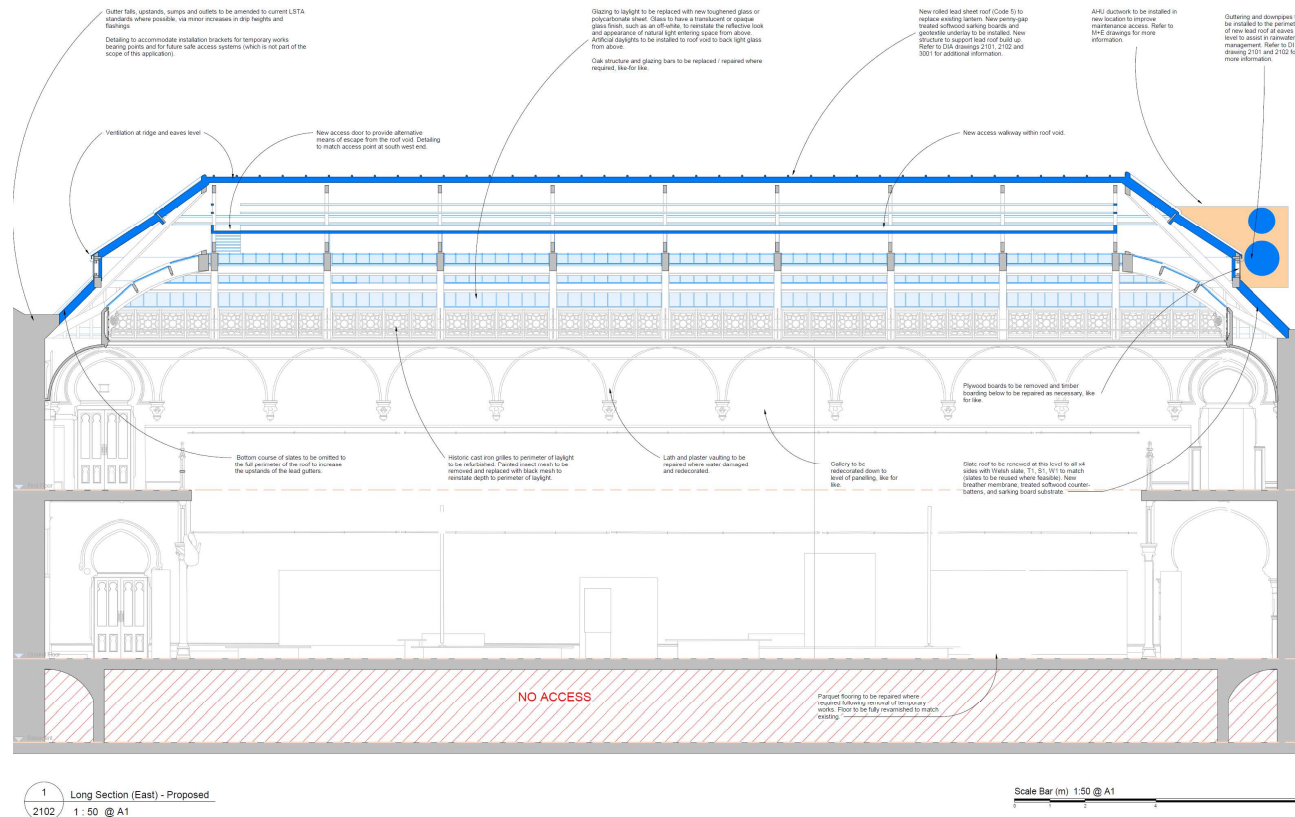
1102 P02

Proposed Site Section



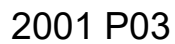
2101 P04

Proposed Site Section



2101 P04

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Representations

No representations have been received from the public in relation to either the Planning Application or the Listed Building Consent application.

The Conservation Advisory Group (CAG) have considered the applications and recommend approval.

The Listed Building Consent application is at Planning Committee as it is required to be determined by members because the Brighton Museum and Art Gallery is one of the buildings listed in 15(1)(e) of the Scheme of Delegation (2022) meaning that the decision cannot be delegated to Officers. The corresponding planning application is presented for completeness but is not excluded from delegated authority.

Key Considerations in the Applications

- Impacts on Grade II* listed building.
- Impact on Valley Gardens Conservation Area.



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Conclusion and Planning Balance

- The proposals seek to make external changes to the existing roof the Brighton Museum and Art Gallery to make the building watertight and improve the thermal performance. It is acknowledged that some low-level harm has been identified to the heritage asset, however this is outweighed by the continuation of the historic use as a gallery which is open to the public.
- The LBC includes additional internal works which have also been reviewed and
- Furthermore, the proposals have the support of the Council's Heritage Officer and support from Historic England. Both support the application on the basis that conditions are applied to control some of the finer details. The conditions seek further detail of the walkway, a method statement for the works and samples to be used externally. Such conditions are attached to this recommendation.
- Therefore, the new roof with external alterations and internal alterations are recommended for approval to preserve the listed building and the setting of the numerous adjacent listed building, including the Pavilion itself, Dome Theatre, Corn Exchange and the registered Pavilion Gardens and there would be no harm to the Valley Gardens conservation area. This is in accordance with policies CP15 of the City plan part One and Policies DM26, DM27 and DM29 of the City Plan Part Two.

Recommendation (for both applications): **Approve with conditions**

