

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 2 APRIL 2025

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Land And Part Of Foot Golf Course And Benfield Barn At Benfield Valley

BH2024/01720 (full planning briefing)

2nd April 2025

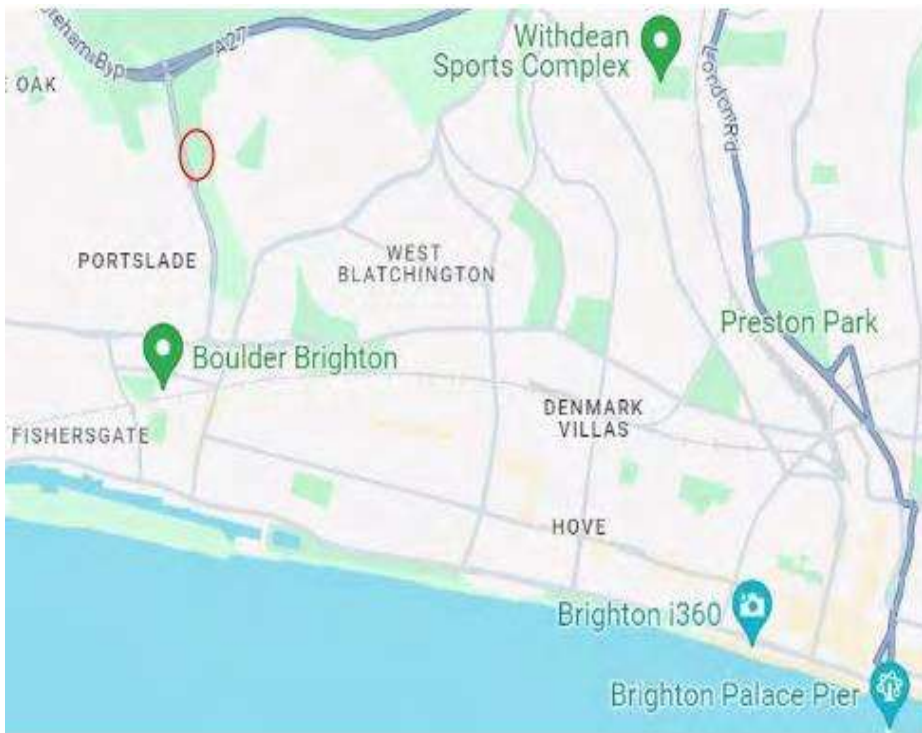


**Brighton & Hove
City Council**

Application Proposal

- ▶ **Total of 101 dwellings** - 62 houses/39 flats, 63% 3/3+bed; 40% affordable
- ▶ Contemporary design; 2-4 storeys high;
- ▶ Change of use of part of footgolf course/car park
- ▶ Part demolition derelict cottages south of barn, erection of 2 cottages
- ▶ Minor works to Benfield Barn for community hub facility
- ▶ New workshops 1-2 storeys within footprints of Barn outbuilding ruins
- ▶ Use of existing vehicular access off Hangleton Lane. 141 parking spaces
- ▶ On and off-site landscaping and ecological works to wider Valley.
- ▶ Creation of community parkland south of Hangleton Lane for public use.

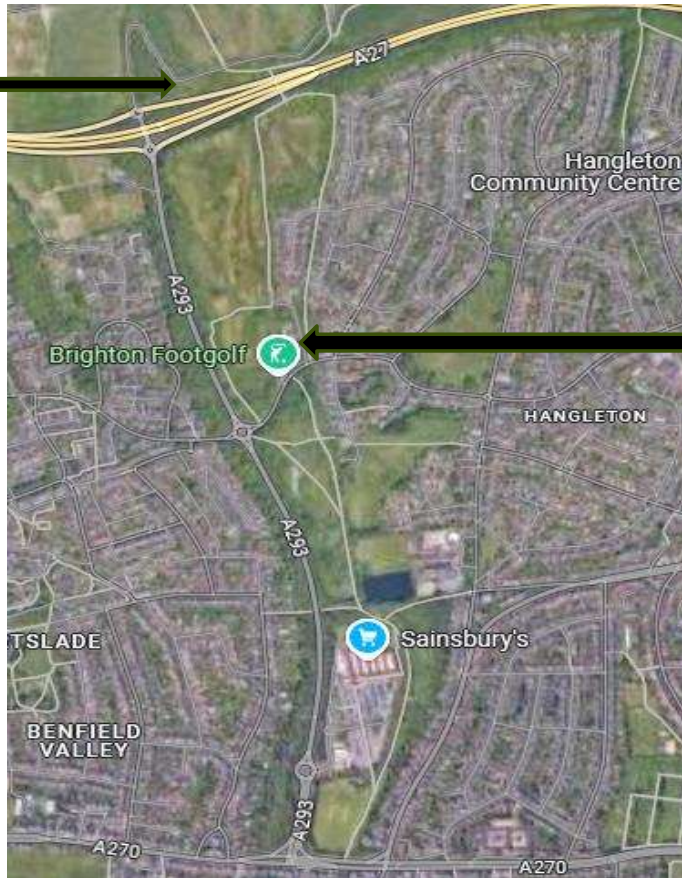
Location in city context



The site

Aerial Context of site in wider valley

National Park
boundary north
of A27



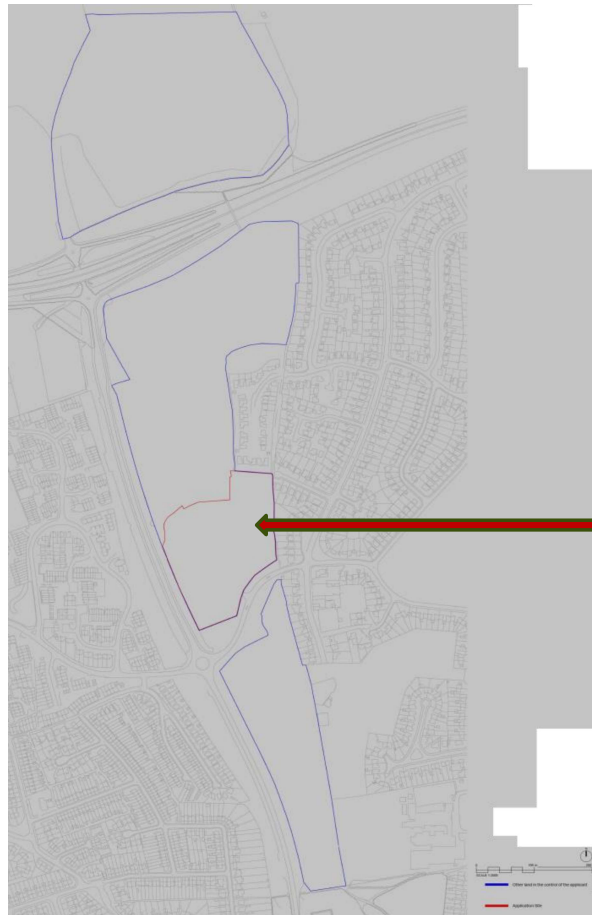
The
site

Aerial Photo of Site (north of Hangleton Lane)



The site

Existing Location Plan



Main housing site in red,
remainder of site in
applicant's control
outlined in blue

Location of listed buildings and Conservation Areas



Aerial looking south



Aerial looking north



Hangleton Lane looking eastwards



From Hangleton Lane looking westwards



Hangleton Lane looking west



Historic
footpath

Photo from A298 roundabout looking towards site



View looking south (north of roundabout)



View from Fox Way/Warrior Park looking east



Views toward site and barn from north Foredown Tower

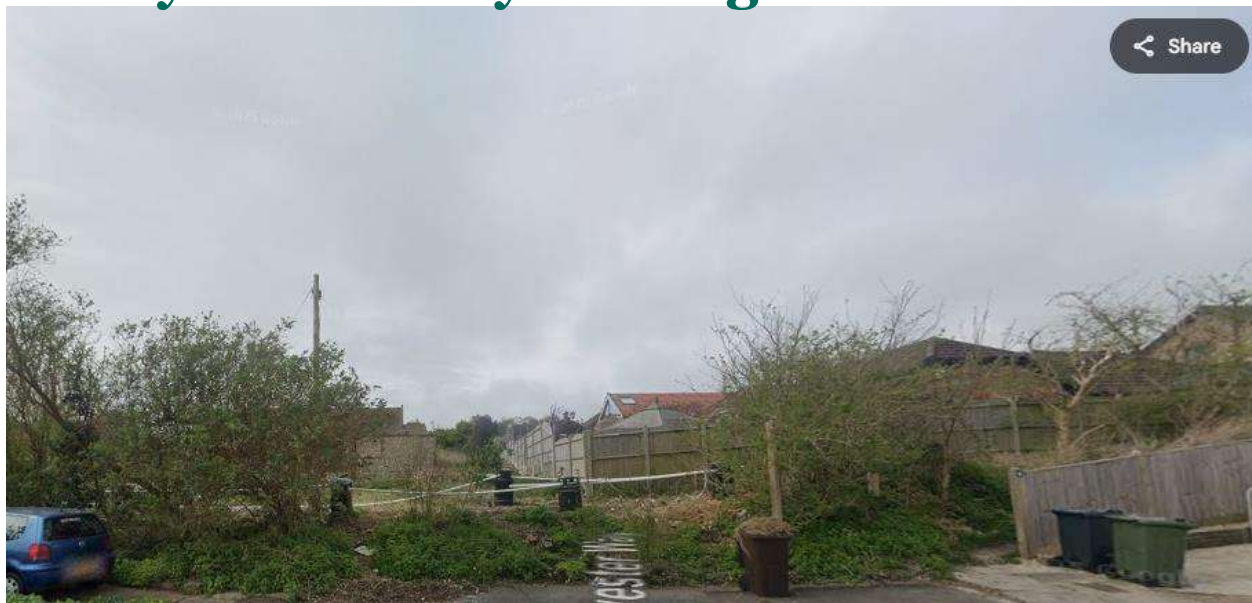


Photo of site looking west from Hangleton Lane



Brighton & Hove
City Council

Photo of Sylvester Way looking west towards conservation area



Current view (2024)



View 2009 (showing wall)

Photos of existing footgolf car park



Photo from 1st tee looking north



Cottage chimney

View looking south from footgolf



Aerial view of barn



traditional vernacular
agricultural building C18,
formerly associated with
Hangleton Manor

Photo of Barn looking east



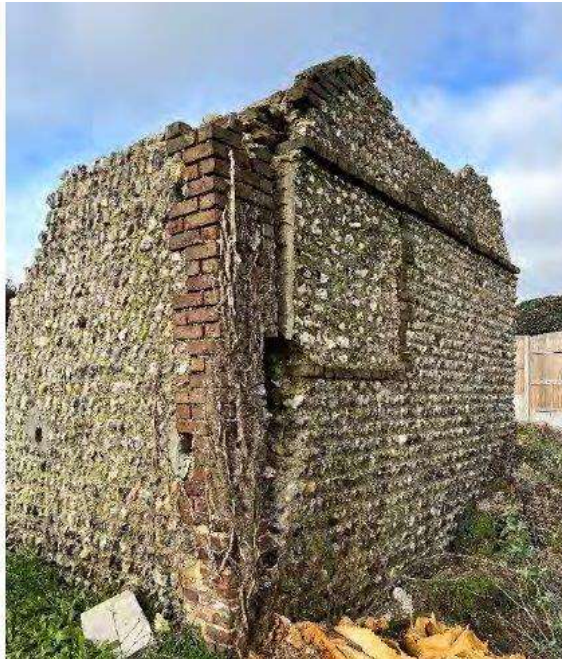
Cottage chimney

Historic hedgerow,
northern extent of
housing development

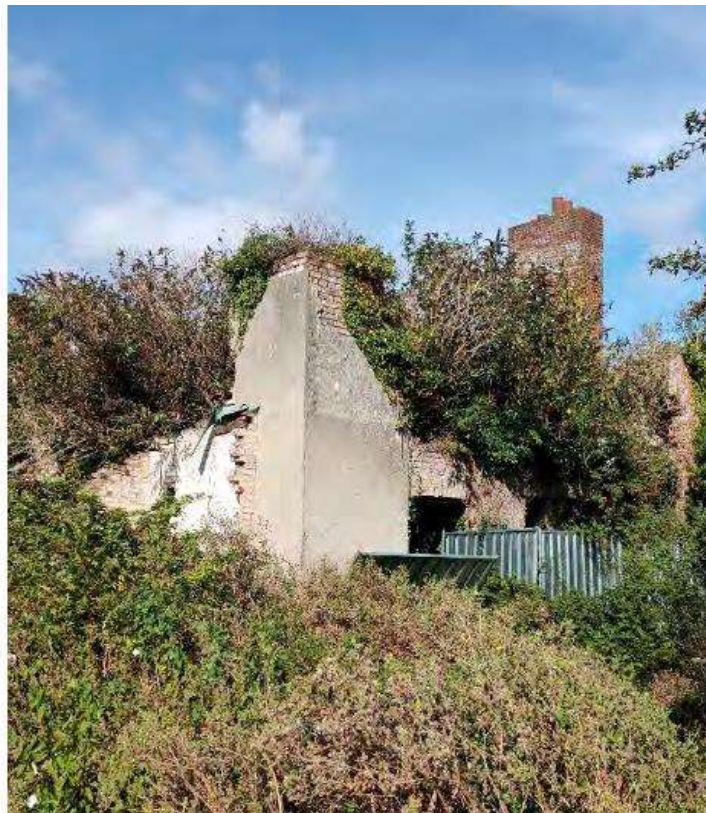
Front and interior of listed barn



Photo of rear of barn showing outbuilding ruins



Aerial photos of ruined cottages



Former Hunting Lodge
1782



Terrace (1976 image)

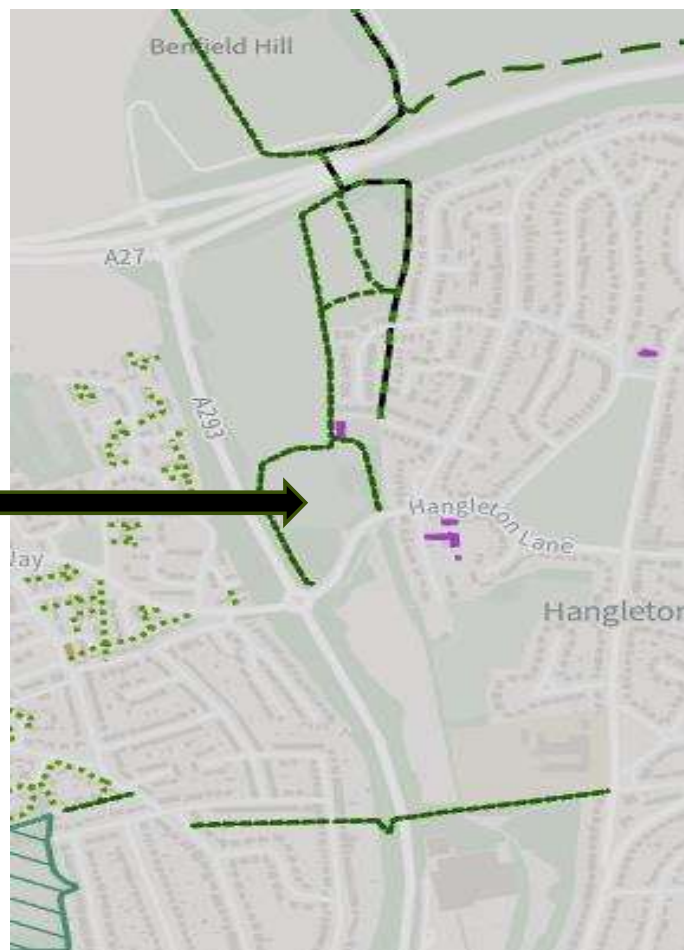
Characteristics of current site



Main housing site largely inaccessible scrub or private footgolf green or car park hardstand (no chalk grassland)

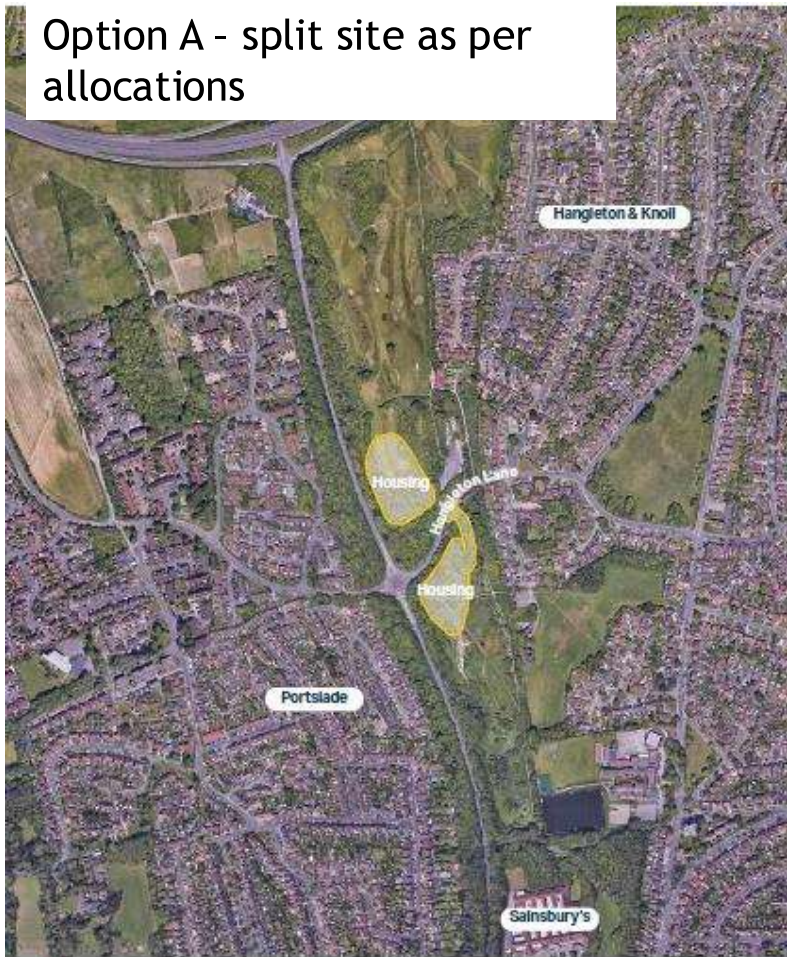
Network of existing public footpaths (and cycleway)

The
site

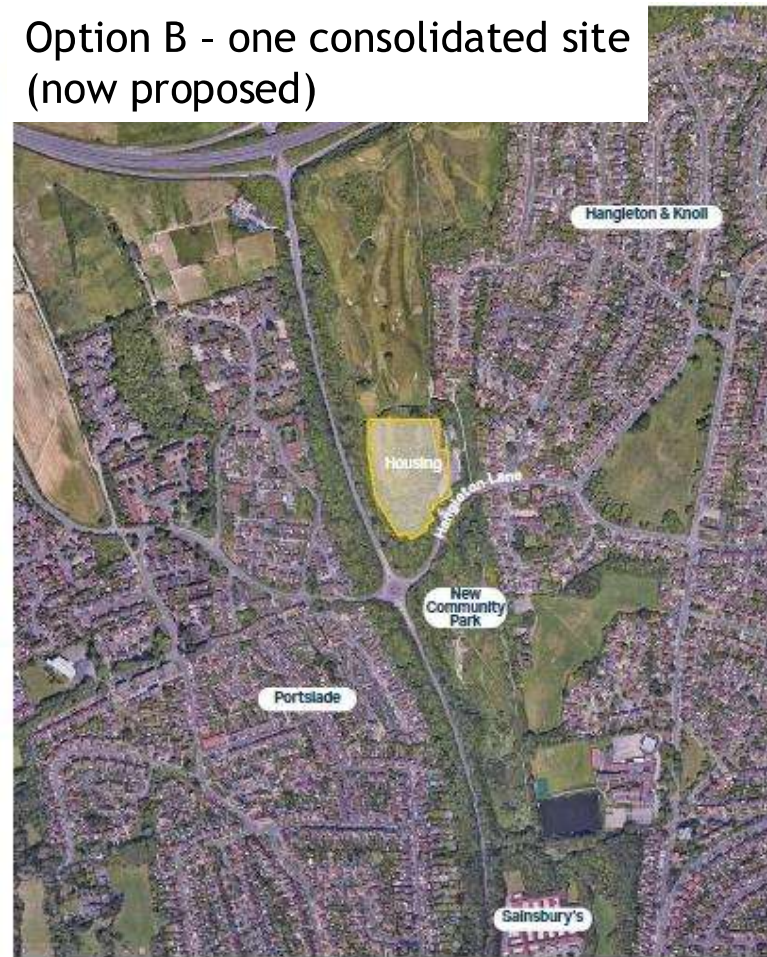


Two pre-application options tested

Option A - split site as per allocations



Option B - one consolidated site (now proposed)

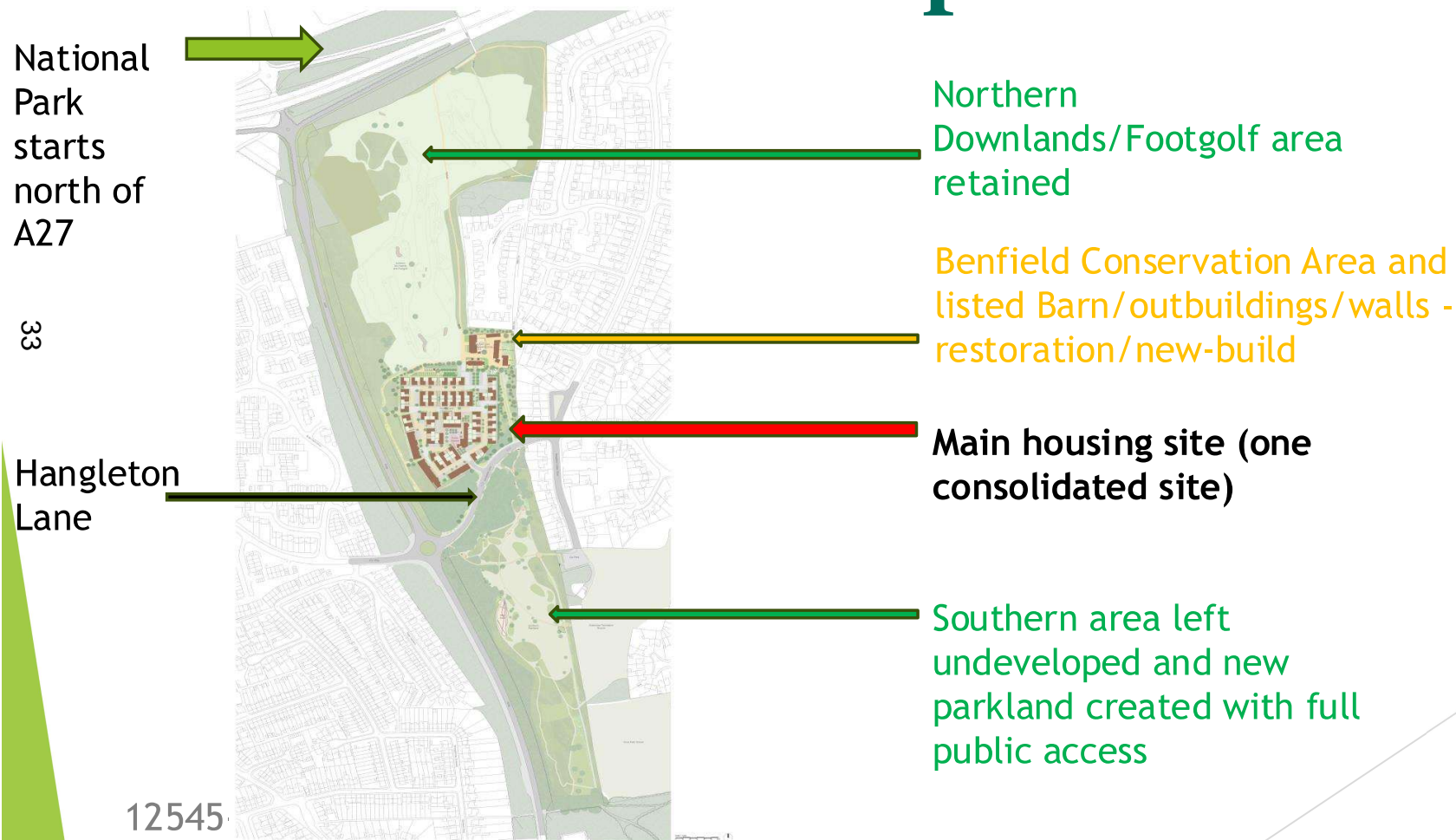


Allocation v site area boundary comparisons

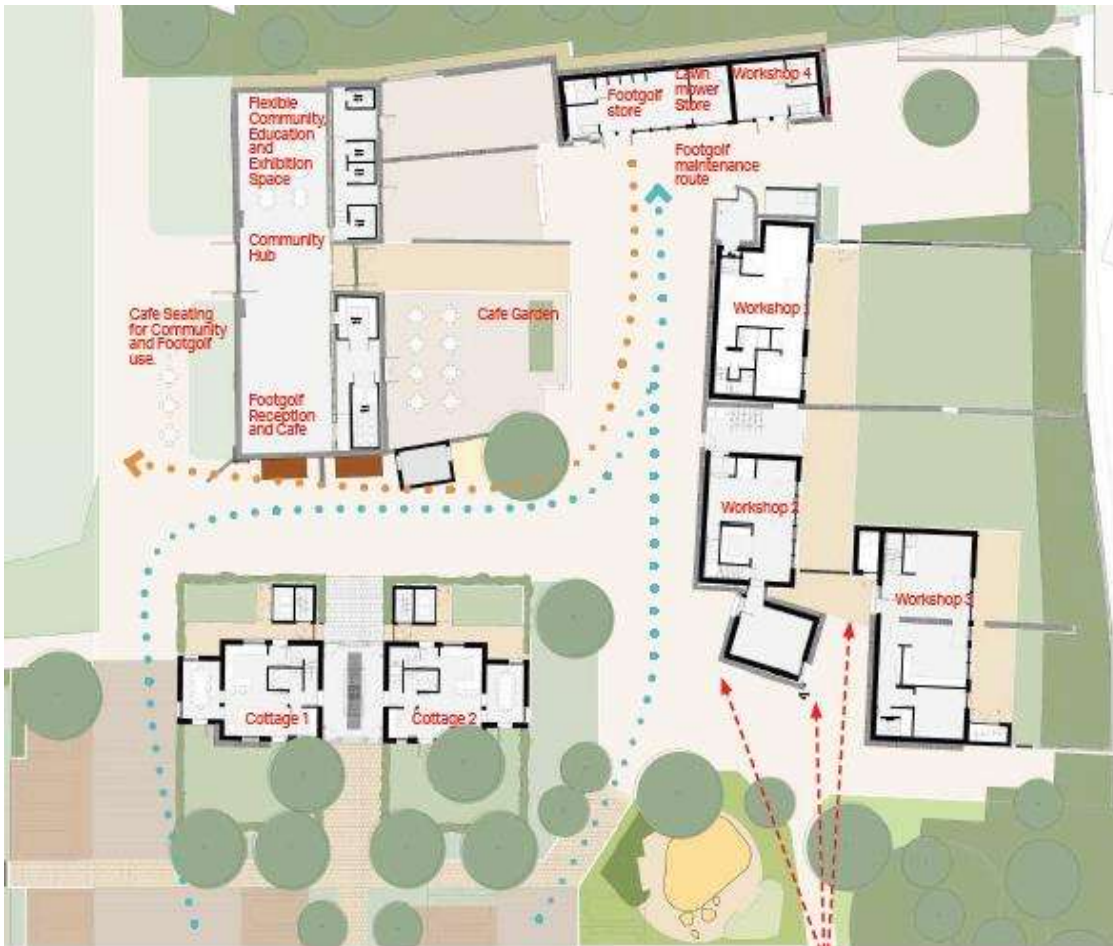


- Proposed main housing site area approx. 1.8ha
- Allocated site areas incl new access approx. 1.7ha

Illustrative Masterplan for wider site

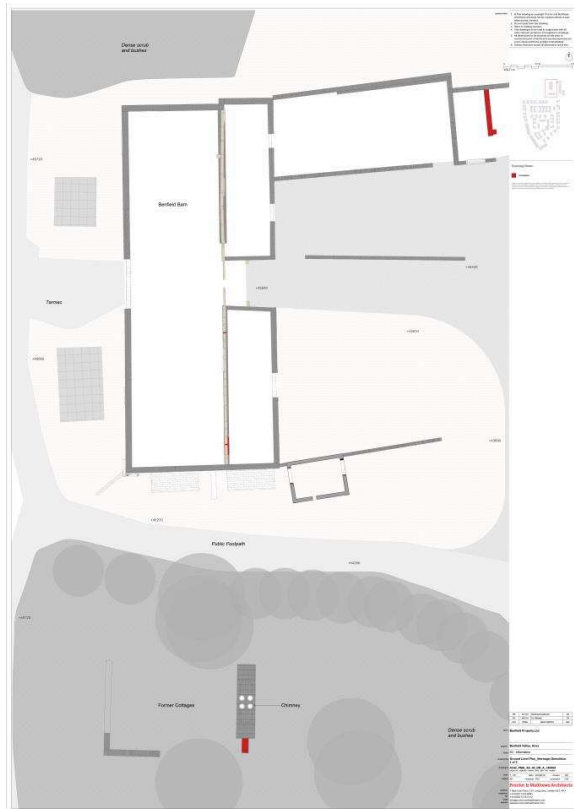


Proposed conservation area uses



Main LBC works include glazed threshing doors, partitions in lean-to ancillary areas of barn, repair/reinstatement of boundary/enclosure walls and new-build workshops/cottages with ruins retained/stabilised and integrated.

Ground Floor Plan (Heritage) Demolition



A542_PMA_XX_00_DR_A_340000_P02, A542_PMA_XX_00_DR_A_340001_P02

Image of conservation area view



Proposed site plan (ground floor)



2nd/ 3rd Floor (4th storey)/Roof Plans



4-storey buildings



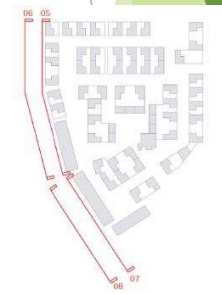
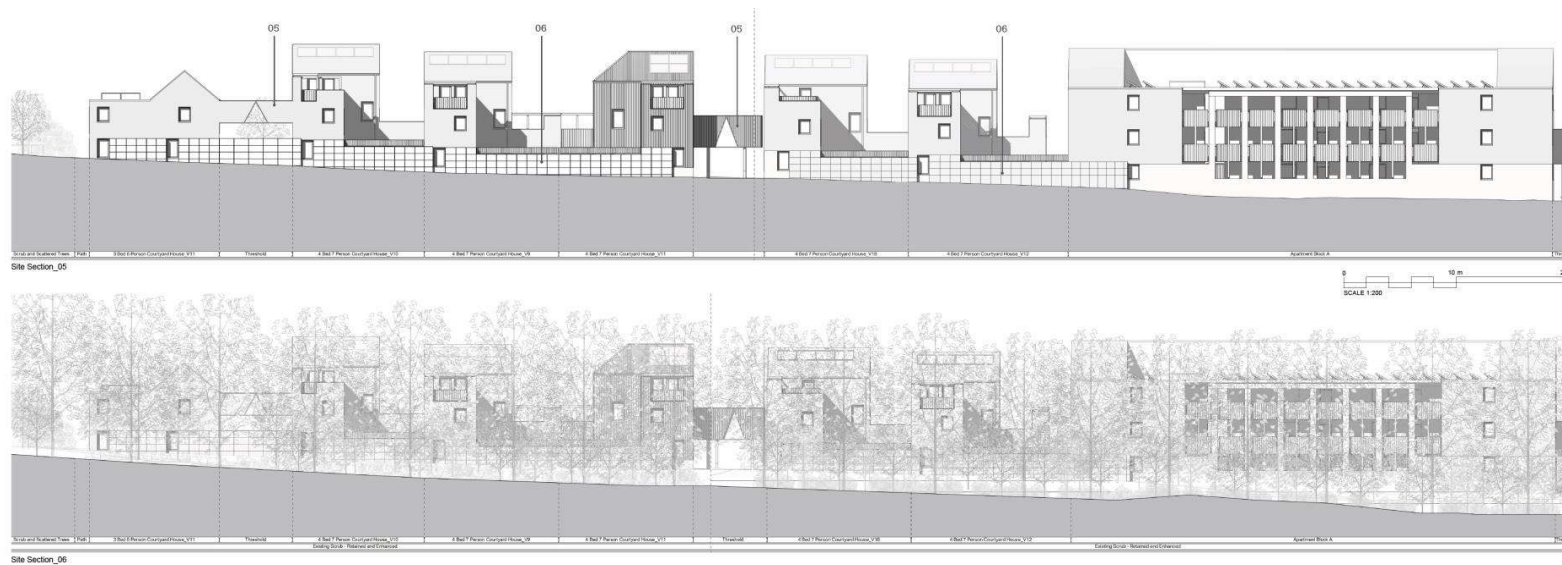
A542_PMA_XX_XX_02_DR_A_300012 P03, A542_PMA_XX_XX_03_DR_A_300013 P03, A542_PMA_XX_XX_04_DR_A_300014 P04

Typology Identification Plan

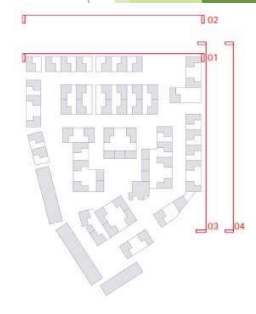


A542_PMA_XX_XX_00_DR_A_300002_P02

Site Elevation from west



Site Elevation 03 & 04



Example images of elevations



Example of materials



44



Image – neighbourhood street



Image neighbourhood street – apartments and houses

Chalk Colour Wide Format
Clay Hung Tiles

Rosemary Clay
Classic Hung Tiles

Unique Bungaroosh
Panels



Aerial image of community square



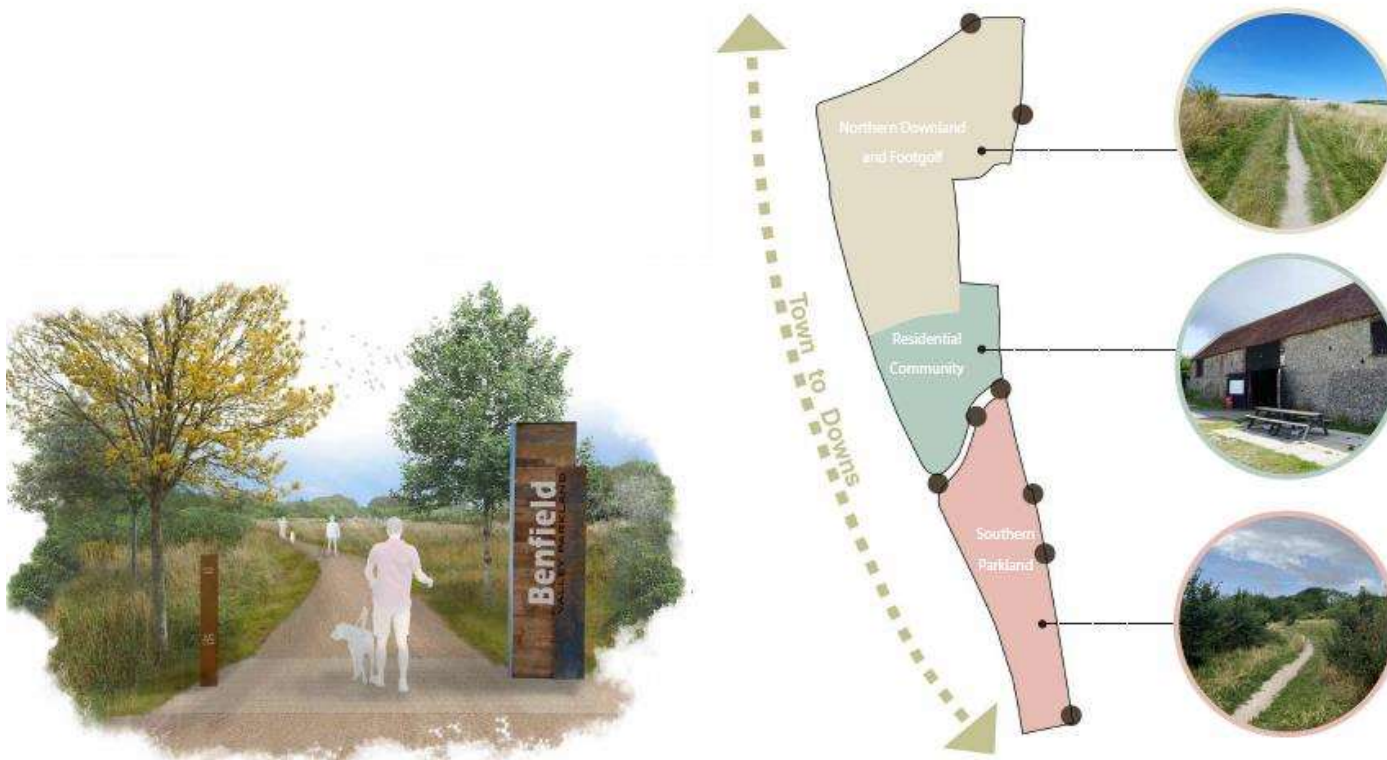
Image of entrance to community square



Image of community building in square



Landscape concepts proposed



Landscape General Arrangement Plan - Southern Parkland 1 of 2



Landscape image/concepts - southern parkland



Existing pathways / desire lines surfaced to improve accessibility



Enhanced entrance points



Wayfinding signage



Natural play on the way



Retention of the bike track

Landscaping – Northern Downland/footgolf area



Management and improvement of existing habitats



New benches



Additional wayfinding marker posts



Formalise key footpaths / re-surface to improve accessibility



New information boards and mapping



Retained Footgolf



Key view comparison (to barn/south)



existing



proposed

Key view comparison (to south-west from barn)



existing



Key view comparison (to south from top footgolf)



existing



Image looking north-west

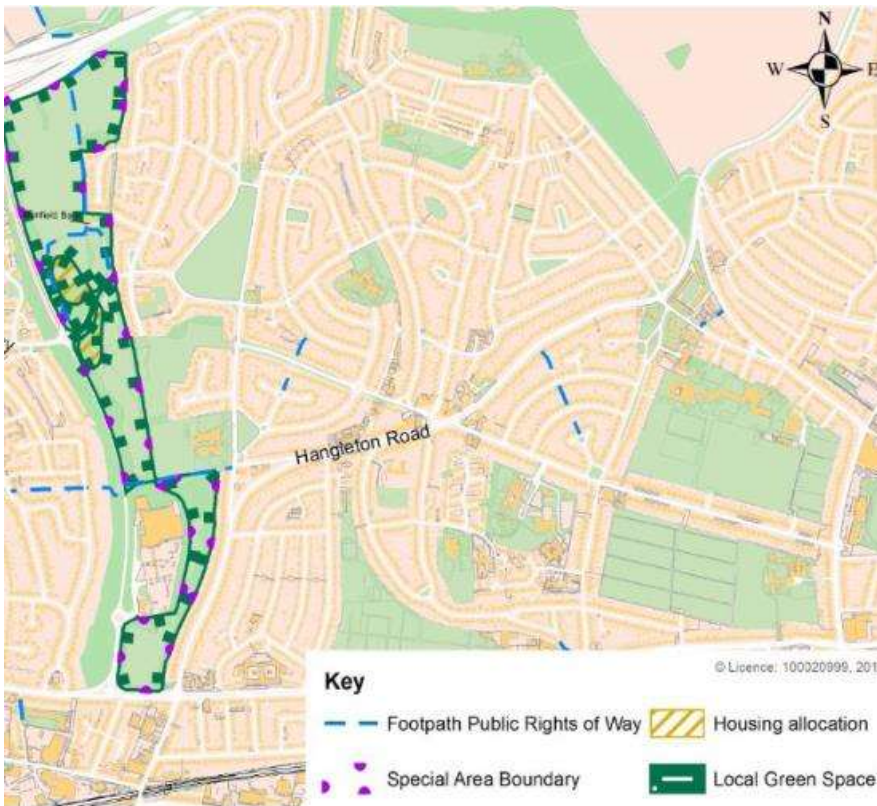


Brighton & Hove
City Council

Aerial image looking north-east



Key considerations- Policy context



- CITY PLAN PART 2 (OCT 2022)
- Special Area Policy SA7
- Urban Fringe Site SA4/H2
- Local Green Space DM38
- Local Wildlife Site DM37
- Conservation Area
- Listed Buildings

Policy context – housing allocations

Policy H2
Housing
allocations
circa 60no.
North of
Hangleton
Lane, 40no.
South



Allocation v site area boundary comparisons



- Proposed main housing site area approx. 1.8ha
- Allocated site areas incl new access approx. 1.7ha

Policy/housing allocation background

- ▶ **2014** - The council identified sites in Benfield Valley as possibly having potential for housing development in response to a requirement from the City Plan Part One examination for the council to undertake detailed assessment of the city's urban fringe for housing.
- ▶ An **Urban Fringe Assessment (UFA)** was commissioned which identified 2 sites north and south of Hangleton Lane as having housing potential.
- ▶ **2015** - A further UFA assessed the sites in more detail.
- ▶ **2017** - Further landscape/ecology assessments undertaken
- ▶ **2021** - Benfield Topic Paper - further landscape/ecology assessment; background to Policies SA7/H2 - indicated that the 2 sites had potential for circa 100 dwellings in total

Special Area Policy SA7: Benfield Valley

- ▶ "Protection and enhancement of the Valley as an important green wedge into the urban area, a valued Local Wildlife Site and Local Green Space. The council will promote and support the careful use and management of land and buildings."
- ▶ Purpose of policy - to facilitate the positive and ongoing management and maintenance of Benfield Valley's open spaces, wildlife habitats and heritage assets and to improve and enhance public access and connectivity with the adjoining urban areas and to the South Downs National Park
- ▶ To help facilitate this, and in recognition of the city's wider housing needs, provision has been made for an element of residential development to correspond with the potential development areas identified to the north and south of Hangleton Lane for 100 homes (see also Policy H2).

Policy DM38

- ▶ Benfield Valley is one of 4 open spaces in the city designated as '**Local Green Space**' (LGS)
- ▶ Benfield Valley LGS was designated as an open space valued by local people for its role for enjoyment of recreation, tranquillity, wildlife, heritage and linkages to adjacent urban areas and the Downs
- 64 ▶ DM38: Development will not be permitted within a LGS unless there are '**very special circumstances**' where the public benefits of the development proposed would outweigh the harm that would be caused by development within the LGS.
- ▶ DM38: Enhancements consistent with LGS designation will be supported and will be required where proposed development, meet very special circumstances' test.
- ▶ The 2 split site housing allocations are not within LGS (Policies SA7/H2); the consolidated scheme encroaches into the LGS

Representations (summary)

- ▶ **279 Objections (incl Cllr Hewitt):**
 - ▶ Loss of green space
 - ▶ Adverse impact to wildlife habitats including protected species
 - ▶ Adverse impact to recreation
 - ▶ Not sustainable, flood/pollution risk
 - ▶ Overdevelopment, poor design, adverse impact on wider setting and National Park
 - ▶ Adverse impact heritage assets
 - ▶ Adverse transport impact, traffic/congestion, not enough parking
 - ▶ Loss of amenity
 - ▶ Will put strain on infrastructure

- ▶ **10 Support:**
 - ▶ Good design, protects heritage, consolidated site preferred
 - ▶ Appropriate land uses, low traffic, keeps recreation use

Key Considerations

- ▶ **The principle of development** - consolidated proposal departs from split-site housing allocations, about half site encroaches into designated Local Green Space (LGS). Whether 'very special circumstances' exist to justify development and to also depart from NPPF 'Golden Rules'
- ▶ Proposed land uses. Housing use established, must be given significant weight given city's low supply
- ▶ Housing mix/quality, including affordable provision and at least 50% family sized homes
- ▶ Design/appearance/layout and impact on heritage assets
- ▶ Site is a LWS - impact on ecology, trees and wider landscape setting including National Park
- ▶ Transport impacts
- ▶ Impacts of leaving southern site undeveloped; recreation impacts
- ▶ Inclusion of Maintenance/ Management Plans
- ▶ Sustainability and drainage/pollution impacts
- ▶ Employment/economic impacts
- ▶ Residential amenity
- ▶ Whether proposal delivers the key aims of Policy SA7 and the Development Plan as a whole

Wildlife impacts

- ▶ Comprehensive suite of ecological and botanical assessments submitted
- ▶ Direct habitat loss (largely scrub, grassland, some trees); less connectivity; recreational pressure; predator pressure.
- ▶ **39 trees/groups removed**, one lower category TPO tree; **238 trees to be planted**. Consolidated site results in less loss of trees (circa 100) and habitat than split site allocations.
- ▶ Eastern and western wildlife corridors retained and enhanced either side of housing site
- ▶ **Comprehensive package of mitigation and enhancements (see next slide)**
- ▶ **20% Biodiversity Net Gain** can be achieved within Valley (double statutory amount)
- ▶ County Ecologist raises no objection subject to condition to secure mitigation/enhancement

Landscape/ecology mitigation and enhancement

Impact	Mitigation/Enhancement measures	Relevant condition/s106
Construction	CEMP for Biodiversity Translocation reptiles Protection of trees	8. 10. 13. 14. 15.
Loss of habitat/scrub/grassland Recreational/predator pressure	For wider Valley: Biodiversity method statement (mitigation for bats, birds, dormice, amphibians, badgers) Ecological Design Strategy Landscaping; Creation of new/enhanced habitats incl replanting scrub/grassland/woodland Predator fencing Translocation reptiles Nest boxes (birds/bees/bats) 20% Biodiversity Net Gain Mangement/Maintenance Plan (30 years)	9. 10. 39. 40. 41. 42. 43. 44. 45. 65. S106
Loss trees (39)	Landscaping; Planting new native woodland/trees (238) Management Plan	9. 16. 45. S106

Impacts/benefits of consolidated versus split site

- ▶ Proposals are effectively a land swap, so similar amount of open space retained in scheme overall, same amount of dwellings
- ▶ Less ecological impact
- ▶ Less trees affected
- ▶ More efficient use of land
- ▶ Less carbon impact
- ▶ Better place-making
- ▶ Greater integration of conservation area
- ▶ Still retains a green wedge with generous landscaping
- ▶ Consultees agree consolidated scheme offers clear set of advantages
- ▶ Achieves the main purpose of Policy SA7 and Development Plan policy as a whole

S106 table

- ▶ 40% affordable housing
- ▶ Creation of southern public parkland with full 'open access' status, transfer to Community Trust/Management company
- ▶ Management/Maintenance plan - all open spaces and heritage assets
- ▶ Highways works, footpath enhancement, Travel Plans
- ▶ Interpretation material
- ▶ Provision of community floorspace
- ▶ Employment Scheme/Training
- ▶ Artistic Component
- ▶ Monitoring fees

Conclusion and planning balance

- ▶ **Principle of residential development** in Valley established. Housing delivery given significant weight in planning balance - substantial contribution; delivery of policy-compliant mix, including 40% affordable and family-sized homes (63% 3/3+ bed)
- ▶ **'Very special circumstances'** exist to justify loss of a relatively small area of LGS compared to that retained in split housing allocation scenario, and to depart from Golden Rules
- ▶ Range of public benefits, in combination, outweigh the harm caused and deliver key policy aims
- ▶ Consolidated scheme has clear set of advantages over the split site scenario; Proposal effectively a land swap; limited loss of LGS overall, publicly accessible/enhanced parkland to south.
- ▶ Open space not unduly compromised overall, a green wedge would still be retained, significant recreational and biodiversity enhancements delivered, including 20% BNG
- ▶ Well-designed, good quality scheme. Restoration of conservation area also given weight
- ▶ Key considerations as set out all satisfactorily addressed (see report); Consultees do not raise significant objection and recommend approval subject to condition
- ▶ Proposals achieve aims of Policy DM38 and SA7 and policies of Development Plan as a whole
- ▶ Proposals offer most practical approach to secure long-term protection, enhancement of the Valley's open spaces, landscape, recreation, wildlife and heritage assets - significant weight

Full Planning-end



Land And Part Of Foot Golf Course And Benfield Barn At Benfield Valley

BH2024/01721 (Listed Building Consent)

2nd April 2025



Brighton & Hove
City Council

Application Description (LBC only)

- ▶ External and internal works to Benfield Barn including glazing of former threshing doors to facilitate use as a community hub facility
- ▶ Erection of 1-2 storey workshop buildings within footprints of the Barn outbuildings with retention of ruined walls
- ▶ Partial demolition of derelict cottages and erection of new dwellings
- ▶ Works to boundary walls (repair/reinstatement)

Key Considerations (for LBC)

Impact on the special historic and architectural significance of the Listed Buildings **only**:

- ▶ Grade II listed Benfield Barn
- ▶ Associated listed barn outbuildings including former cottages
- ▶ Listed boundary and enclosure walls within its curtilage

Conclusion and Planning Balance (LBC)

- ▶ Restoration/enhancement of 'at risk' heritage asset welcomed
- ▶ Heritage Team and CAG raise no objection, subject to condition
- ▶ Proposals sympathetically designed, limited loss historic fabric, re-build/retention of ruined structures and enclosures; contemporary new-build an acceptable approach, clear old/new distinction
- ▶ Proposed uses appropriate for assets
- ▶ Significance of heritage assets not compromised, the harm caused would be very limited at the lower end of 'less than substantial'. Significant public and heritage benefit outweigh this limited harm, in accordance with the NPPF
- ▶ Proposals accord with planning policy and wider planning aims of Development Plan policies. **Approval is recommended.**

University Of Brighton

10 - 11 Pavilion Parade

BH2024/01639 Full Planning

BH2024/01640 Listed Building Consent

2nd April 2025

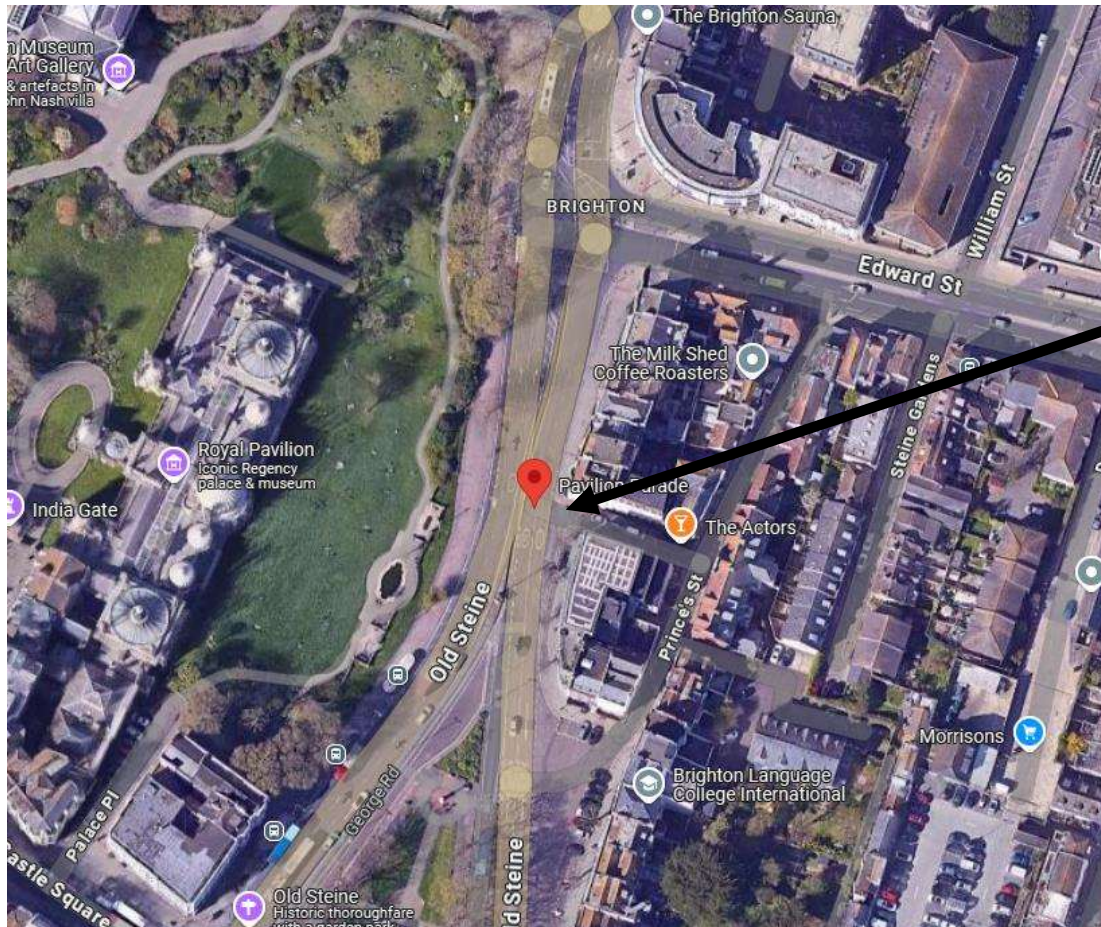


**Brighton & Hove
City Council**

Application Description

- ▶ Change of use from education (F1) to a 170no. bed tourist hostel (sui generis) with associated alterations to include installation of ventilation louvres and security glass, relocation of external staircase, alterations to existing railings, cycle parking and any associated works.
- ▶ Full planning & listed building consent applications

Map of Application Site



Site

Existing Location Plan



Application Site

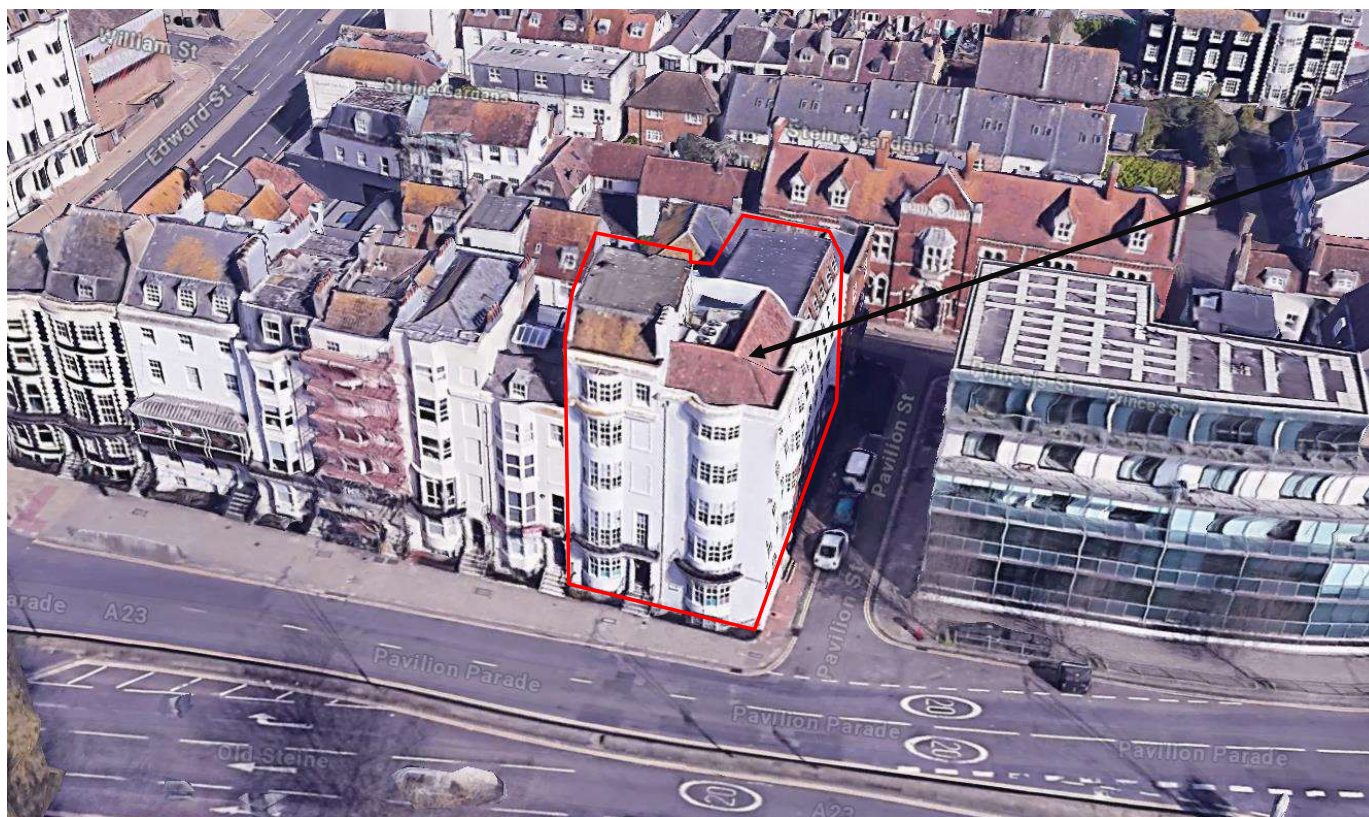


Aerial Photo of Site



Application
Site

3D Aerial Photo of Site



Site

North

Street Photo of Site – Pavilion Parade frontage



Street Photo of the wider terrace



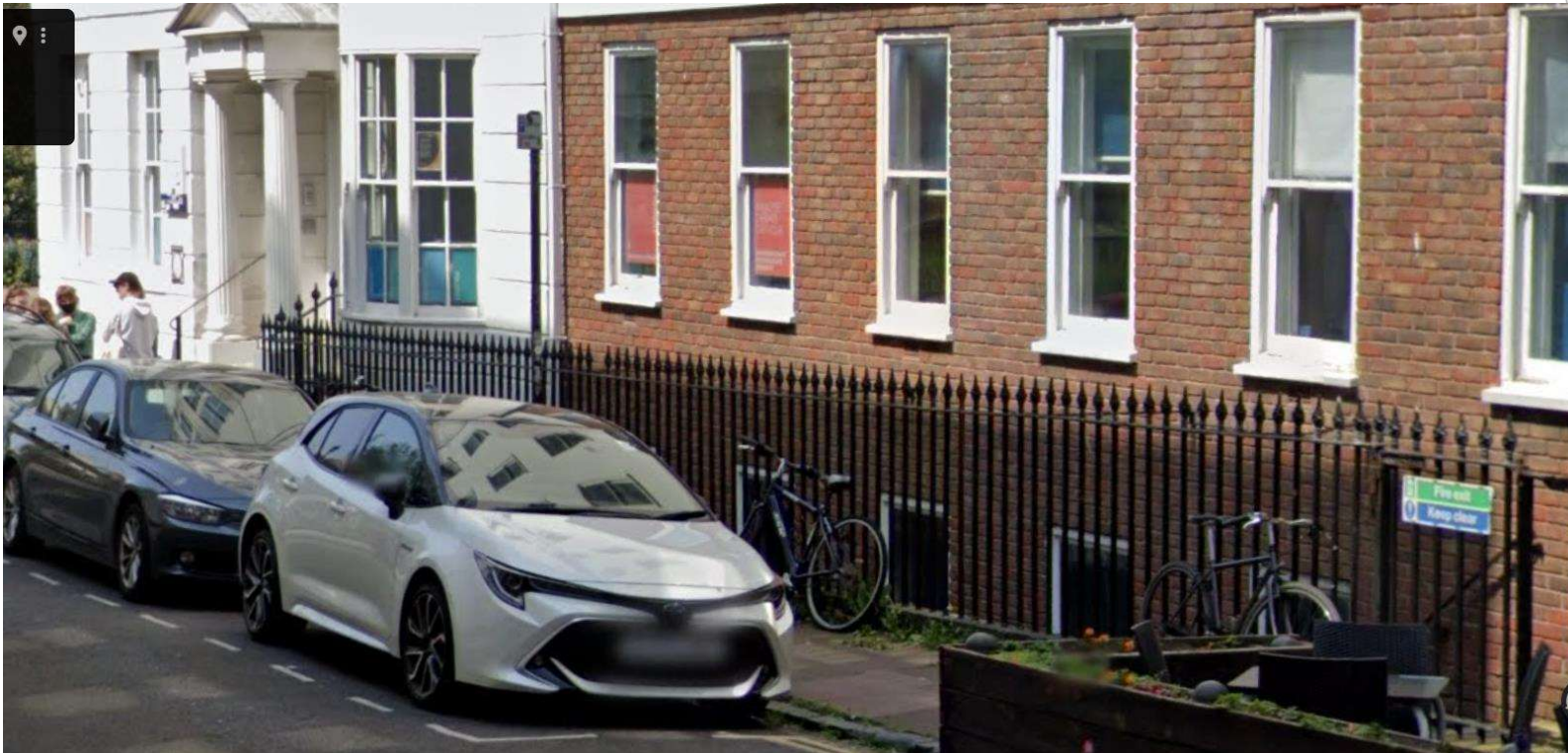
Pavilion Street (Taken from Princes Street/to the east of the site)

Application
Site
(modern
extension)



The Actors Public House
- Fronting Princes Street

Pavillion Street Frontage Ground floor Railings



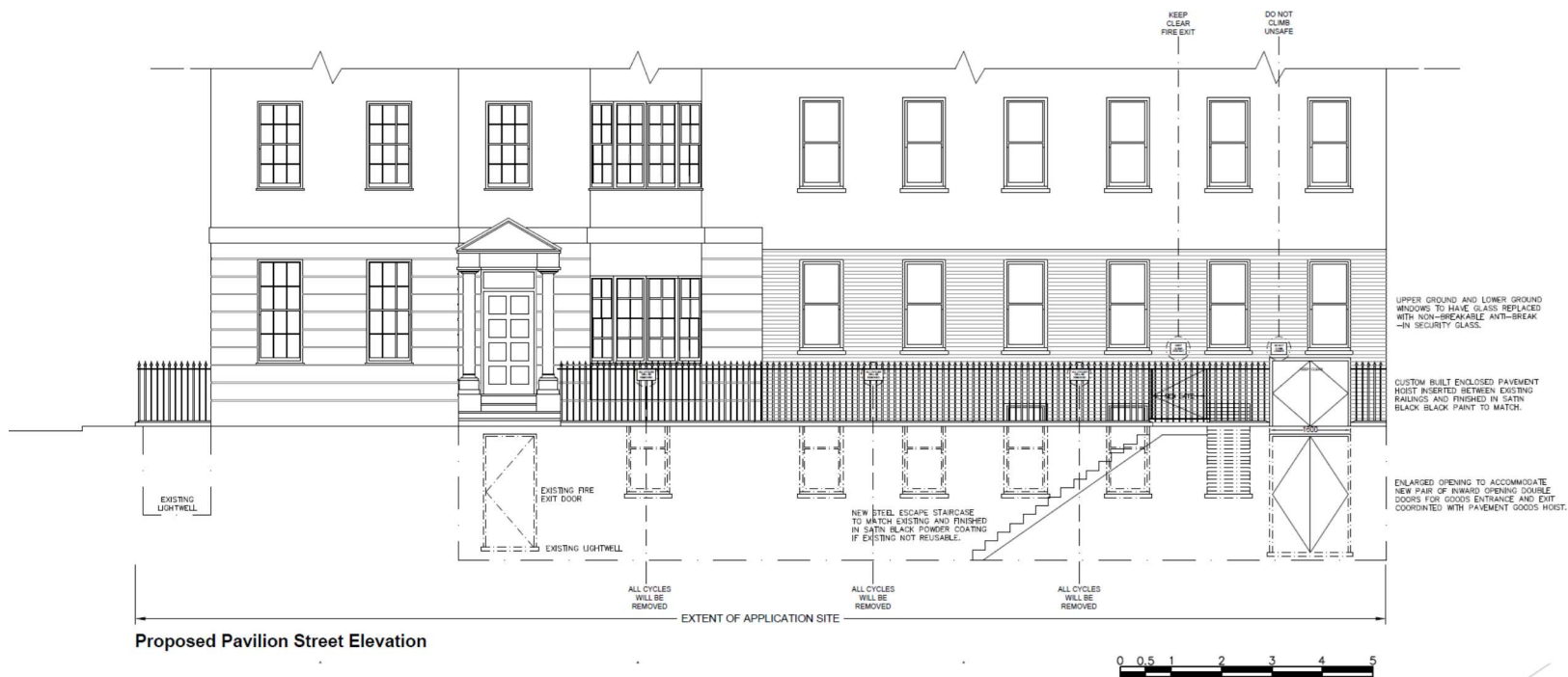
Existing Elevation (Pavilion St.)



Existing Pavilion Street Elevation

SS-PP-AEE01

Proposed Elevation (Pavilion St.)



SS-PP-AEE01

Elevations (Pavilion Parade)



SS-PP-AEE02

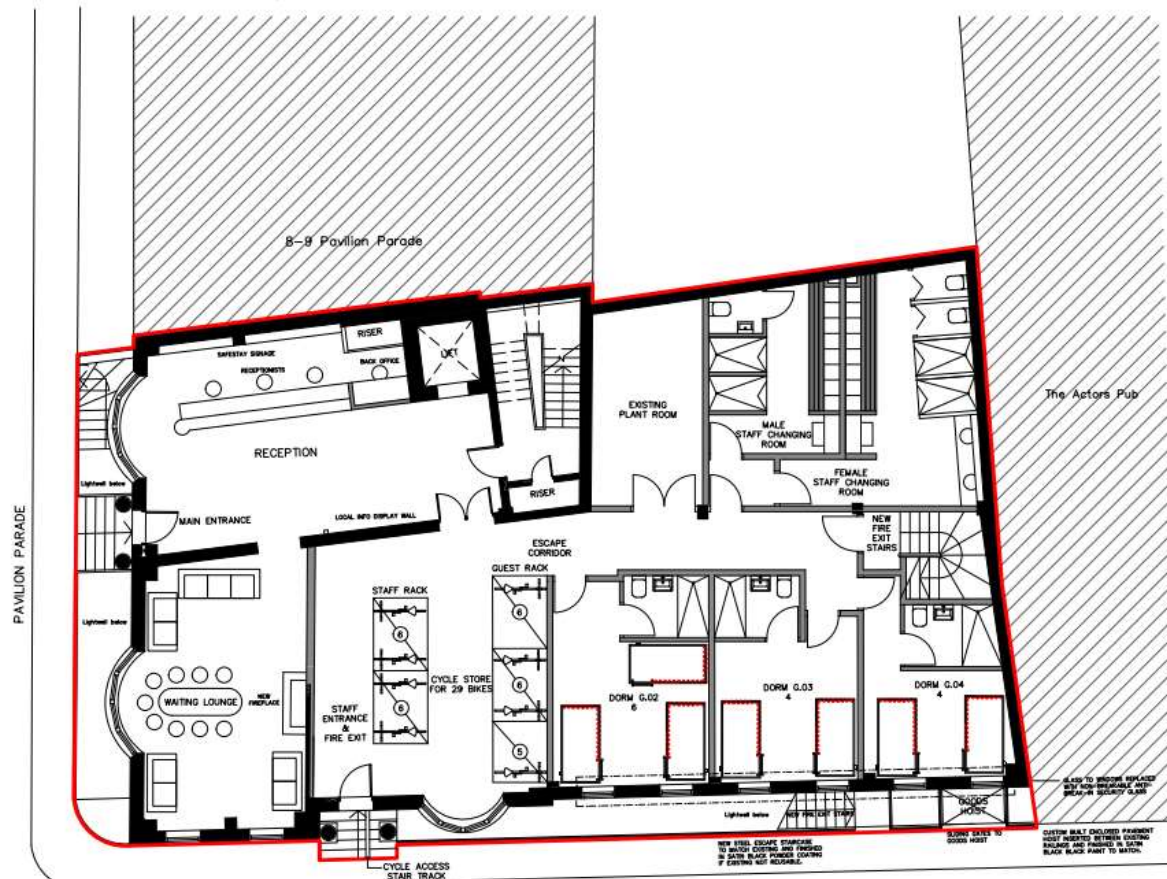
Existing Ground Floor Plan



SS-PP-AEP01

Proposed Ground Floor Plan

GROUND FLOOR | 18 OCCUPANTS



Key Rooms for re-installment of G11 Heritage main features of Cornices, Skirtings & Architectures

Key

- New Partitions
- Base Building

Existing Lower Ground Floor Plan



SS-PP-AEP02

Proposed Lower Ground Floor Plan



SS-PP-APP02

Existing 1st Floor Plan



SS-PP-AEP03

Proposed 1st Floor Plan



SS-PP-APP03

Existing 2nd Floor Plan



SS-PP-AEP04

Proposed 2nd Floor Plan

SECOND FLOOR | 40 OCCUPANTS



PAVILION STREET

SS-PP-APP04

Existing 3rd Floor Plan

THIRD FLOOR



Key

- Demolitions
- Base Building

0 1 2 3 4 5



SS-PP-AEP05

Proposed 3rd Floor Plan

THIRD FLOOR | 40 OCCUPANTS



SS-PP-APP05

Existing 4th Floor Plan



SS-PP-AEP06

Proposed 4th Floor Plan

FOURTH FLOOR | 36 OCCUPANTS



SS-PP-APP06

Existing Roof Plan



SS-PP-AEP07

Proposed Roof Plan



SS-PP-APP07

Representations For Full Planning BH2024/01639

► 22 Objections:

- Impact on amenity and the local vicinity
- Loss of property value
- Impacts on traffic and congestion
- Out of character
- Heritage impacts
- Poor disabled access
- Cumulative number of hostels in the area

Representations for the Listed Building Consent BH2024/01640

► Seven (7) Objections:

- Heritage impacts
- Impacts on traffic
- Safety of hotel guests
- Impacts on amenity and local vicinity
- Consultation process

Key Considerations

- ▶ Both Applications:
 - Design
 - Heritage impacts

- ▶ Planning application only:
 - The loss of Education Use (F1)
 - Acceptability of the Tourist Hostel Use (Sui Generis)
 - Impact on Amenity
 - Impact on Adjoining Businesses and Buildings
 - Impact on Transport, Standard of Accommodation, Sustainability and Biodiversity

S106 table

- ▶ **Section 106 Heads of Terms**
- ▶ **Employment Training**
- ▶ Developer contribution of £2,500 to Local Employment Scheme
- ▶ Submission of an Employment Training Strategy including 20% local labour

Conclusion and Planning Balance

- ▶ Loss of education use (F1) and need for the new hostel use have been fully justified. No detrimental impact on the existing hotel supply within the city as different markets.
- ▶ No harm to neighbouring amenity anticipated over existing educational use;
- ▶ No harm to commercial businesses including The Actors Public House.
- ▶ Physical works minimal, located on the modern elevation so would not harm the historic character and appearance of heritage features of listed building, adjoining terrace or surrounding Valley Gardens Conservation Area.
- ▶ Subject to conditions, the proposal would not have any detrimental impacts on transport, sustainability or biodiversity.
- ▶ **Recommend: Approval**
 - **Planning application subject to s106 agreement;**
 - **Listed building consent applications**

29 Grantham Road

BH2025/00106

2nd April 2025

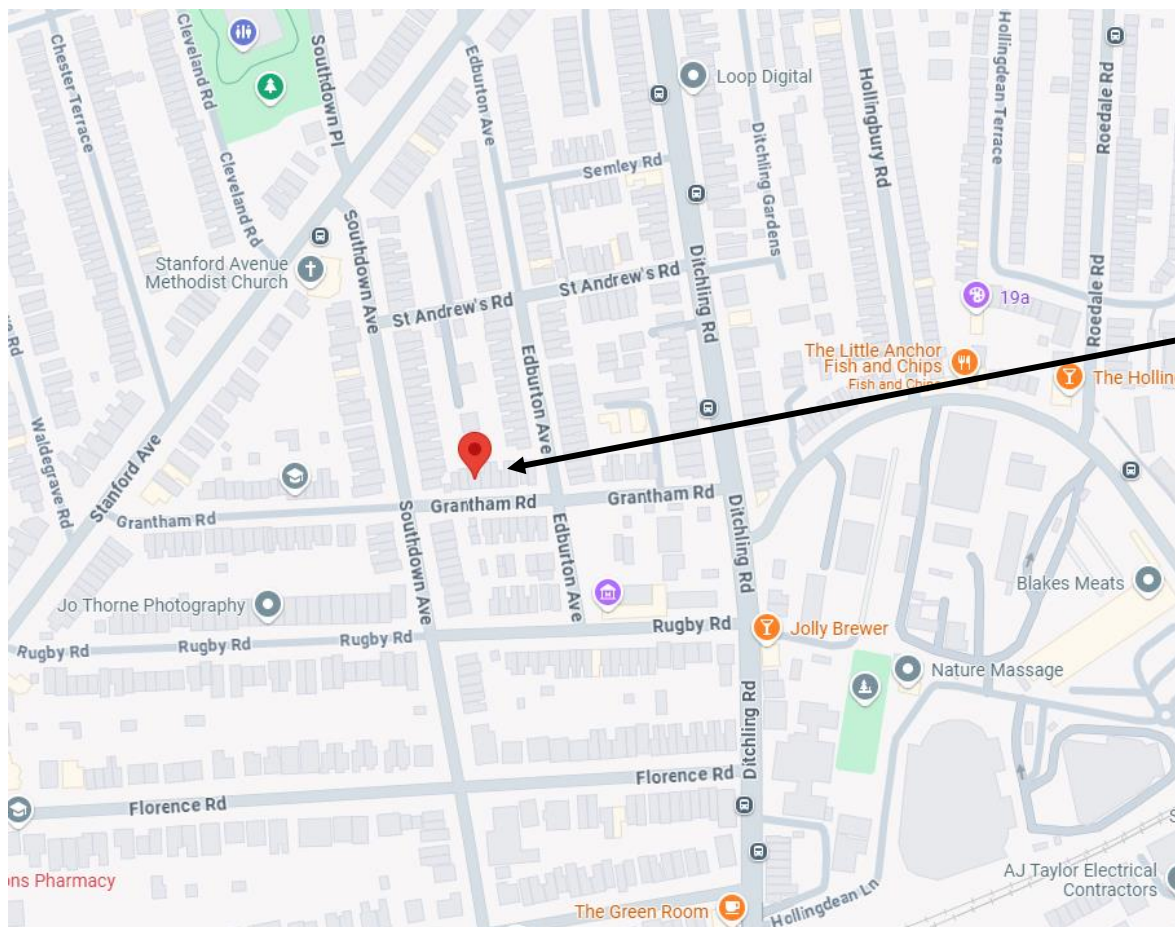


Brighton & Hove
City Council

Application Description

- ▶ Change of use from single dwelling (C3) to flexible use as
 - single dwelling (C3) or
 - 4no. bedroom small house in multiple occupation (C4).

Map of Application Site



Site

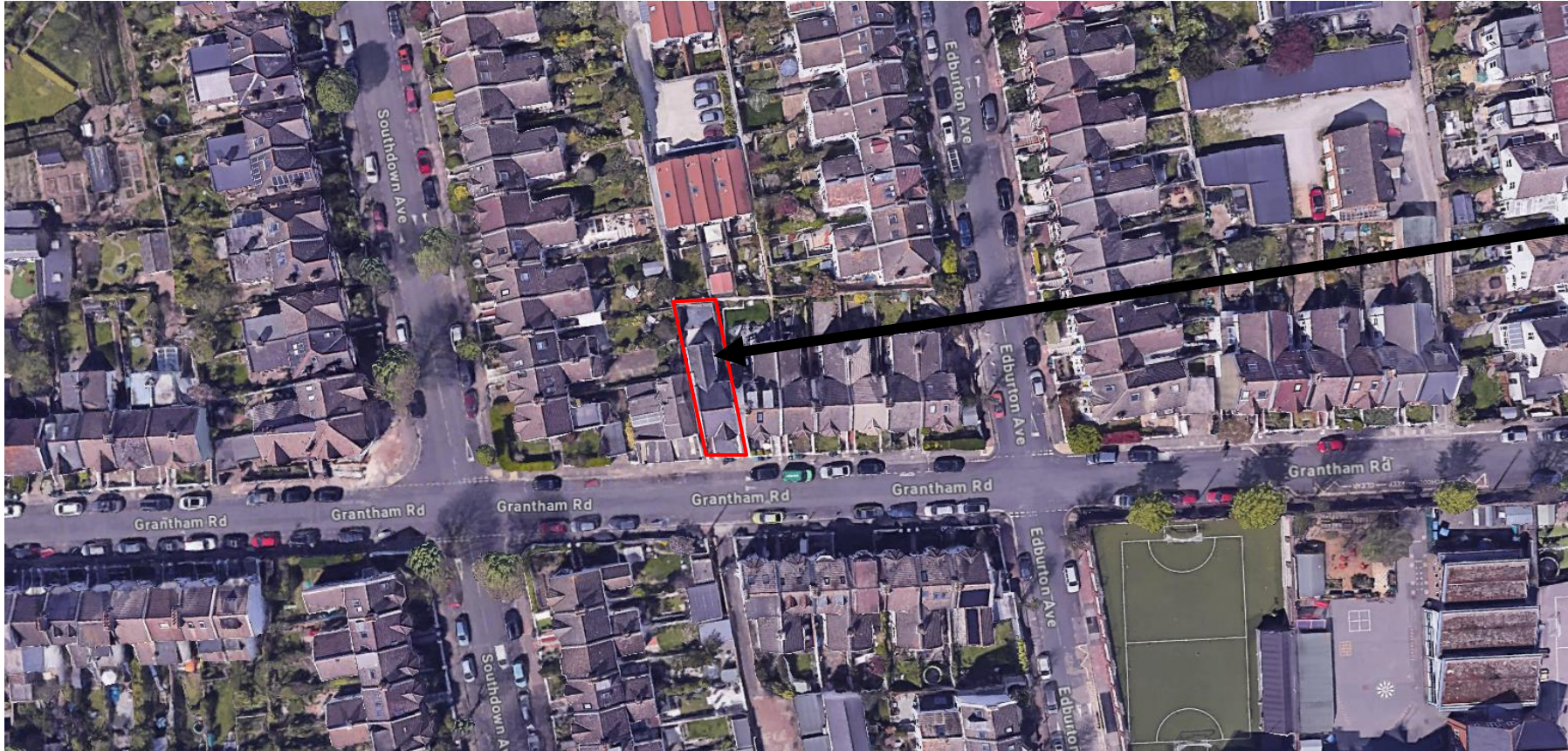
Existing Block Plan



Site

01-0814F

Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Street Photo of Site



Rear Photo of Site

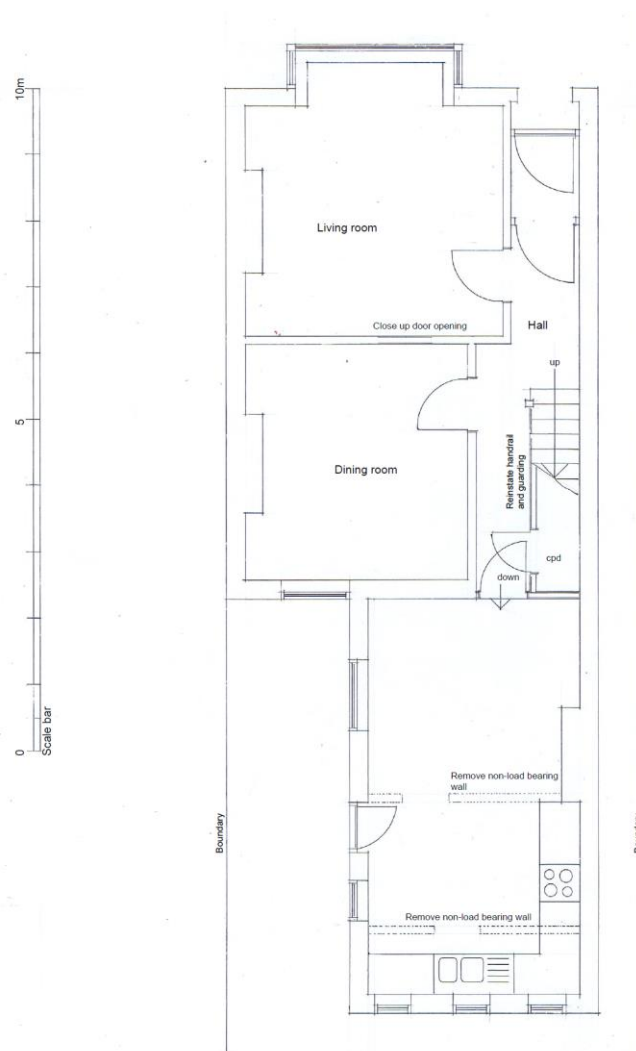


Rear elevation - living room (GF) and bedroom (FF) windows



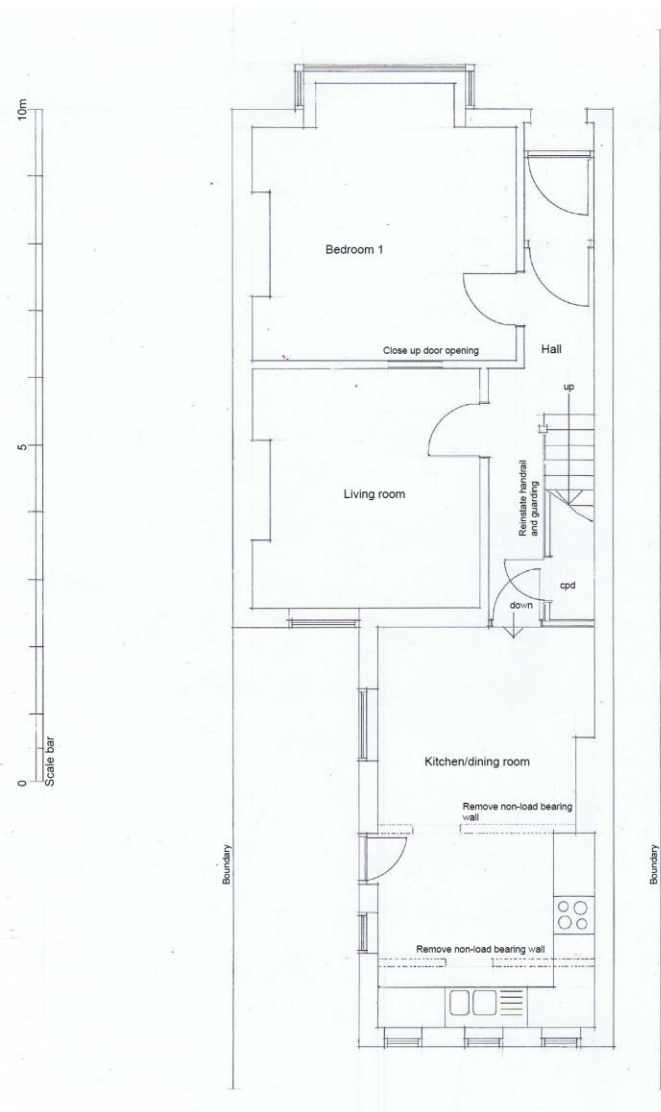
Rear elevation - kitchen/dining window (GF_) and bedroom window (FF)

Existing Ground Floor Plan



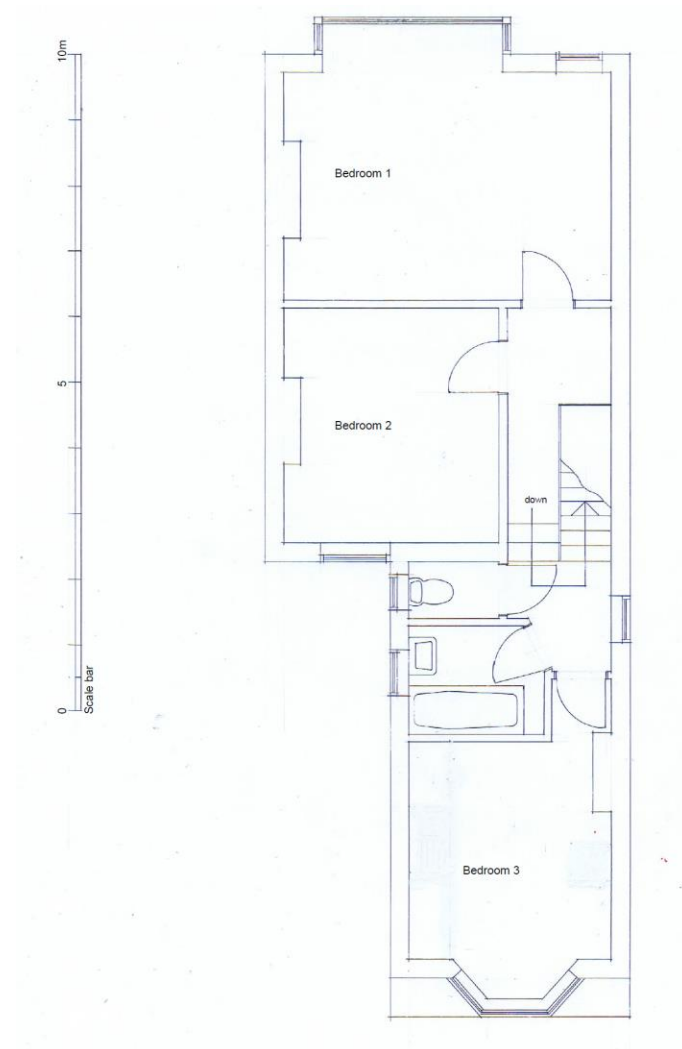
01-0814B

Proposed Ground Floor Plan



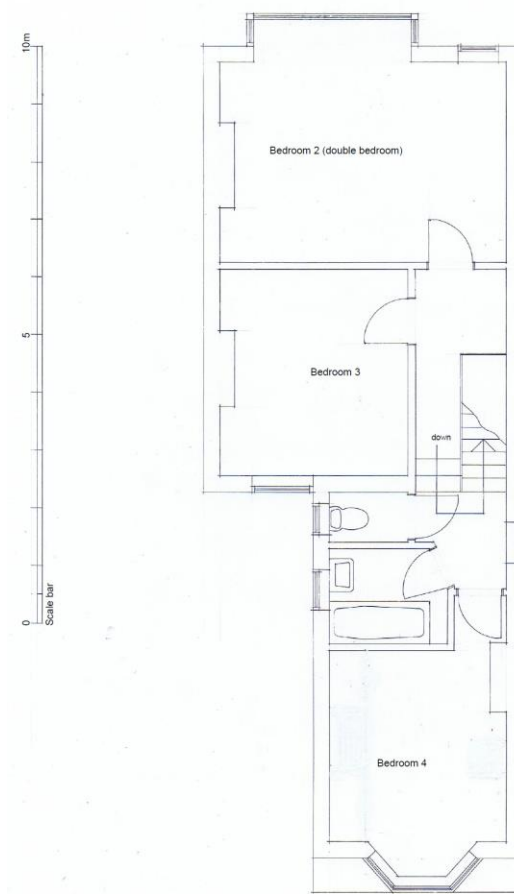
01-0814-01 REV B

Existing 1st Floor Plan



01-0814C

Proposed 1st Floor Plan



01-0814-02 REV B

Representations

► Nine (9) objections:

- Additional Traffic, particularly in conjunction with the Junior School on the same road.
- Increase in noise and anti-social behaviour.
- Transient occupancy - impact on community cohesion
- Adversely affects conservation area
- Overdevelopment
- Poor design
- HMO use may contribute to the decline of demand for school places.
- Increased waste management issues.
- Reduced availability of family homes.
- Storage and overall communal space standards not met (policy DM1).
- HMO licensing standards not met.
- Detrimental Impact on property value.
- Increased fire risk for future occupiers.

Key Considerations

- ▶ Principle of the flexible use
- ▶ Standard of accommodation for dwelling and HMO uses
- ▶ Impact on neighbour amenity
- ▶ Transport matters

Conclusion and Planning Balance

- ▶ Principle of creation of flexible dwelling/small HMO use in this location is supportable with reference to HMO policies (CP21 and DM7).
- ▶ Layout will function effectively for both dwellinghouse and small HMO use. For the small HMO use the bedrooms and communal spaces meet the minimum space requirement of policy DM7.
- ▶ Impact on neighbouring amenity acceptable for either use;
- ▶ Transport and Highway matters are considered acceptable in planning terms subject to a condition securing cycle parking to the rear.

Recommendation: Approval.

12 Richmond Parade

BH2024/01310

5th March 2025



Brighton & Hove
City Council

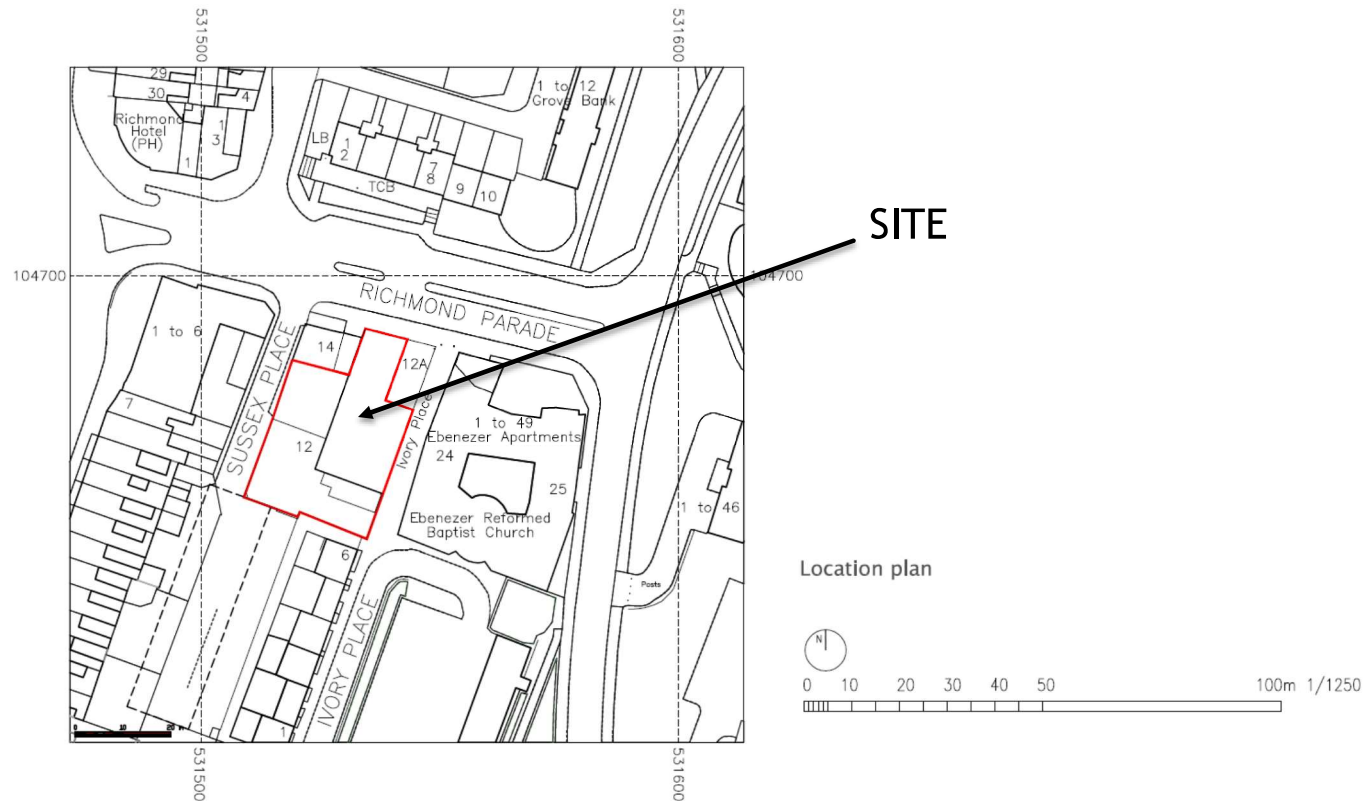
Application Description

- ▶ Conversion of, and extension to, the existing mixed-use building to form a mixed-use Class E/Class F building.
- ▶ Erection of additional storey at third floor level and extension of second floor level.
- ▶ The addition of a lift and stair access core extension, alterations and repositioning of north elevation entrance gates, addition of solar panels to rooftop and provision of additional cycle parking and disabled car parking with associated works.

Map of Application Site



Existing Location Plan



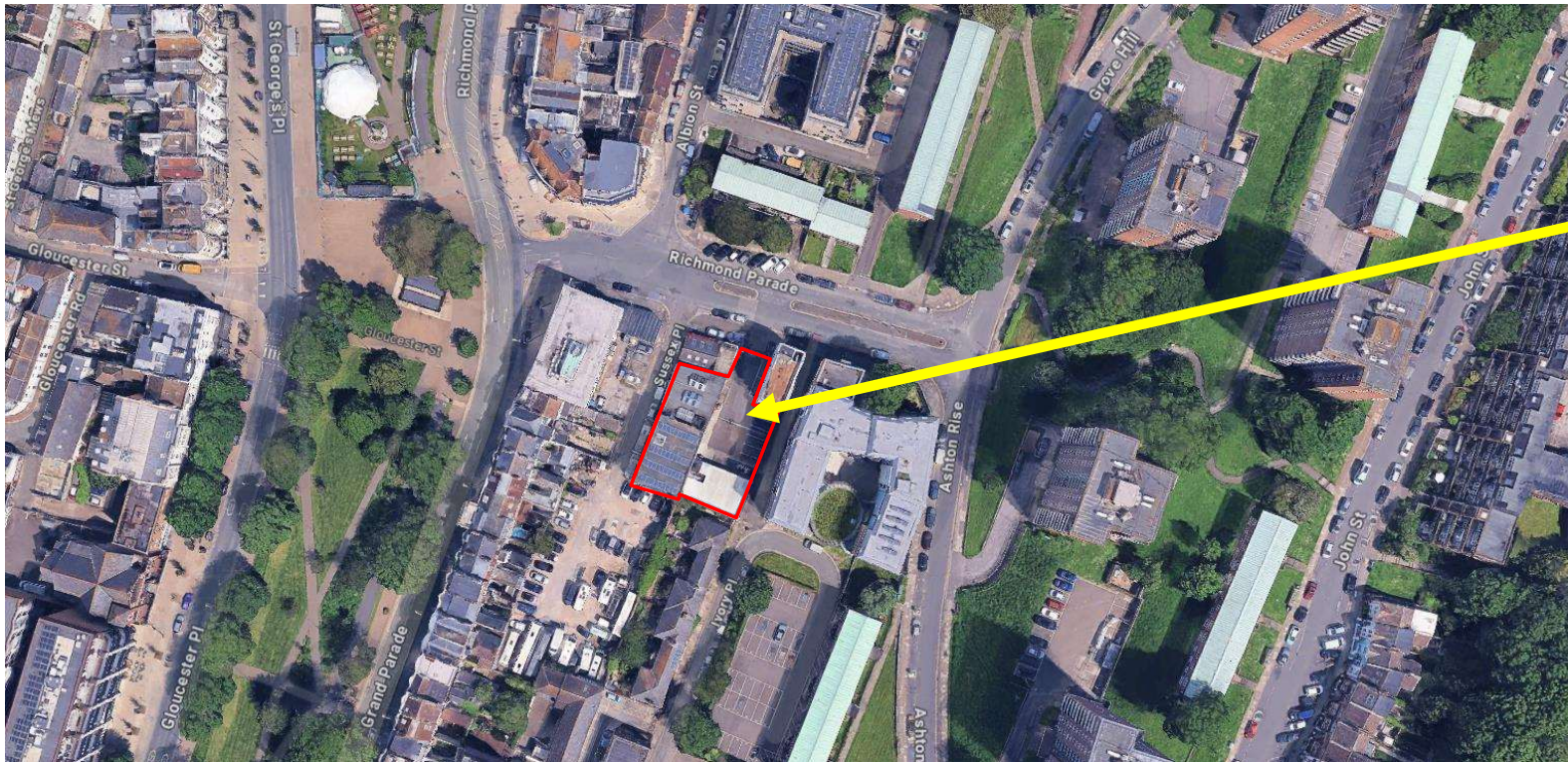
SITE

Location plan



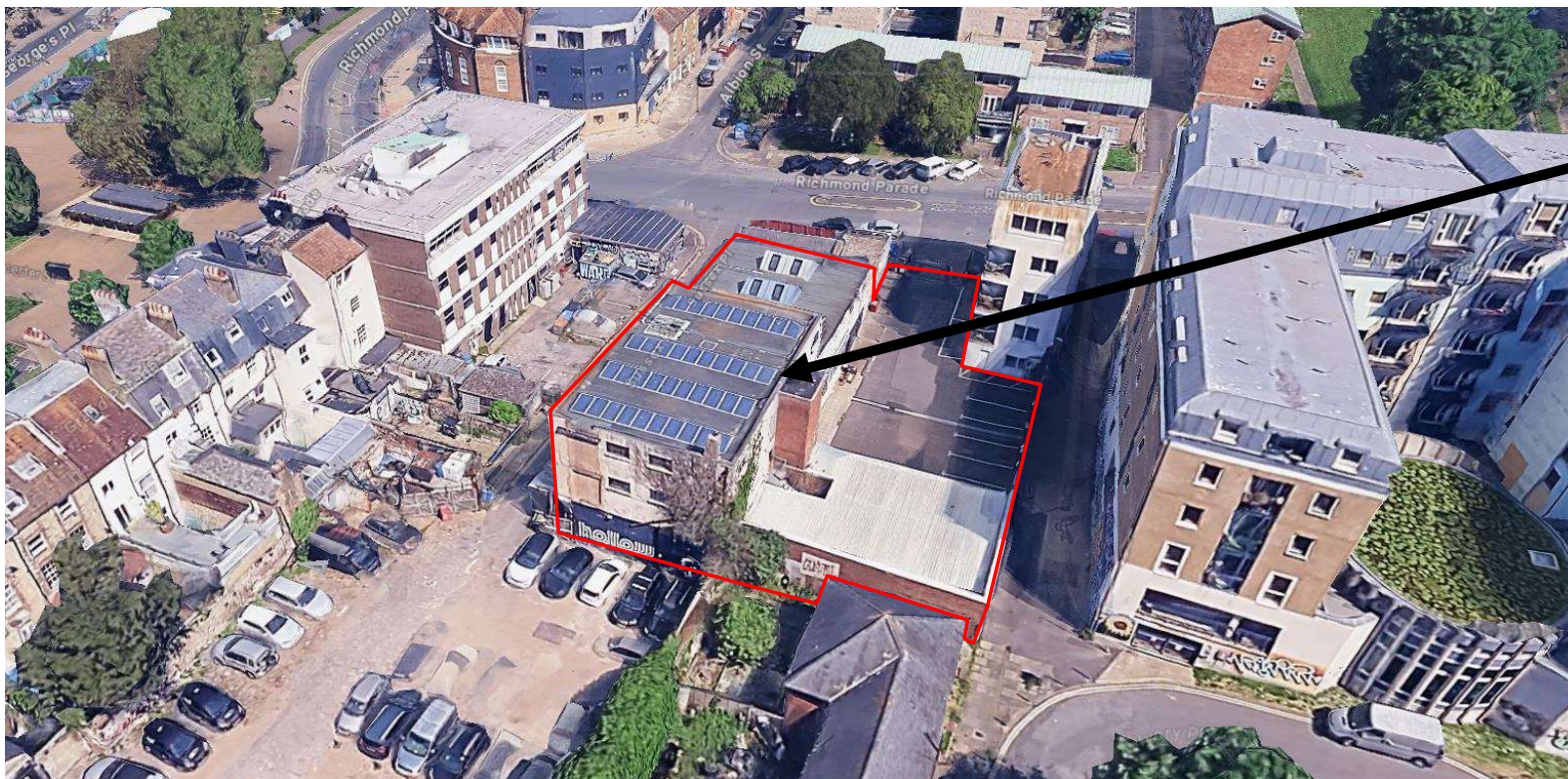
2101/P/001

Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Photo of Site – Richmond Parade looking south.

Single
Storey
building
at front
not part
of Site

Circus Street
Development

SITE



Photo of Site – Richmond Parade looking south



SITE

Photo of Site – Richmond Parade looking south



Photo of Site – Sussex Place looking east



SITE

Photo of Site – Ivory Place looking West



SITE

Photo of Site – Ivory Place looking towards rear elevation of 12a Richmond Parade

SITE



12a
Richmond
Parade

Photo of Site – Rear elevation looking north west

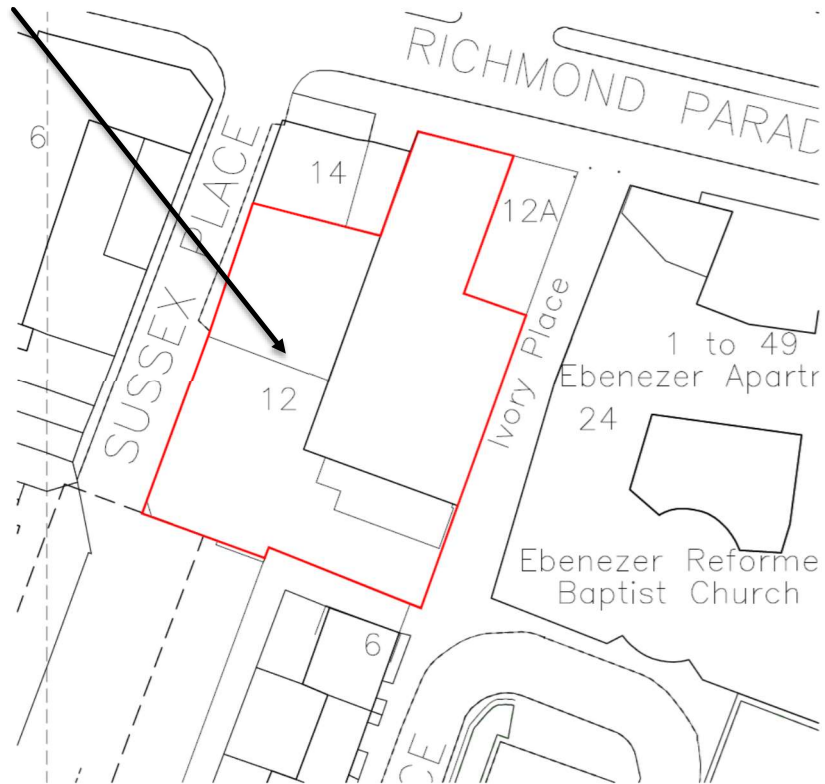
SITE



Ebenezer
Apartments

Existing Block Plan

SITE



Block plan



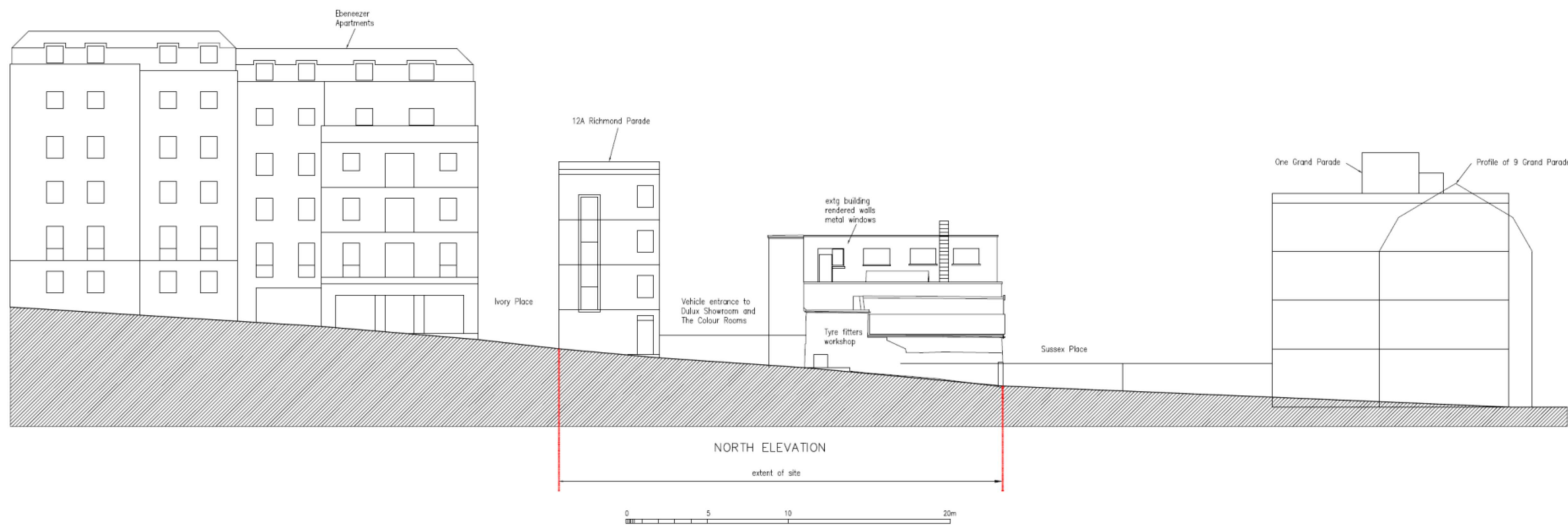
2101/P/001

Split of uses

- ▶ Increase in internal floorspace by 372sqm from 978sqm to 1350sqm.
 - 797sqm would be in educational (F1(a)) use,
 - 553sqm, would be in office (E(g) class) use.



Existing North Elevation



2101/P/004

Proposed North Elevation

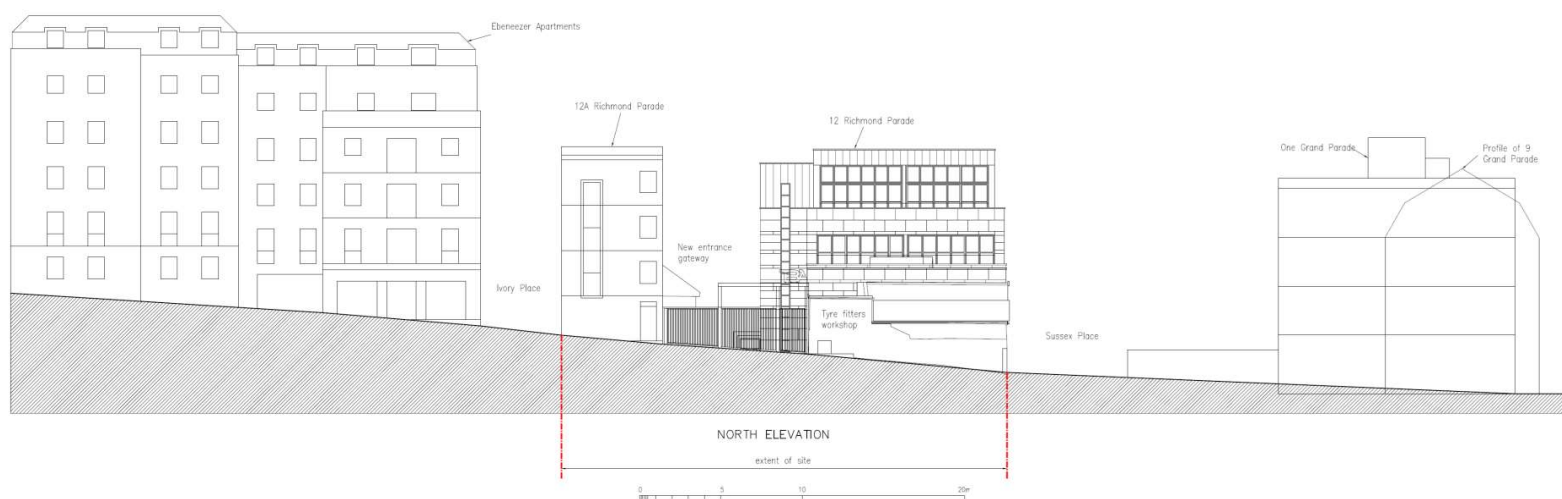


0 1 2 3 4 5 10m

NORTH ELEVATION

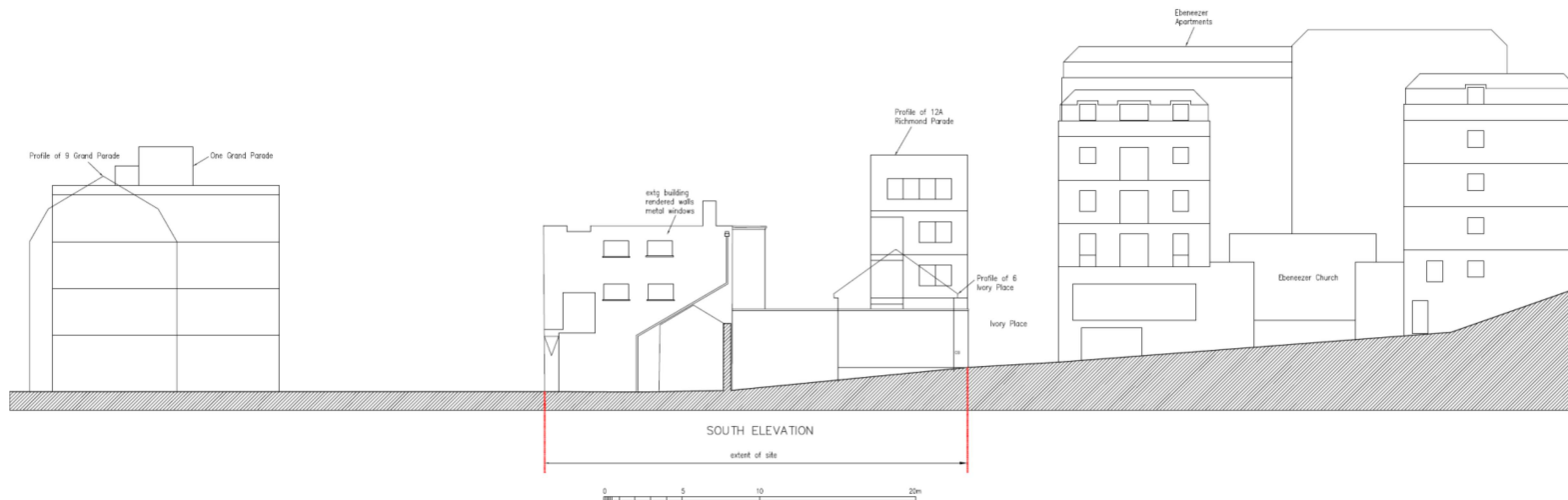
2101/P/202/A

Proposed Contextual North Elevation



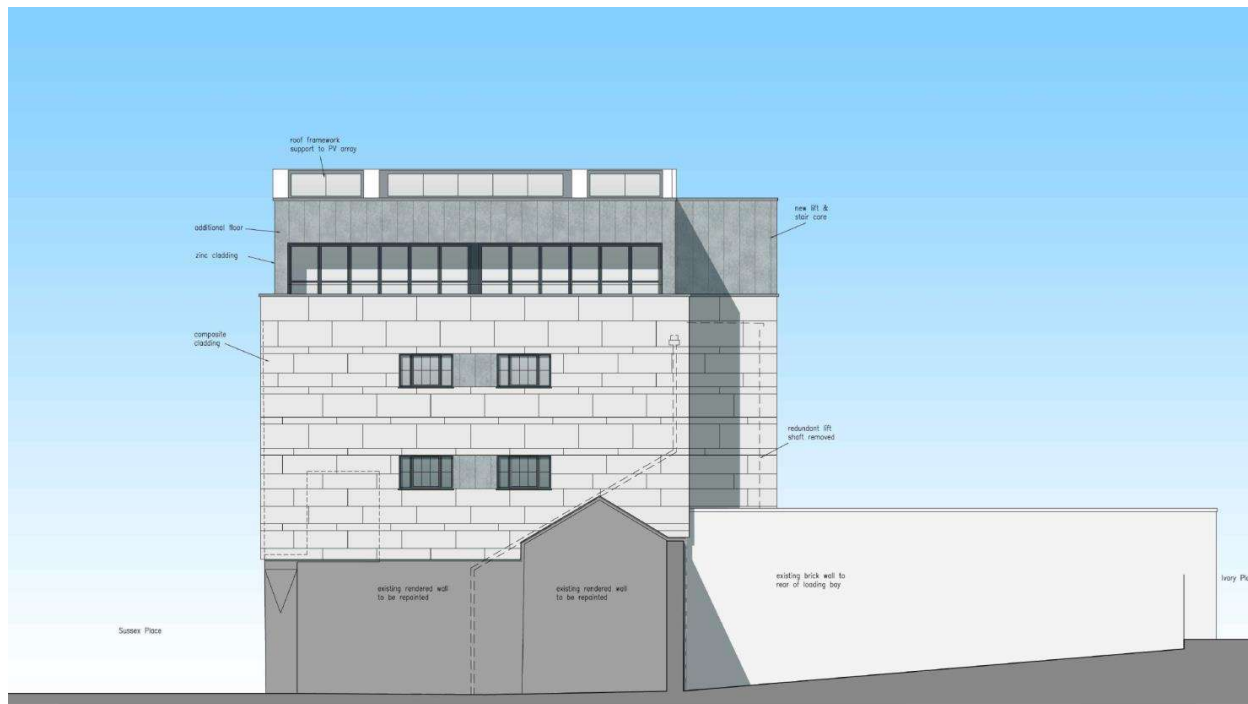
2101/P/201/A

Existing South Elevation



2101/P/004

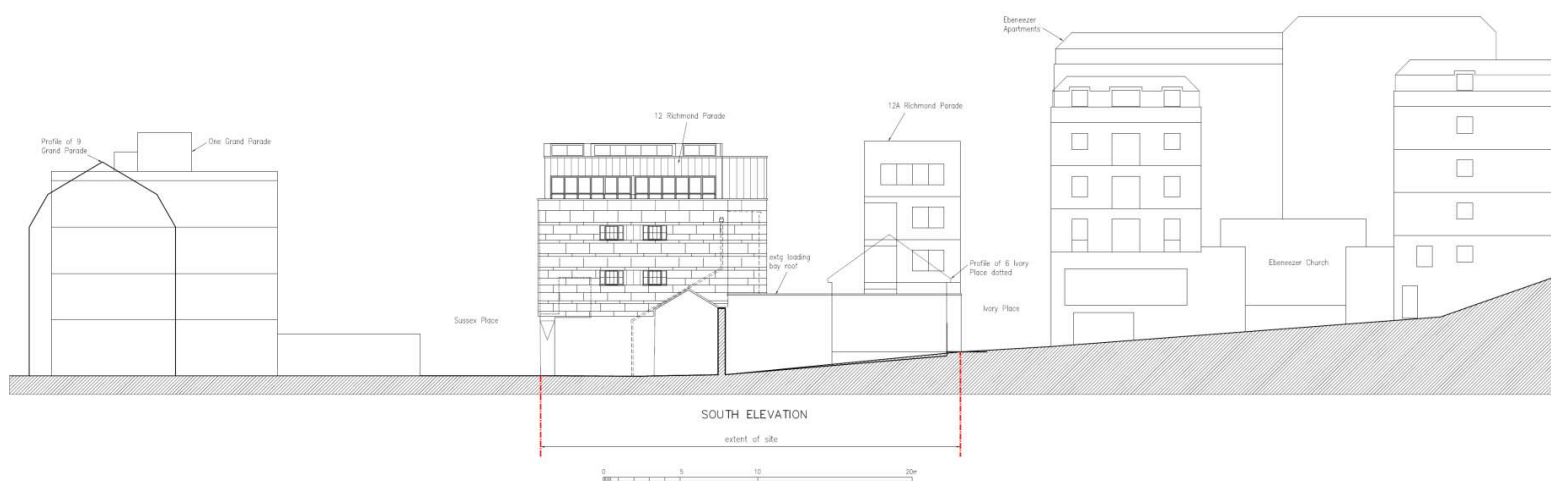
Proposed South Elevation



SOUTH ELEVATION

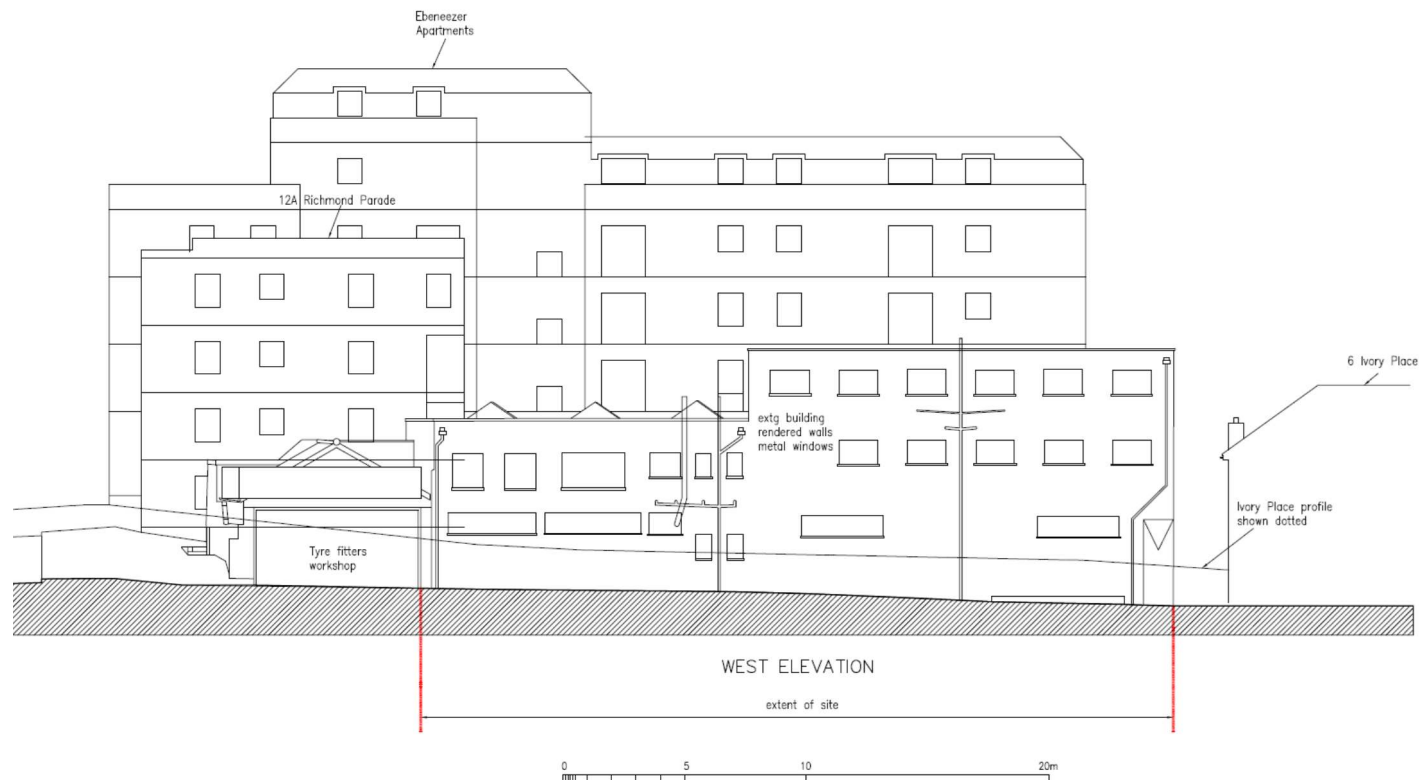
2101/P/203/A

Proposed Contextual South Elevation



2101/P/201/A

Existing West Elevation



2101/P/004

Proposed West Elevation



WEST ELEVATION

2101/P/204/A

Existing East Elevation



2101/P/004

Proposed South Elevation



EAST ELEVATION

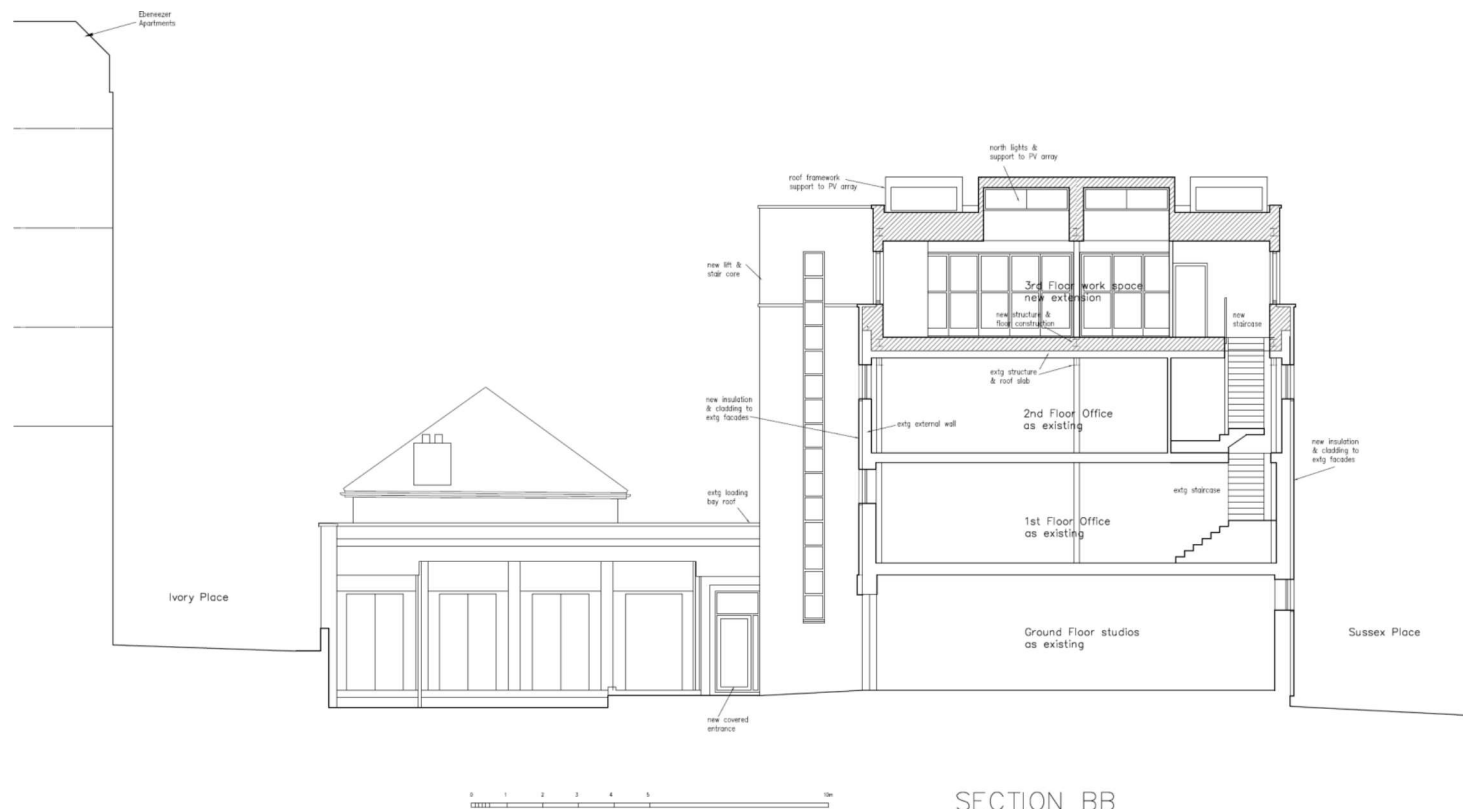
2101/P/205/A

Proposed Site Section



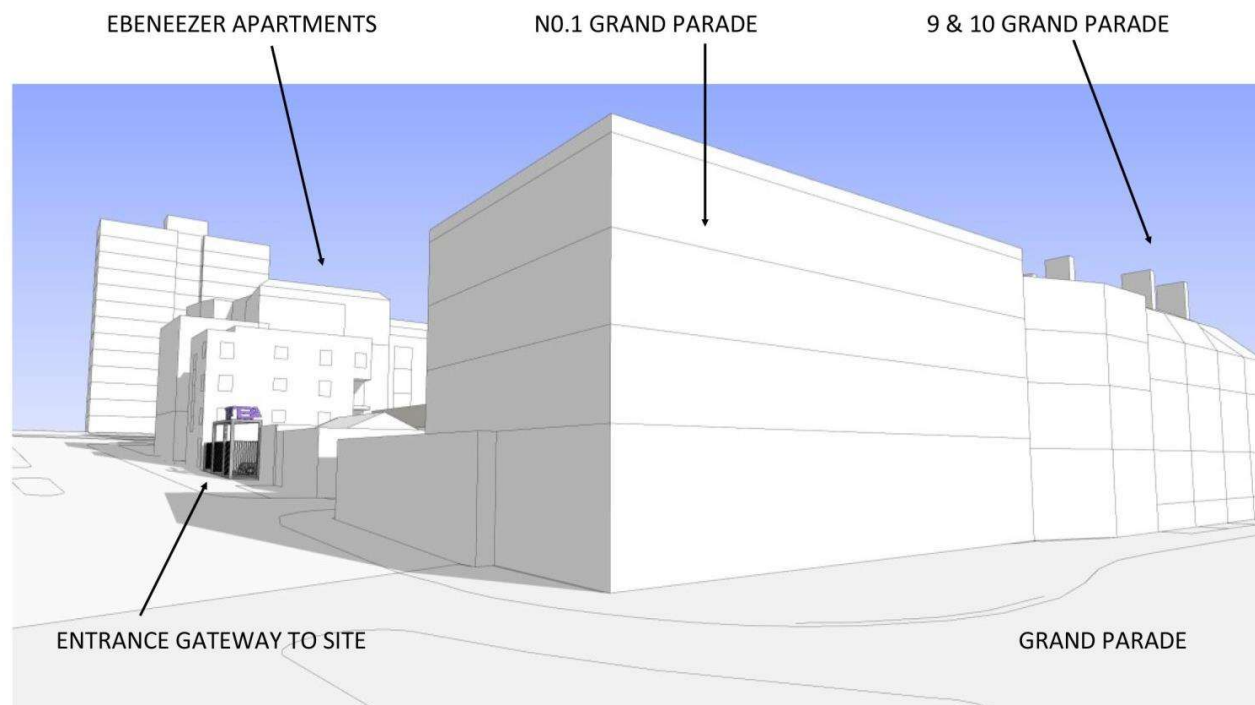
2101/P/206/A

Proposed Site Section



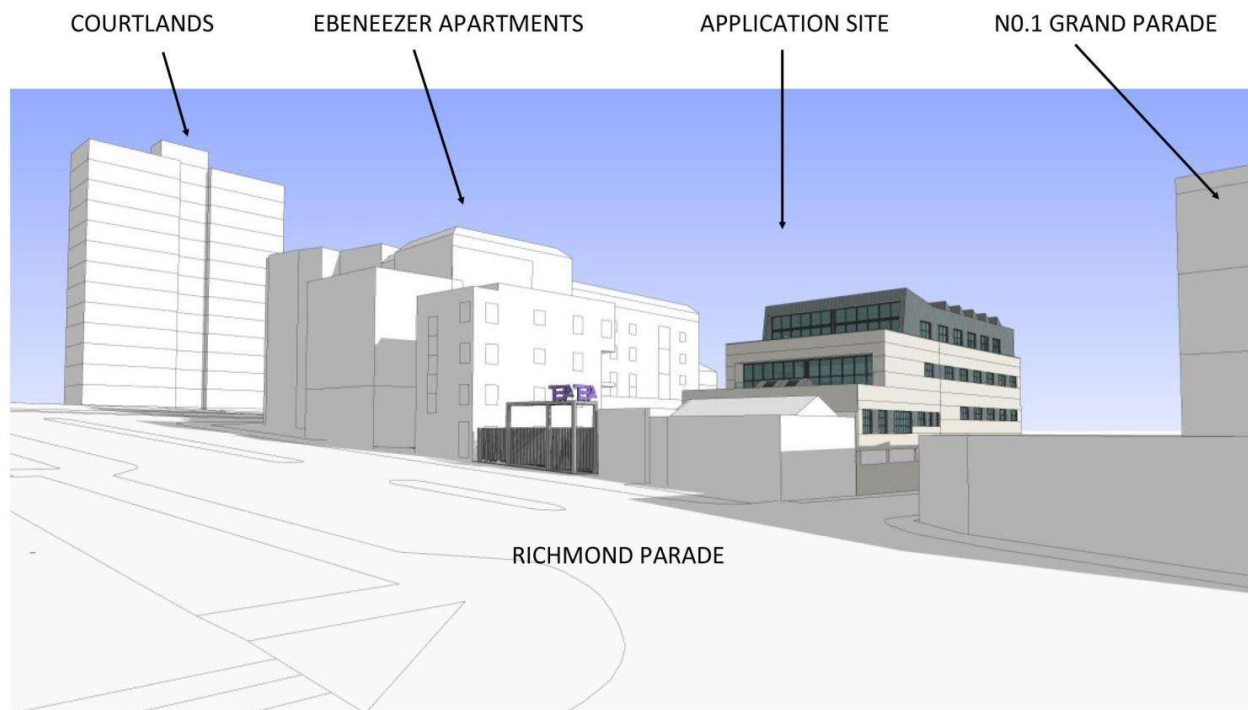
2101/P/207/A

Proposed Visual



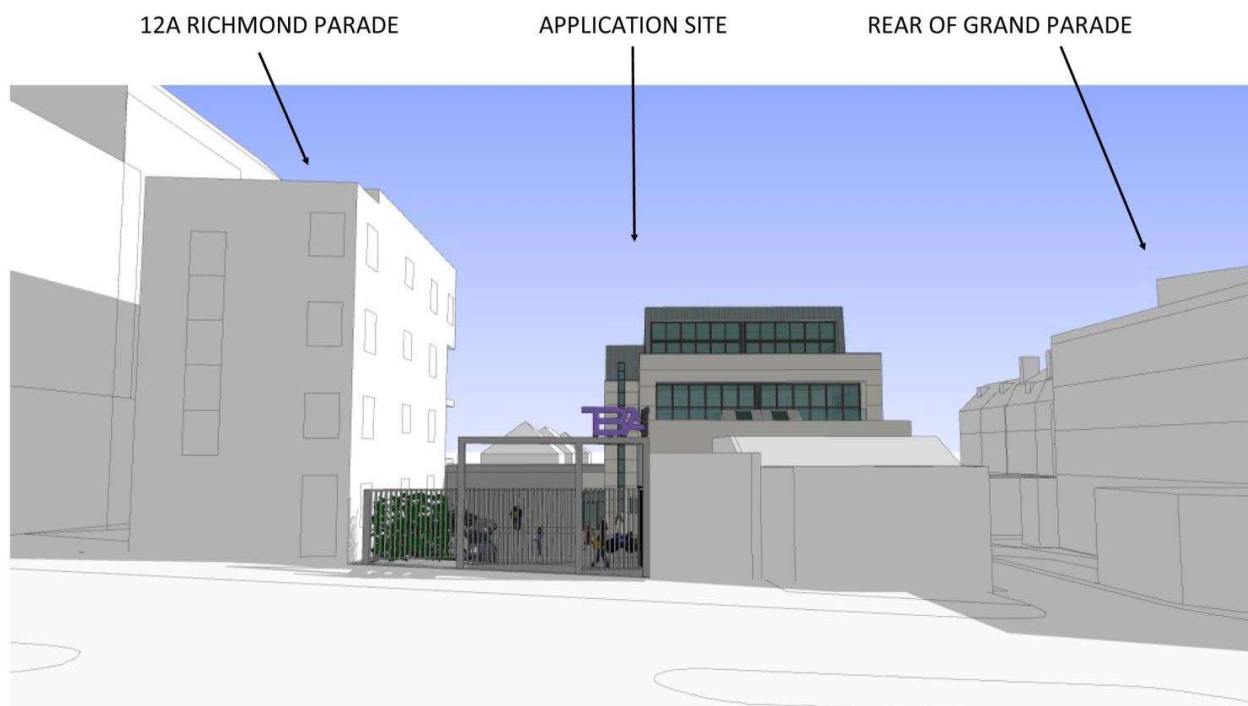
VIEW FROM THE WEST ON THE CORNER OF RICHMOND PLACE

Proposed Visual



VIEW FROM THE NORTHWEST ON RICHMOND PARADE

Proposed Visual



VIEW FROM THE NORTH ON RICHMOND PARADE

Proposed Visual



VIEW FROM THE NORTHEAST ON RICHMOND PARADE

Representations

► **5 objections** on the basis of:

- Design;
- Adverse amenity impacts on neighbours
- Loss of property value [not a material consideration].

Key Considerations

- Heritage impacts
- Design
- Use of building
- Amenity impacts

Conclusion and Planning Balance

- ▶ No harm to the setting of the surrounding heritage assets.
- ▶ Overall improvement to appearance of host property.
- ▶ Would increase the amount of employment floorspace and community facilities in this location.
- ▶ Some amenity harm may occur but is reduced to an acceptable level with proposed conditions.
- ▶ Design not necessarily optimal but proposal is considered acceptable.
- ▶ **Recommend: Approval**

