

Planning Committee

Date: **5 November 2025**

Time: **2.00pm**

Venue **Council Chamber, Hove Town Hall**

Members: **Councillors:** Thomson (Chair), Cattell, Earthey, Nann, Parrott, Robinson, Shanks, Sheard, C Theobald and Winder

Conservation Advisory Group Representative

Contact: **Shaun Hughes**
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AGENDA

139 PROCEDURAL BUSINESS

(a) Declaration of Substitutes: Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

(b) Declarations of Interest or Lobbying

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

- (d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

(c) Exclusion of Press and Public: To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

140 MINUTES OF THE PREVIOUS MEETING

7 - 14

Minutes of the meeting held on 1 October 2025.

141 CHAIR'S COMMUNICATIONS

142 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 30 October 2025.

143 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

144 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

Public Speakers Note: Any persons wishing to speak at a meeting of the Planning Committee shall give written notice of their intention to do so to the Democratic Services Officer 4 working days before the meeting (the Committee usually meet on a Wednesday, which means the notice has to be received by 12 noon the preceding Thursday).

To register to speak please email Democratic Services at: democratic.services@brighton-hove.gov.uk Speakers are allocated a strict 3 minutes to address the committee. If more than one person wishes to speak, the 3 minutes will need to be shared, or one person may be elected by communal consent to speak for all.

MAJOR APPLICATIONS

A	BH2025/01414 - Site of Sackville Road Trading Estate, Sackville Road, Hove - Full Planning	15 - 76
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MINOR APPLICATIONS

B	BH2025/00877 - 13-14 Sydney Street, Brighton - Full Planning	77 - 102
C	BH2025/01792 - First Floor and Second Floor Flats, 7 St Johns Place, Hove - Full Planning	103 - 120
D	BH2025/01793 - First Floor and Second Floor Flats, 7 St Johns Place, Hove - Listed Building Consent	121 - 134
E	BH2025/01442 - 22A Wilbury Crescent, Hove - Full Planning	135 - 146
F	BH2025/01655 - Corn Exchange, Church Street, Brighton - Listed Building Consent	147 - 156
G	BH2025/01654 - Corn Exchange, Church Street, Brighton - Full Planning	157 - 168

H BH2025/02245 - 28 Herbert Road, Brighton - Full Planning **169 - 178**

INFORMATION ITEMS

146 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE **179 - 180**

(copy attached).

147 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

None for this agenda.

148 APPEAL DECISIONS **181 - 184**

(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at: <http://www.brighton-hove.gov.uk>

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings. The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fourth working day before the meeting.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested. Infra-red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

FURTHER INFORMATION

For further details and general enquiries about this meeting contact Shaun Hughes, (01273 290569, email: shaun.hughes@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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- Do not stop to collect personal belongings;
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- Do not re-enter the building until told that it is safe to do so.

Date of Publication - Tuesday, 28 October 2025

BRIGHTON & HOVE CITY COUNCIL

PLANNING COMMITTEE

2.00pm 1 OCTOBER 2025

COUNCIL CHAMBER, HOVE TOWN HALL

MINUTES

Present: Councillors Thomson (Chair), Cattell, Earthey, Nann, Parrott, Pickett (Substitute), Robinson, Shanks, Sheard, C Theobald and Winder

Apologies: Councillor Shanks

Officers in attendance: Chris Swain (Planning Team Leader), Katie Kam (Senior Lawyer), Steven Dover (Planning Officer), Michael Tucker (Senior Planning Officer), Jack Summers (Planning Officer) and Shaun Hughes (Democratic Services)

PART ONE

130 PROCEDURAL BUSINESS

a) Declarations of substitutes

130.1 Councillor Pickett substituted for Councillor Shanks

b) Declarations of interests

130.2 Councillor Thomson declared they would withdraw for item D: BH2025/01338 – 10 Dukes Lane, Brighton as they were the ward councillor and had been involved in some discussions around aspects of the application.

c) Exclusion of the press and public

130.3 In accordance with Section 100A of the Local Government Act 1972 ("the Act"), the Planning Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

130.4 **RESOLVED** - That the public are not excluded from any item of business on the agenda.

d) Use of mobile phones and tablets

- 130.5 The Chair requested Members ensure that their mobile phones were switched off, and where Members were using tablets to access agenda papers electronically ensure that these were switched to 'aeroplane mode'.

131 MINUTES OF THE PREVIOUS MEETING

- 131.1 **RESOLVED** – The minutes of the meeting held on 3 September 2025 were agreed.

132 CHAIR'S COMMUNICATIONS

- 132.1 The chair thanked those who attended and presented the recent Affordable Housing training session. The chair requested the committee Members submit ideas for future sessions and stated there would be one relating to trees in the new year.

133 PUBLIC QUESTIONS

- 133.1 There were none.

134 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

- 134.1 There were no requests for site visits.

135 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

- 135.1 The Democratic Services officer noted that items A and B were majors and item C had speakers, and were therefore automatically called. The committee called minor applications D and E. Therefore, all applications were called for discussion.

A BH2025/01627 - Royal Pavilion Gardens, Pavilion Buildings, Brighton - Removal or Variation of Condition

1. The case officer introduced the application to the committee.

Answers to Committee Members Questions

2. Councillor Pickett was informed that the viability of the scheme was an issue and on balance the application to vary condition 4 was acceptable. 17 trees are to be removed, and 13 new trees planted by condition, with more expected in the landscaping on site. The Estate Regeneration Project Manager noted that the main focus of the project was to be the heritage aspects of the scheme. The gardens are grade II listed, and funding is coming from the National Lottery, which is tied to the heritage enhancements. If the application is refused the project is at risk.
3. Councillor Cattell was informed that the funding was tight, there are conditions attached on the funding which should be used for on-site improvements.
4. Councillor Winder was informed that the scheme was approved in 2023, and the ecological solutions remain the same. The project ecologist confirmed that the habitat

units required to be provided as per the current BNG metric are higher than those required in the original metric, but when the application was originally approved in 2023.

5. Councillor Theobald was informed that there were no changes to the approved scheme, in respect of the landscaping.
6. Councillor Earthey was informed that the scheme would open up the original John Nash views.

Debate

7. Councillor Robinson considered more trees were needed in the city, but not on this site.
8. Councillor Cattell noted there were no objections and the changes were minimal. There was no need to refuse. The councillor supported the application.
9. Councillor Nann wished the work of art to be restored and supported the application.
10. Councillor Theobald considered the scheme to be mostly good; however, too many trees were to be removed, and there were anti-social behaviour issues at the site, and the gardens are currently a mess. The councillor supported the application.
11. Councillor Sheard considered the Royal Pavilion to be the jewel in the crown of the city, and the gardens the frame the pavilion. The councillor wished the gardens to be preserved and supported the application.
12. Councillor Parrott agreed with other Members and noted that the regulations going forward would be changing.
13. Councillor Robinson considered the gardens needed to look gorgeous and supported the application.
14. Councillor Earthey supported the application.
15. Councillor Thomson considered the heritage aspects to be at risk for this most important building. The councillor supported the application.

Vote

16. A vote was held, and the committee agreed unanimously to grant planning permission.
17. **RESOVLED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

B BH2025/01359 - Kap Ltd, Newtown Road, Hove - Removal or Variation of Condition

1. The case officer introduced the application to the committee.

Answers to Committee Members Questions

2. Councillor Earthey was informed that there was no evidence of the actions being undertaken for early credits and there were still available credits to be obtained.
3. Councillor Sheard was informed that the BREEAM results should have been recorded at each stage of the development. Climate Change Project Manager stated that this did not mean the actions weren't taken, only not recorded.
4. Councillor Pickett was informed that the recorded actions related to each floor not the final building.
5. Councillor Cattell was informed that 85% of the total 104 actions were available, 70% overall is needed to hit 'Excellent' and 59% was now suggested for this scheme. It was noted that 'Excellent' was standard requirement.
6. Councillor Parrott was informed that it was not possible to see if the actions were taken.
7. Councillor Nann was informed that mechanisms were now in place, therefore enforcement actions would not be expected but could still be taken if there was a breach of the condition.
8. Councillor Winder was informed that the BREEAM requirements have been in the Development Plan since 2016.
9. Councillor Thomson was informed that BREEAM only relates to commercial builds.

Debate

10. Councillor Cattell considered there was no reason to stop the building being completed and supported the application.
11. Councillor Theobald noted there were no objections from the Ecological team, and very good is very good.
12. Councillor Sheard considered it was disappointing to not to get the credits, however, the standards appeared to remain high.
13. Councillor Pickett supported the application.
14. Councillor Robinson considered the new developer was trying to do the right thing.
15. Councillor Earthey considered the development should be completed as soon as possible.

Vote

16. A vote was held, and the committee agreed unanimously to grant planning permission.

17. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

C BH2025/00747 - BHCC Household Waste Recycling Site, Modbury Way, Hove - Full Planning

1. The Planning Manager introduced the application to the committee.

Speakers

2. Ward Councillor Bagaeen was unable to attend the meeting; therefore, the agent was unable to address the committee.

Answers to Committee Member Questions

3. Councillor Robinson was informed that the pumphouse would only be used in an emergency and would be tested weekly in office hours. It was noted there was a condition to soundproof the pumphouse.
4. Councillor Pickett was informed that the site guidance required the application. The agent confirmed it was a recommendation of the environment agency, and if not approved it would be an issue.
5. Councillor Earthey was informed that the representations highlighting smells were not a planning matter and the position of an access road, meant the proposed location of the pumphouse could not be altered.
6. Councillor Theobald was informed that the pump house would be located 10 metres from the closest residential boundary and 25 metres from the nearest house.
7. Councillor Pickett was informed that the trees were to remain, and there would be further planting.
8. Councillor Thomson was informed that the mature Sycamore tree was to be removed, however, new trees would be planted.

Debate

9. Councillor Sheard noted the majority of objections did not relate to the application before the committee. The councillor supported the application.
10. Councillor Cattell noted there had been fires at other recycling centres and it was good to have the pump house at this site. The councillor supported the application.
11. Councillor Theobald considered the houses weren't too near and no objections had been received from the Environmental Health Team. The councillor supported the application.

Vote

12. A vote was held, and the committee agreed unanimously to grant planning permission.
13. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

D BH2025/01338 - 10 Dukes Lane, Brighton - Removal or Variation of Condition

1. The case officer introduced the application to the committee.

Answers to Committee Member Questions

2. Councillor Robinson was informed that the applicant would require a license. The agent confirmed that they had spoken to the Police and agreed a 9pm closure of the outside seating area.
3. Councillor Cattell was informed that the license for the premises had been approved.
4. Councillor Robinson was advised that a condition restricting the use of the outside space by 9pm might be considered unreasonable due to the fact that this was governed by another regime (licensing).

Debate

5. Councillor Theobald considered that a 9pm closing time for the outside space was good in this busy city centre location.
6. Councillor Robinson proposed a motion to add a condition restricting the outside seating area to a 9pm closure. The motion was seconded by Councillor Theobald. This was in the interest of local amenities.
7. Councillor Pickett considered sound a concern and wanted to mitigate noise.
8. Councillor Earthey considered the extra condition was good and supported the application.
9. Councillor Sheard considered the extra condition excessive, as they wanted to encourage businesses.

Vote

10. A vote was held on the extra condition and by 5 to 4 the committee agreed the proposal. (Councillor Thomson withdrew from the discussions and took not part in the decision-making process or the vote)
11. A vote was held on the planning application and the committee agreed unanimously to grant planning permission. (Councillor Thomson withdrew from the discussions and took not part in the decision-making process or the vote)

12. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report other than Condition 2, which is varied to restrict the use of the outside seating area to 9pm.

E BH2025/00802 - 12 Nevill Way, Hove - Householder Planning Consent

1. The case officer introduced the application to the committee.

Answers to Committee Member Questions

2. Councillor Pickett was informed that there were two staircases in the house, and the development would be an annex, with suitable conditions attached to the application. It was noted that planning permission would be required to use the annexe as a separate dwelling. If this was done without planning permission, then enforcement action could be taken, unless 10 years had passed.
3. Councillor Theobald was informed that the original application for a Pilates studio and a change of use was withdrawn.
4. Councillor Robinson was informed that there were stairs to link the development to the house, and it would not be a separate dwelling.
5. Councillor Cattell was informed that there were ensembles on the ground floor and first floor.
6. Councillor Robinson was informed that there was a condition to prevent AirBnB use of the development.
7. Councillor Thomson was informed that the garden should be shared. however, the permitted development rights allowing enclosure of the garden had been removed by condition.

Debate

8. Councillor Pickett considered the development fitted in with the design of the house and they supported the application.
9. Councillor Earthey was uneasy at first, however, they now supported the application.
10. Councillor Sheard supported the application.
11. Councillor Theobald considered the conditions were good and they supported the application.
12. Councillor Robinson was not enamoured of the application; however, they trust the officer and now support the application.
13. Councillor Thomson agreed with other Members and considered that neighbours would watch the build. The councillor supported the application.

14. Vote

15. A vote was held and the committee agreed unanimously to grant planning permission.

16. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

136 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

136.1 The Committee noted the new appeals that had been lodged as set out in the planning agenda.

137 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

137.1 There were none for this agenda.

138 APPEAL DECISIONS

138.1 The Committee noted the content of the letters received from the Planning Inspectorate advising of the results of planning appeals which had been lodged as set out in the agenda.

The meeting concluded at 4.12pm

Signed

Chair

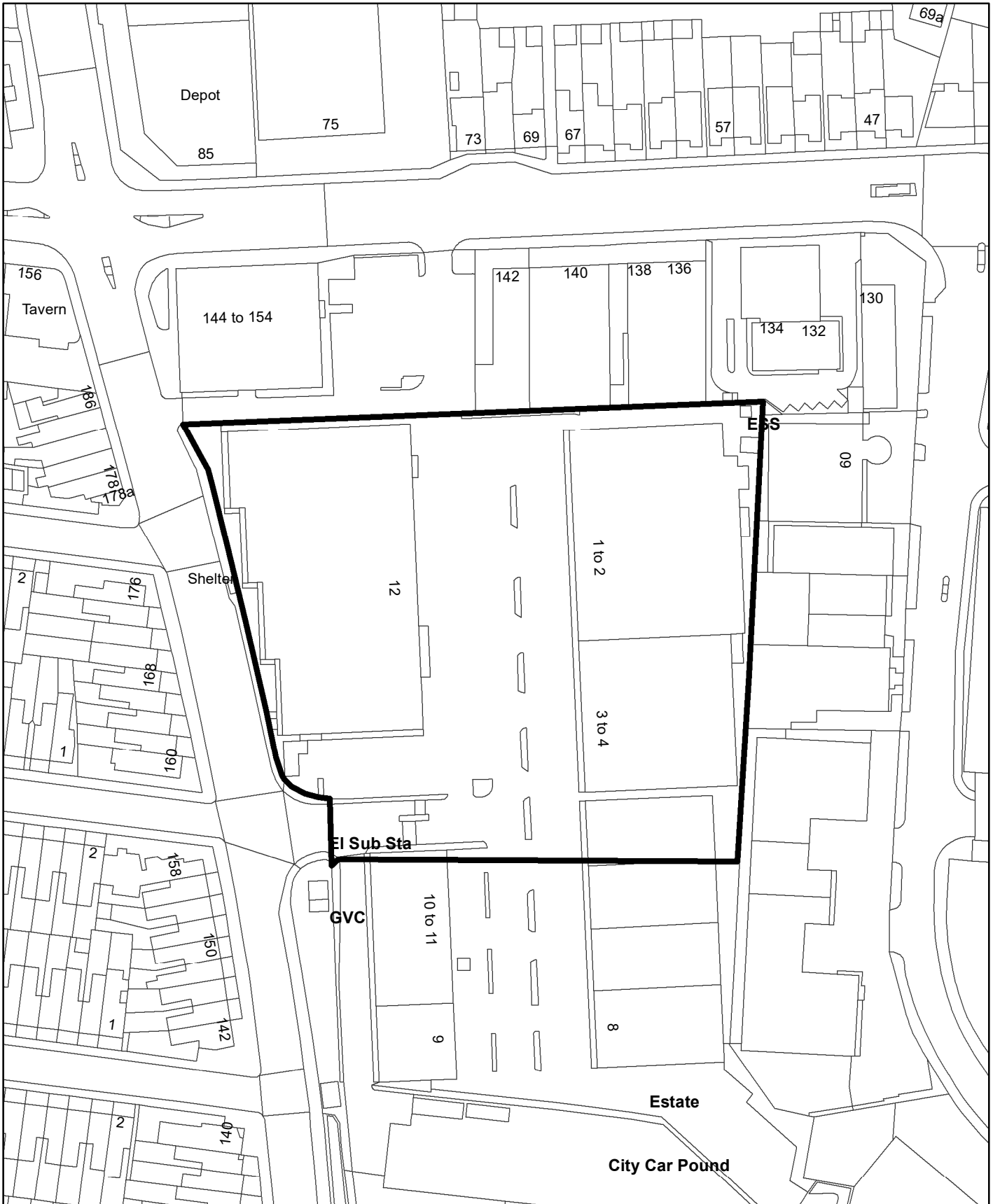
Dated this

day of

ITEM A

**Site of Sackville Road Trading Estate,
Sackville Road
BH2025/01414
Full Planning**

DATE OF COMMITTEE: 5th November 2025



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2025/01414	<u>Ward:</u>	Goldsmid Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Site Of Sackville Road Trading Estate Sackville Road Hove BN3 7AN		
<u>Proposal:</u>	Demolition of buildings and structures at land North of the Hove Central access road to allow redevelopment comprising residential units (C3) with associated amenity provision, car and cycle parking, integrated public realm, vehicular access from the access road (via Sackville Road), and other necessary infrastructure.		
<u>Officer:</u>	Chris Swain, tel: 292178	<u>Valid Date:</u>	18.06.2025
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	17.09.2025
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Oxalis Planning Ltd, Toll Bar House, Landmere Lane, Edwalton, Nottinghamshire, NG12 4DG		
<u>Applicant:</u>	Homes For City of Brighton & Hove & Sackville Street SL Ltd C/o Oxalis Planning Ltd, Toll Bar House, Landmere Lane, Edwalton, Nottinghamshire, NG12 4DG		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be **MINDED TO GRANT** planning permission subject to a s106 agreement on the Heads of Terms set out below and the following Conditions and Informatives as set out hereunder, **SAVE THAT** should the s106 Planning Obligation not be completed or significantly advanced, on or before the **18 February 2026** the Head of Planning is hereby authorised to refuse planning permission for the reasons set out at the end of this report:

Section 106 Head of Terms:

Affordable housing:

- 123 residential units (40%) to be provided as affordable housing in broad alignment with the Council's target mix and tenure split.

Public Realm Improvements:

- The provision of two street trees in Sackville Road in close proximity to the site.

Sustainable Transport and Highways:

Sustainable Transport Contribution

- A contribution of (figure to be agreed) to be put towards the design, modelling and implementation of improvements to the junction at Sackville Road/Old Shoreham Road to support safe cycling and bus movements.

Bikeshare Hub Safeguarding

- Land safeguarded onsite for future bike docking station

Car Club Bays

- The provision of three car club bays within the site

Highway works

A scheme of highway works should be secured via a section 278 agreement (to be secured in turn via a section 106 agreement). The agreement should incorporate a final set of agreed detailed drawings that have achieved full technical acceptance and include:

- A scheme to amend the bus layby on Sackville Road (southbound) to enable refuse collections to be carried out with minimum of interference with the operation of the bus stop to include if necessary:
 - Amendments to the layby geometry, repositioning the bus cage, bus stop, Real Time Passenger Information, boundary treatment and SUDS schemes
 - Securing via TRO that no other use of the bus layby is allowed except for refuse collections, if necessary, by time restriction.
 - A scheme of signs and/or markings to provide for cyclists to share the Sackville Road footway at the southern bus layby
- A scheme for pedestrian/cyclist shared use of Sackville Road footway

Permissive Path Agreement

- Public access through the site shall at all times shall be secured via a permissive path agreement.

Employment:

- Submission of an Employment & Training Strategy to set how the developer, contractor (and their sub-contractors), as well as any other relevant agents will collaborate in order to meet the Local Employment Scheme's key objectives:
 - Recruitment and Development
 - Careers, Experiences of Work & Social Value
 - Green Economy & Sustainability

Monitoring fees:

- Contribution of **£6,622.21** for the 30-year monitoring of Biodiversity Net Gain (BNG)
- Contribution of **£7,249** for the monitoring of the measures and objectives within the Travel Plan
- Contribution for the necessary monitoring of the s106 agreement as a whole, equal to 5% of the value of the combined total of the financial contributions

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed Drawing	24.028-HGP-XX-XX-D-A-0322	P01	26-Aug-25
Proposed Drawing	24.028-HGP-XX-ZZ-D-A-0303	P08	26-Aug-25
Proposed Drawing	PJC-1358-003	D	20-Aug-25
Proposed Drawing	PJC-1358-004	A	20-Aug-25
Proposed Drawing	PJC.1358.001	F	20-Aug-25
Proposed Drawing	PJC.1358.002	E	20-Aug-25
Proposed Drawing	24.028-HGP-S1-XX-D-A-100	P08	26-Aug-25
Block Plan	24.028-HGP-S1-XX-D-A-0100	P08	26-Aug-25
Proposed Drawing	24.028-HGP-XX-01-D-A-0203	P13	26-Aug-25
Proposed Drawing	24.028-HGP-XX-LG-D-A-0200	P14	26-Aug-25
Proposed Drawing	24.028-HGP-XX-00-D-A-0201	P13	26-Aug-25
Proposed Drawing	24.028-HGP-XX-UG-D-A-0202	P13	26-Aug-25
Proposed Drawing	24.028-HGP-XX-02-D-A-0204	P10	26-Aug-25
Proposed Drawing	24.028-HGP-XX-03-D-A-0205	P10	26-Aug-25
Proposed Drawing	24.028-HGP-XX-04-D-A-0206	P13	26-Aug-25
Proposed Drawing	24.028-HGP-XX-05-D-A-0207	P12	26-Aug-25
Proposed Drawing	24.028-HGP-XX-06-D-A-0208	P09	26-Aug-25
Proposed Drawing	24.028-HGP-XX-07-D-A-0209	P10	26-Aug-25
Proposed Drawing	24.028-HGP-XX-08-D-A-0210	P10	26-Aug-25
Proposed Drawing	24.028-HGP-XX-09-D-A-0211	P10	26-Aug-25

Proposed Drawing	24.028-HGP-XX-10-D-A-0212	P04	26-Aug-25
Proposed Drawing	24.028-HGP-XX-XX-D-A-0310	P07	26-Aug-25
Proposed Drawing	24.028-HGP-XX-XX-D-A-0320	P04	26-Aug-25
Proposed Drawing	24.028-HGP-XX-XX-D-A-0321	P04	26-Aug-25
Proposed Drawing	24.028-HGP-XX-XX-D-A-0350	P04	26-Aug-25
Proposed Drawing	24.028-HGP-XX-XX-D-A-0351	P04	26-Aug-25
Proposed Drawing	24.028-HGP-XX-ZZ-D-A-0300	P08	26-Aug-25
Proposed Drawing	24.028-HGP-XX-ZZ-D-A-0302	P09	26-Aug-25
Proposed Drawing	24.028-HGP-XX-ZZ-D-A-0301	P08	26-Aug-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

Pre-commencement

3. No development, including demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include (but not exhaustively):
- (i) Timescales for the Proposed Development including the forecasted completion date;
 - (ii) Details of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with, reviewed and recorded (including details of any considerate constructor or similar scheme)
 - (iii) Measures to minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic, and deliveries to and from the site;
 - (iv) Measures to prevent mud/dust from tracking onto the highway;
 - (v) Details of hours of construction including all associated vehicular movements
 - (vi) Details of the construction compound including plant and material storage and manoeuvring areas;
 - (vii) A plan showing construction traffic routes

The construction of the development shall be carried out in full compliance with the approved CEMP.

Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies DM20, DM33 and DM40 of Brighton & Hove City Plan Part 2, policy CP8

of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

4. No development (including any demolition, site clearance or enabling works) shall take place until:
 - a. A Biodiversity Gain Plan (BGP) has been prepared in broad accordance with the Biodiversity Net Gain Feasibility Assessment BNGFA, prepared by PJC Consultancy, received 5 June 2025; and
 - b. The BGP has been submitted to and approved in writing by the Local Planning Authority.

Reason: Based on the information available, this permission will require the approval of a Biodiversity Gain Plan by the local planning authority before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for the development is deemed to have been granted subject to the condition ("the biodiversity condition").

5. No development before ground floor slab shall take place until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall accord with the approved Biodiversity Gain Plan (BGP) and include:
 - i. A non-technical summary
 - ii. The roles and responsibilities of the people or organisations delivering the HMMP
 - iii. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan
 - iv. The management measures to maintain habitat in accordance with the approved BGP for a period of 30 years from the first occupation of the development
 - v. The monitoring methodology and frequency in respect of the created or enhanced habitat
 - vi. Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HMMP are not being met.

The created/enhanced habitat specified in the approved BGP shall be provided and thereafter managed and maintained in accordance with the approved HMMP. The habitat monitoring shall be submitted to and approved in writing by the Local Planning Authority in accordance with the methodology and frequency specified in the approved Habitat Management and Monitoring Plan.

Reason: To ensure the development delivers biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act, Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan

6. No development shall take place until an ecological design strategy (EDS) addressing compensation and enhancement measures and including as a minimum 306 swift cavities, 306 bee bricks and at least one bat box has been submitted to and approved in writing by the local planning authority. The EDS shall include the following: a) purpose and conservation objectives for the proposed works; b) review of site potential and constraints; c) detailed design(s) and/or working method(s) to achieve stated objectives; d) extent and location /area of proposed works on appropriate scale maps and plans; e) type and source of materials to be used where appropriate, e.g. native species of local provenance; f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development; g) persons responsible for implementing the works; h) details of initial aftercare and long-term maintenance; i) details for monitoring and remedial measures; j) details for disposal of any wastes arising from works. The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to contribute to a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 187 and 193 of the National Planning Policy Framework 2024 and Policy DM37 of the City Plan Part 2.

7.
 1. No works pursuant to this permission, other than demolition or site clearance, shall commence until there has been submitted to and approved in writing by the local planning authority:
 - (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with industry best practice guidance such as BS 10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice and BS 5930 Code of Practice for Ground Investigations;
And if notified in writing by the local planning authority that the desk top study identifies potentially contaminant linkages that require further investigation then,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS 10175:2011+A2:2017;
And if notified in writing by the local planning authority that the results of the site investigation are such that site remediation is required then,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and

monitoring. This should include a hydrogeological risk assessment to ensure the protection of groundwater abstraction from the adjacent aquifer. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

2. The development hereby permitted shall not be occupied or brought into use until there has been submitted to, and approved in writing by, the local planning authority a written verification report by a competent person approved under the provisions of condition (1)c that any remediation scheme required and approved under the provisions of condition (1)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority the verification report shall comprise:
- a) built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress;
 - c) certificates demonstrating that imported and/or material left in situ is suitable for use.
 - d) results of any necessary sampling and monitoring

Reason: To safeguard the health of future residents or occupiers of the site, to ensure the protection of water supplies and to comply with policies DM40, DM41 and DM20 of the Brighton & Hove City Plan Part 2.

8. Prior to the commencement of any of the following:
- piling,
 - penetrative foundation designs,
 - investigation boreholes using penetrative methods
- full details of the above works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the health of future residents or occupiers of the site, to ensure the protection of water supplies and to comply with policies DM40, DM41 and DM20 of the Brighton & Hove City Plan Part 2.

Pre-Ground Floor Slab

9. Notwithstanding any details shown on the approved plans, no development above ground floor slab level of the development hereby permitted shall take place until details of all materials to be used in the construction of the external surfaces of the building(s) in the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):
- a) Samples/details of all brick, mortar, roofing,
 - b) Samples/details of all cladding to be used, including details of their treatment to protect against weathering and details on longevity
 - c) samples/details of the proposed window, door and balcony treatments
 - d) samples/details of all other materials to be used externally
 - e) details of external materials maintenance plans
- The development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies SSA4, DM18 and DM29 of Brighton & Hove City Plan Part 2 and DA6, CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One.

10. Notwithstanding any details shown on the approved plans, no development above ground floor slab shall take place until example bay studies including 1:20 scale elevational drawings and sections showing full details of;

- window(s) and their reveals and cills,
- balcony details including drainage,
- parapets, copings and plant enclosures,
- all ground floor residential entrances
- all ground floor plant, cycle / refuse storage frontages

have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies SSA4, DM18 and DM29 of Brighton & Hove City Plan Part 2 and DA6, CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One.

11. The development hereby permitted shall not exceed ground floor slab level until a written scheme has been submitted to the local planning authority for approval which demonstrates how and where ventilation will be provided to each flat within the development including specifics of where the clean air is drawn from and that sufficient acoustic protection is built into the system to protect end users of the development. The approved scheme shall ensure compliance with Building Regulations as well as suitable protection in terms of air quality and shall be implemented prior to occupation and retained thereafter.

Reason: To safeguard the amenities of the occupiers of the development and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

12. Notwithstanding any details shown on the approved plans, no development above ground floor slab shall take place until evidence is submitted to demonstrate that the energy plant/room(s) have capacity to connect to a future district heat network in the area. Evidence should demonstrate the following:

- a) Energy centre size and location with facility for expansion for connection to a future district heat network: for example, physical space to be allotted for installation of heat exchangers and any other equipment required to allow connection;
- b) A route onto and through site: space on site for the pipework connecting the point at which primary piping enters the site with the on-site heat exchanger/ plant room/ energy centre. Proposals must demonstrate a plausible route for heat piping and demonstrate how suitable access could be gained to the piping and that the route is protected throughout all planned phases of development;
- c) Metering: installed to record flow volumes and energy delivered on the primary circuit.

Reason: To ensure that the development is sustainable and makes efficient use of energy to comply with policies CP8 and DA4 of the Brighton & Hove City Plan Part One.

Pre-Occupation

13. The implementation of a programme of archaeological works shall be carried out in accordance with the written scheme of archaeological investigation for archaeological evaluation prepared RPS Tetra Tech document ref 794-PLN-HER-01812 and received 13 August 2025 and any subsequent addendums to the scheme approved by the Local Planning Authority.

The development hereby permitted shall not be brought into use, unless an alternative timescale is agreed in writing with the Local Planning Authority, until the archaeological site investigation and post-investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the approved programme set out in the Written Scheme of Investigation (RPS Tetra Tech document ref 794-PLN-HER-01812, dated August 2025) and any subsequent addendums approved by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and in accordance with policies DM31 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

14. Prior to first occupation of the development, the approved surface water drainage scheme for the site shall be fully implemented in accordance with the details set out within the Flood Risk Assessment, prepared by Brookbanks and received on 9 June 2025.

Reason: As this matter is fundamental to the acceptable delivery of the permission to prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies DM42 and DM43 of City Plan Part Two and CP11 of the Brighton & Hove City Plan Part One.

15. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with Policies DM18 and DM21 of the Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.

16. Notwithstanding any details shown on the approved plans, prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved

landscaping scheme shall be implemented in full, in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including food-bearing trees/plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, defect period and maintenance plan;
- e. details of all food growing areas, and provision of storage for necessary tools and equipment,
- f. details of all existing and proposed boundary treatments to include type, position, design, dimensions and materials;
- h. details of the children's play areas including equipment to be installed and any boundary treatments,
- i. details of screening / planting to ensure suitable protection of residential amenity at grade levels,

Any trees or plants which within a period of 5 years from the completion of each phase of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, including all boundary treatments, food growing areas and children's play areas shall be retained thereafter.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide amenity, social, ecological and sustainability benefits, to comply with policies DM1, SSA4, DM18, DM20, DM22, DM37, DM42 and DM43 of Brighton & Hove City Plan Part 2, and CP8, CP9, CP10, CP11, CP12 and CP13 of the Brighton & Hove City Plan Part One.

17. Prior to first occupation of the development hereby approved, full details of any rooftop photovoltaic array, including number, siting and plans / sections shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic array shall then be installed in accordance with the approved details prior to first occupation.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance and to comply with policies CP8 and CP12 of the Brighton & Hove City Plan Part One and DM44 of Brighton & Hove City Plan Part Two.

18. The development hereby permitted shall not be occupied or brought into use until written evidence, such as Secure by Design certification has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the scheme has incorporated crime prevention measures. The development shall then be implemented in accordance with the approved details.

Reason: In the interests of crime prevention, to comply with policies CP12 and CP13 and DA6 and SA6 of the Brighton & Hove City Plan Part One.

19. The development hereby permitted shall not be first occupied until:
- i. details of external lighting, which shall include details of; levels of luminance, hours of use, predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors, hours of operation and details of maintenance have been submitted to and approved in writing by the Local Planning Authority.
 - ii. the predicted illuminance levels have been tested by a competent person to ensure that the illuminance levels agreed in part1 are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part i).

The external lighting shall be installed, operated and maintained in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part Two.

20. Prior to first occupation of the development hereby permitted, the wind mitigation scheme, outlined in the approved Wind Microclimate Assessment Report prepared by GIA Surveyors Ltd and received on 5 June 2025 shall be implemented in full. The wind mitigation measures shall be retained in situ thereafter. Any trees or plants necessary for the wind mitigation, that die, are removed or become seriously damaged or diseased shall be replaced in the next planting season in accordance with the approved details.

Reason: To ensure the safety and amenity of future occupiers and comply with policy CM20 of the Brighton and Hove Local Plan.

21. The development hereby permitted shall not be first occupied until a Completion Report, evidencing the habitat enhancements set out in the approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act, Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

22. Prior to the first occupation of the development hereby approved, all windows and associated ventilation systems identified for acoustic mitigation in the approved Environmental Noise Survey and Noise Impact Assessment Report (Ref: 31638/NIA1-Rev1, dated 23 May 2025) shall be installed in full accordance with the specifications and recommendations set out in that report. Where windows are required to remain closed to achieve the internal noise levels specified in BS 8233:2014, alternative means of ventilation, such as acoustically attenuated trickle vents or mechanical ventilation systems (e.g. MVHR) shall be provided and installed in accordance with the approved details. These systems

shall be designed to meet the minimum sound reduction performance levels specified in the report.

The approved acoustic glazing and ventilation measures shall be retained and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of future occupiers of the development by ensuring acceptable internal noise levels are achieved in accordance with Policy DM20 and DM40 of the Brighton & Hove City Plan Part Two.

23. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy DM33 of the Brighton & Hove City Plan Part Two.

24. Prior to first occupation of the development hereby permitted, a car park layout plan and details of the allocation and management of the spaces shall have been submitted to and approved in writing by the Local Planning Authority.

This should include details of motorcycle parking, car parking, loading bay(s), taxi pick-up and drop off, service and delivery areas and signage (markings and signs) for the management of all forms of parking and stopping as appropriate (such as numbered spaces and Department for Transport approved names and symbols (e.g. for a disabled bay) inside and outside of the space).

This should also include details of

- how vehicles safely and conveniently turn to leave the site in a forward gear
- dropped kerbs from footways and tactile paving where appropriate for the mobility and visually impaired including adults with child buggies.

The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of all occupants and visitors to the site, to ensure the provision of satisfactory facilities for all users of the car park including pedestrians and the mobility and visually impaired and to comply with policies SPD14 Parking Standards and CP9 of City Plan Part One & DM33 of City Plan Part Two.

Post occupation

25. Within three months of the date of first occupation of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall cover a minimum 5-year period and once approved, shall thereafter be fully implemented in accordance with the

approved details. The Travel Plan measures shall include but not be limited to the following:

- Employment of a Travel Plan Co-ordinator for the period of the plan and shall set out clear objectives, targets, actions, and measures/incentives to promote sustainable transport modes and active travel:
- The measures and incentives to support the delivery of Travel Plan objectives and targets shall include:
 - The production of a travel information pack (TIP) offering a choice of one of the following Travel Incentives for each first resident and how to claim them:
 - Subsidised bus pass (or equivalent value public transport ticket)
 - Bikeshare membership
 - Car Club membership
 - A voucher towards cycle purchase
 - Cycle Training
- Monitoring of trip rates at occupation throughout the plan period

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies DM35 of Brighton & Hove City Plan Part 2, and CP9 of the Brighton & Hove City Plan Part One.

Compliance

26. All separating walls and floors between residential units and plant rooms, recycling and refuse stores, cycle storage areas and communal entrances shall achieve a minimum sound insulation value of 5dB better than that required by Building Regulations Approved Document E (ADE) for airborne and impact noise. For the avoidance of doubt, this will be a minimum requirement of at least 50dB DnTw +Ctr to be achieved.

Reason: To safeguard the amenities of the future occupiers and to comply with policies DM20 of the Brighton & Hove City Plan Part Two.

27. A minimum of 10% of the affordable housing units and 5% of the overall total of residential units permitted shall be built as wheelchair accessible dwellings prior to first occupation and shall be retained as such thereafter. The wheelchair accessible / adaptable dwelling(s) hereby permitted as detailed on the proposed floorplans received on 26 August 2025 shall be completed in accordance with the following;

- A) all private residential units and all affordable units not covered by part b) below shall be completed in compliance with Building Regulations Optional Requirement M4(3)(2a) (wheelchair user dwellings – ‘adaptable’) prior to first occupation and shall be retained as such thereafter.
- B) all residential units where the Council is responsible for allocating or nominating the occupier shall be completed in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings – ‘accessible’) prior to first occupation and shall be retained as such thereafter.

All other dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter.

Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to provide an overall mix of units, to comply with policy DM1 of Brighton & Hove City Plan Part 2 and CP19 of the Brighton and Hove City Plan Part 1.

28. All residential units within the development hereby approved shall achieve a minimum Energy Performance Certificate (EPC) rating 'B' for new build residential and non-residential development.

Reason: To improve the energy cost efficiency of existing and new development and help reduce energy costs to comply with policy DM44 of the Brighton & Hove City Plan Part Two.

29. None of the residential units hereby approved shall be occupied until each relevant residential unit built has achieved as a minimum, a water efficiency standard of not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with policy CP8 of the Brighton & Hove City Plan Part One.

30. No installation of electronic communications apparatus as provided for within Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development to comply with policies CP12 and CP15 of the Brighton & Hove City Plan Part 1 and policies DM18, DM25 and DM29 of Brighton & Hove City Plan Part 2.

31. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS4142:2014-A1:2019 (or the relevant updated Standard). In addition, there should be no significant low frequency tones present.

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

32. No cables, wires, aerials, pipework meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation fronting a highway, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies DM26 and DM27 of Brighton & Hove City Plan Part 2 and CP12 and CP15 of the Brighton & Hove City Plan Part One.

33. If during construction, contamination not previously identified is found to be present at the site that requires a change to the approved Remediation Strategy, as set out in the Remediation Options Appraisal and Strategy (Atkins ref. 5204803 RS, December 2023) then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out within that area of the site until a Method Statement identifying and assessing the risk and proposing remediation measures, together with a programme for such works, is submitted to and approved in writing by the Local Planning Authority for approval in writing. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason: To safeguard the health of local residents and future residents or occupiers of the site and to ensure that the site does not pose any risk to the water environment and to comply with policies DM40, DM41 and DM42 of City Plan Part 2 and in accordance with paragraph 180 of the NPPF.

34. All construction of the development hereby permitted, including demolition, landscaping and excavation, shall be fully in accordance with the details of the approved Site Waste Management Plan prepared by PMC Construction & Development Services Ltd, received on 15 September 2025.

Reason: To maximise the sustainable management of waste and to minimise the need for landfill capacity and to comply with policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

35. The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure the development maintains a sustainable transport strategy and to comply with SPD14 Parking Standards and CP9 of the City Plan Part One and policy DM33 of City Plan Part Two.

Informatives.

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. Crime prevention measures could be evidenced by a Secure By Design Developers Award Certificate or equivalent.
3. The water efficiency standard required is the 'optional requirement' detailed in [Building Regulations Part G Approved Document \(AD\)](#) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings

are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the [AD Part G Appendix A](#).

4. The applicant is advised that the details of external lighting required by the condition above should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (2011)' or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details. Please contact the council's Pollution Team for further details. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton, BN1 1JP (telephone 01273 294490 email: ehlpollution@brighton-hove.gov.uk website: www.brighton-hove.gov.uk).
5. The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting wild birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March – 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.
6. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel 0330 303 0119), or www.southernwater.co.uk
7. Planning permission is no defence against a statutory noise nuisance investigation. The council is required to investigate under the provisions of the Environmental Protection Act 1990 to determine whether or not a statutory nuisance is occurring and if any action is appropriate.
8. The applicant is advised to consult with the sewerage undertaker to agree a drainage strategy including the proposed means of foul water disposal and an implementation timetable. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel 0330 303 0119), or www.southernwater.co.uk
9. Where asbestos is found/suspected on site, it will fall under the Control of Asbestos Regulations 2012, overseen by the Health and Safety Executive. Further information can be found here: [HSE: Asbestos - health and safety in the workplace](#).

10. The applicant is advised that the travel plan objectives, incentives and measures should be in broad accordance with the details set out in the Local Highways Authority Consultation response received on 16 October 2025.

2. SITE LOCATION

- 2.1. The application relates to the northern plot of the former Sackville Trading Estate and Hove Goods Yard. The site has an area of 1.22 hectares and is located on the east side of Sackville Road, approximately 50 metres south of the junction with Old Shoreham Road.
- 2.2. The site currently contains a collection of double height commercial sheds, which comprise of a mix of industrial, warehouse with trade counter and retail uses. The units are currently vacant due to the anticipated redevelopment of the site.
- 2.3. The southern part of the wider site has recently been developed as a mixed-use scheme with a collection of residential blocks as well as commercial units.
- 2.4. To the north, the site abuts existing retail sheds, office / commercial uses, a residential block converted from a former office block and a petrol station. To the east of the site are a collection of retail and commercial warehouses. The west of the site flanks Sackville Road. There is a single vehicular access point opposite Pointer Road and directly to the south of the application site. The boundary treatment on Sackville Road consists of a low retaining wall and relatively mature vegetation with some trees. The gradient of the land slopes down gently from the north to south down Sackville Road and also falls away towards the site. The existing pavement along Sackville Road is set at a higher level than the application site to the east.

3. RELEVANT HISTORY

- 3.1. **BH2019/03548** - Demolition and comprehensive redevelopment of Sackville Trading Estate and Hove Goods Yard, comprising "build to rent" residential units (C3) with associated internal and external amenity provision; a care community (C2) together with associated communal facilities, flexible office accommodation (B1); flexible retail floorspace (A1 and/or A3) and community/leisure floorspace (D1/D2); car and cycle parking; integrated public realm; and vehicular access via existing entrance from Sackville Road. Approved 6 August 2020.
- 3.2. There have subsequently also been a large number of conditions applications and some non-material amendment applications relating to the planning permission above (BH2019/03548).

- 3.3. **BH2018/03679** - Demolition and redevelopment of Sackville Trading Estate and Hove Goods Yard, with erection of buildings ranging from 2 to 15 storeys comprising 581no residential units (C3) and 10no live/work units (Sui Generis) with associated amenity provision; a care community comprising 260no units (C2) together with associated communal facilities; 3899m² of flexible office accommodation (B1); 671m² of flexible retail floorspace (A1 and/or A3) and community facilities including a multi-functional health and wellbeing centre (946m²) (D1/D2). Associated landscaping, car and cycle parking, public realm and vehicular access via existing entrance from Sackville Road. Refused on 29 July 2020.

4. APPLICATION DESCRIPTION

- 4.1. The proposal is for the demolition and the redevelopment of the northern plot at Sackville Trading Estate for a residential scheme, with buildings ranging from 5 to 10 storeys comprising the following:
- 306 residential units (C3)
 - 109 x one-bedroom,
 - 137 x two-bedroom,
 - 58 x three-bedroom,
 - 2 x four-bedroom
 - A minimum of 40% of affordable housing, with the expectation that the remainder of the housing would also be provided as affordable housing, subject to the necessary grant funding.
 - Associated landscaping and public realm
 - Vehicle and cycle parking,
 - Vehicular access via existing entrance from Sackville Road,
- 4.2. The general layout, massing, form, height and design of the building has been carried through from the previous care community scheme, approved as part of the extant mixed use regeneration scheme of the wider Sackville Trading Estate and Coal Yard site.
- 4.3. There have been a number of revisions to the internal layouts of the flats and minor amendments to the fenestration, materials and detailing of the scheme during the life of the application to improve the standard of accommodation and to improve the appearance of the buildings. The overall number of units has not changed.

5. REPRESENTATIONS

- 5.1. **Eight (8)** representations have been made, including from Peter Kyle MP supporting the proposed development for the following reasons:

Design and appearance

- Good design
- Current site is an eyesore, and the proposal will improve the look and feel of the area
- In keeping with listed buildings

Highways

- This scheme has the potential to provide additional improvements in walking, cycling and wheelchair access to the site,
- A sustainable site, near hove station that will encourage sustainable and environmental forms of travel,

Housing

- Affordable Housing will be a substantial benefit to the city
- Will provide housing for a diverse range of families and young people
- Will make a significant difference to struggling families
- The proposal for 'social rent' affordable rent is welcomed
- Will add a good balance of homes within the area
- Much needed accommodation in a very expensive part of the city

Other issues

A strategically important site for the city which should be developed

- 5.2. **Eight (8)** representations have been made, objecting to the proposed development for the following reasons:

Amenity

- Loss of privacy / overlooking to neighbouring properties
- Will impact on light to neighbouring properties
- Noise pollution from the proposed new substation and car parking and movements
- Significantly increased number of residents will result in noise and disturbance
- Loss of light and overshadowing to neighbours' properties
- Too close to the boundary
- Restriction of view
- Concerns over security
- Light pollution
- Floor to ceiling heights have been reduced, making the flats more cramped
- Construction work will result in disturbance to neighbouring residents

Design and appearance

- Excessive height
- Overdevelopment of the site
- Poor quality of elevations with little distinguishing features
- Previous schemes by the applicant in Coldean and Portslade look extremely poor in terms of design and construction quality

Highways

- Proposal will result in additional traffic and congestion
- Increased parking pressures and overspill parking
- The Transport Assessment is deficient and does not adequately access the potential highways impacts of the scheme
- Parking survey inadequate and not representative of local parking pressures
- The scheme does not appear to improve walking and cycling routes around the Sackville Road area which are currently poorly connected, often unsafe, and not suitable for families or young children travelling to school / nurseries
- Additional traffic will worsen air quality within the Air Quality Management Area (AQMA)
- Cumulative impacts, along with other developments have not been considered
- Proposed travel plan lacks any long-term measures

Other issues

- Conflict of interest as this is a council scheme which will be decided on by the Local Planning Authority
- Detrimental effect on property prices
- More street trees should be planted
- Lack of consultation on the change in use class
- Will have a negative impact on already stretched infrastructure and community facilities in the area
- Images from the scheme are not representative as many of the street trees have been removed

5.3. Full details of the representations can be found on the public planning register.

5.4. **Councillor O'Quinn** supports the application. Representation attached.

5.5. **Councillor Bagaeen** objects to the application. Representation attached.

6. CONSULTATIONS

Internal:

6.1. **Air Quality:** comment

The proposal is considered to be acceptable in terms of air quality and would not negatively impact upon the nearby Air Quality Management Area (AQMA).

6.2. **Arboriculture Team:** No objection

The submission includes a Tree Survey, Tree Constraints Plan along with various landscaping related information. The survey and constraints plan identify seven individual trees and two grouping of small mixed species. Other than two Elm trees (T1 & T2) which are on neighbouring land to the east, these trees are all located along the frontage of Sackville Road within the site. All seven trees on site will be lost. The loss of the trees is not objected to, subject

to the provision of a high-quality landscaping scheme which should be conditioned.

6.3. **City Clean:** No objection

The bin stores all appear to all be within acceptable drag distances from collection areas.

6.4. **Environmental Health:** No objection

The proposal is considered acceptable subject to conditions on land contamination, CEMP, plant noise and soundproofing.

6.5. **Heritage:** No objection

The site is within a wider Masterplan area, and it is noted that there is a consented scheme on the site of a not dissimilar height and massing to the proposed. As concluded in the Heritage Statement, due to distance, intervening development and the existing visual impact of the Moda Development the proposals would preserve the significance of heritage assets with no impact on their setting (and therefore significance). The main impact would be the cumulative impact of the built form (including the Moda development) when viewed from Hove Park (locally listed). In views out of Hove Park the existing townscape on the southern side of Old Shoreham Road is a detracting element in terms of the setting of Hove Park and the impact of additional new development within the cluster of new buildings coming forward would maintain the status quo with no further adverse impact on the setting and therefore significance of the locally listed park. As stated in the Built Heritage Assessment the character and quality of the park as a non-designated heritage asset would be sustained.

6.6. **Local Employment Scheme:** Comment

An Employment & Training Strategy will be required to cover all relevant phases of the project. The Strategy should set how the developer, contractor (and their sub-contractors), as well as any other relevant agents will collaborate in order to meet the Local Employment Scheme's objectives:

- Recruitment and Development
- Careers, Experiences of Work & Social Value
- Green Economy & Sustainability

6.7. **Planning Policy:** Comment

The provision of C3 units (dwellinghouses) including a minimum of 40% affordable units is considered acceptable in principle and is compliant with City Plan policies CP1, CP20 and SSA4, Policy 6 of the Hove Station Neighbourhood Plan and paragraph 11 of the NPPF. Development of high quality new social rented accommodation is welcomed.

6.8. **Public Health:** No objection

- 6.9. **Strategic Housing:** No objection
Strategic Housing & Development support the provision of at least 40% of affordable housing in line with policy CP20. Social Rent homes are particularly welcomed.
- 6.10. **Sustainable Drainage:** No objection
Flood risk for the site is low, and the proposal is acceptable in this regard. The surface water drainage strategy, which includes attenuation within an underground storage tank is considered to be acceptable.
- 6.11. **Sustainable Transport:** Comment
The Highway Authority has reviewed the updated Transport Assessment Addendum (TAA) dated August 2025, which responds to detailed comments from BHCC and Active Travel England. The TA Addendum expands significantly on overspill parking risk and journey routing.
- 6.12. The proposal is for a car-free development (except for disabled parking, visitor parking and car club cars) outside a Controlled Parking Zone (CPZ) which raises concerns regarding overspill parking. The applicant has carried out a parking beat survey as required by policy. This has provided some comfort that the risk of overspill parking will not cause severe highway safety risk but notwithstanding, requires strong mitigation through a Travel Plan.
- 6.13. Following the first response the Highway Authority has engaged in discussions with the applicant as well as Active Travel England in an attempt to resolve some of the outstanding issues with the proposals; chief amongst which are cycling and pedestrian access, overspill parking, site permeability, and arrangements for refuse collections.
- 6.14. This is a challenging application from a transport perspective and the issues raised in our first response are not all resolved, nor can they be easily resolved. It is, however, recognised the location offers potential for car-free living which is one of the objectives of CP9. The Highway Authority wishes to make no substantive comment on the present application. Should the LPA be minded to grant approval, there are requested conditions, obligations, financial contributions, and a scheme of highway works that seek to mitigate the transport impacts of the proposals and should be attached to a consent.
- 6.15. **Urban Design:** Comment
There have been several positive amendments to the scheme as the application has progressed, including improved one-bed layouts enhancing daylight and outlook, increased window heights at ground level, and confirmation of minimum 1.6 m balcony depths. The relocation of several three-bed apartments to achieve dual aspect is also supported. However, key design concerns remain. The

proposed use of UPVc for windows and doors is not supported, as it would be of lower quality, less durable, and visually inconsistent with the adjacent Moda development. Marine-grade aluminium should be the minimum specification for consistency, longevity, and environmental performance.

- 6.16. Despite some layout improvements, the scheme still includes long double-banked corridors which undermine residential quality and conflict with SPD17 *Urban Design Framework* and Policy CP12 *Urban Design*. Reconfiguration of circulation spaces is recommended to improve circulation, neighbour interaction, and secure-by-design principles.
- 6.17. Further bay studies are needed to clarify the architectural quality of key frontages and communal entrances and should be secured by condition. External rainwater downpipes on taller blocks remain a concern and should be concealed where possible. At ground level, the parking layout should allow direct refuse collection and include additional planting or hedging to soften the courtyard and promote a shared-space character. Doorstep play and planting in the eastern courtyard are supported, but similar provision should be added to the western courtyard. The omission of street trees along the eastern access route is regrettable, and their inclusion would improve views and the overall setting. Relocating the bike docking station would also enable a continuous soft landscape strip and accommodate a large tree.
- 6.18. Balcony detailing and alignment with brickwork require refinement, and recessed balconies should be confirmed as meeting the 1.6 m depth. Conditions should secure high-quality detailing, balcony drainage, soffit design, and inclusive public realm elements.
- 6.19. Overall, while several positive revisions are acknowledged, further amendments are required to resolve outstanding design and layout issues. Subject to these revisions and appropriate planning conditions, the scheme could achieve an acceptable design standard in line with local policy and guidance.

External:

- 6.20. **Active Travel England (ATE): Comment**
Comments based on original submission: ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.
- 6.21. (It is noted that highways works to improve access for cyclist and pedestrians and a commitment to provide a financial contribution for improvement to the nearby Sackville Road / Old Shoreham Road junction to the north, which were key ATE concerns, have been secured since this consultation response was received).

6.22. **Brighton and Hove Buses:** Object

The proposals show refuse trucks being directed to use the southbound bus stop on Sackville Road currently known as Hove Park Tavern to load and unload. This is wholly unacceptable and presents a serious operational and accessibility conflict. The bus stop in question is one of the busiest along this corridor, currently serving up to 20 buses per hour and accommodating over 2,000 passengers every week. It is a critical part of the city's sustainable transport network.

6.23. Using the bus stop as a servicing and loading point would:

1. Undermine Bus Reliability and Service Continuity
2. Impact Passenger Safety and Accessibility
3. Conflict with Local Transport Policy
4. Lack of Consideration for Alternative Servicing Arrangements
5. Set a Precedent and lacks Consistency
6. Fail to Consider the Operational Context of Brighton's Bus Network

6.24. For these reasons, we strongly object to the application as submitted. We request that the applicant is instructed to redesign the servicing strategy so that refuse collection and other loading/unloading activities are contained within the site boundary and do not conflict with vital public transport infrastructure.

6.25. **County Archaeologist:** Comment

The submitted Written Scheme of Investigation (WSI) is considered to be acceptable.

6.26. In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works in accordance with the approved WSI and any subsequent addendums.

6.27. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved in situ or, where this cannot be achieved, adequately recorded in advance of their loss.

6.28. These recommendations are in line with the requirements given in the NPPF.

6.29. The written scheme of investigation sets out the contracted archaeologist's detailed approach to undertake the programme of works and accords with the relevant sections of the Sussex Archaeological Standards (2019).

6.30. The proposal is acceptable subject to the suggested condition on the implementation of the site investigation and any post investigation analysis and recording.

6.31. **County Ecologist:** No objection

In summary, provided the recommended mitigation, compensation and enhancement measures are implemented, the proposed development can be permitted from an ecological perspective (although we do consider that the post-development BNG / landscaping proposal could go considerably further in the biodiversity benefits it offers). A standard pre-commencement Biodiversity Gain Condition should also be applied, and it is recommended that in addition to any legal agreement required to secure the maintenance and monitoring of significant on-site BNG for at least 30 years, the Council should also secure fees for their compliance monitoring.

6.32. **East Sussex Fire and Rescue:** No comment

At this stage East Sussex Fire Authority have no comment to be made regarding this application however, comment will be made in due course during formal consultation with the relevant Building Control in accordance with procedural guidance and Building Regulations.

6.33. **Environment Agency:** No objection

Piling, other foundation designs and investigation boreholes using penetrative methods can result in risks to potable water supplies. Groundwater is particularly sensitive in this location because the proposed development site is within source protection zone 1 and is located upon a principal aquifer. As such the development is only acceptable subject to the suggested conditions relating to piling and contamination and remediation strategies.

6.34. **Health and Safety Executive:** No objection

Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified some matters that the applicant should try to address, in advance of later regulatory stages.

6.35. **Highway England:** No objection

Our remit is with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN), in this case, particularly within the vicinity of the A27. Given the location of the proposal, the likely trip generation and distribution, and having regard to the consented use at the site, we are satisfied that this development would not have a significant impact on the SRN. A condition is recommended for a Construction Traffic Management Plan (CTMP).

6.36. **Hove Station Neighbourhood Forum:** No objection

The scheme is supported as it is compliant with the strategic policies of the Hove Station Neighbourhood Plan.

- 6.37. **Scotia Gas Networks:** No objection
- 6.38. **Southern Water:** Object
This planning application is located within Source Protection Zone 1 (SPZ1) of Southern Water's Hove public groundwater abstraction. Groundwater levels in this area are anticipated to be close to the surface, meaning any below-ground activity could directly interact with the groundwater table.
- 6.39. No Hydrogeological Risk Assessment (HRA) has been submitted with the application. As such, the potential impacts of both demolition and construction activities on groundwater quality have not been assessed. Furthermore, there is no appropriate contaminated land assessment provided. The documents labelled as such are a collection of appended Emapsite outputs with no interpretation, assessment, or conclusions.
- 6.40. There are concerns that the actions in the demolition plan and the proposed use of piling poses a significant risk to groundwater quality and to the continued operation of our abstraction.
- 6.41. To ensure the protection of our public water supply, a detailed Hydrogeological Risk Assessment (HRA) must be submitted. This assessment should consider all demolition and construction activities and propose mitigation measures that eliminate any risk to the Hove public groundwater supply. The findings of the HRA must directly inform the foundation design, which will need to be revised accordingly to ensure it presents no risk to the abstraction.
- 6.42. **Sunlight and Daylight (BRE):** Comment
BRE have reviewed the daylight and sunlight material by GIA as part of an application (BH2025/01414) for the northern plot of the Sackville Trading Estate, Hove.
- 6.43. The conclusions in a letter by GIA that the loss of light impact to Sackville Road properties (to the west of the scheme) would be similar to those assessed for the consented scheme on the site are reasonable since it does not appear there would be significant differences in massing for the blocks nearest the properties. Tower elements to the north and east of the proposal site appear to be proposed to increase by one storey compared to the consented scheme.
- 6.44. No further assessment would be necessary at a residential conversion of 136-140 Old Shoreham Road unless the additional storey to the northern towers of the proposal site would increase the height of these areas to cause significant extra obstruction.
- 6.45. The scope of the assessment of daylight and sunlight provision to the scheme is appropriate and the methodologies used are in line with those given in the

BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice' and BS EN17037 'Daylight in Buildings'.

6.46. **Sussex Police:** Comment

The level of crime and anti-social behaviour in the Brighton & Hove district is above average when compared with the rest of Sussex as indicated within Police.uk, I have no major concerns with the proposals at the location, however, additional measures to mitigate against any identified local crime trends and site-specific requirements should always be considered.

6.47. **Sussex Police and Crime Commissioner:** Object

In order to mitigate against the impact of growth, it is calculated that the capital 'cost' of policing new growth as a result of this major planning application equates to £30,000. These funds would be used for the future purchase of infrastructure to serve the proposed development. This cost will now be broken down clearly to show the capital infrastructure required to support these new officers. The contribution requested will fund, in part, the following items of essential infrastructure and is broken down as follows. 4 ANPR (Automatic Number Plate Recognition) Cameras. Sussex Police would raise objection in the absence of the above developer contribution.

6.48. **UK Power Networks:** Comment

The proposed development is in close proximity to our substation. The development should note our guidance on siting distances and insulation to ensure future residents do not have adverse amenity impacts.

6.49. **Wind Microclimate (RWDI):** No objection

So long as the landscaping can be designed, implemented and maintained such that it continues to meet the specification set out by the wind consultants, then we are content that it represents an appropriate mitigation strategy, as per the results of GIA's assessment.

7. MATERIAL CONSIDERATIONS

7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove City Plan Part Two (adopted October 2022)
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);

- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

8. **RELEVANT POLICIES & GUIDANCE**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
DA6	Hove Station Area
SA6	Sustainable Neighbourhoods
CP1	Housing delivery
CP2	Sustainable economic development
CP3	Employment land
CP4	Retail provision
CP6	Visitor accommodation
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP13	Public streets and spaces
CP14	Housing density
CP15	Heritage
CP16	Open space
CP17	Sports provision
CP18	Healthy city
CP19	Housing mix
CP20	Affordable housing

Brighton & Hove City Plan Part Two:

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM22	Landscape Design and Trees
DM29	The Setting of Heritage Assets
DM31	Archaeological Interest
DM33	Safe, sustainable and active travel
DM35	Travel Plans and Transport Assessments
DM36	Parking and servicing
DM37	Green Infrastructure and Nature Conservation
DM40	Protection of the Environment – Pollution and Nuisance

DM41	Polluted sites, hazardous substances and land stability
DM42	Protecting the Water Environment
DM43	Sustainable Drainage
DM44	Energy Efficiency and Renewables
DM45	Community Energy
DM46	Heating and cooling network infrastructure
SSA4	Sackville Trading Estate and Coal Yard

Hove Station Neighbourhood Plan:

Policy 5	Housing Mix and Tenure
Policy 6	Affordable Housing
Policy 8	Design and Public Realm
Policy 9	Tall buildings
Policy 12	Conservation
Policy 13	Parking and Movement
Policy 14	Developer contributions

Supplementary Planning Document:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD09	Architectural Features
SPD11	Nature Conservation & Development
SPD14	Parking Standards
SPD17	Urban Design Framework
SPD18	Hove Station Masterplan

Planning Advice Notes (PANs) and Technical Guidance

PAN 05	Design Guidance for the Storage and Collection of Recyclable Materials and Waste
PAN 06	Food Growing and Development
PAN 07	Local List of Heritage Assets

Developer contributions technical guidance

Affordable Housing Brief

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to:

- The principle of redevelopment for residential (C3),
- Housing: layout, mix, and affordable housing provision,
- Impact on the amenity of existing neighbouring occupiers,
- Standard of accommodation including provision of private and communal amenity space,

- Design: including form, density, materiality and impact on the character and appearance of the locality, including the setting of heritage assets,
- Sustainable transport: vehicle and cycle parking, access and highway safety,
- Air Quality,
- Sustainability, biodiversity, ecology, land contamination and flood risk,
- Accessibility,
- Infrastructure and developer contributions.

Background

- 9.2. It is noted that the southern plot of the wider Sackville Trading Estate and Coal Yard site has now been developed with a mixed-use scheme. This is now partially occupied. The redevelopment of the site was approved under planning application BH2019/03548. The planning application for the wider site comprised of 564 residential units (C3), a care community of 260 units (C2), 5164 sqm of office space, 684sqm of retail / restaurant floorspace and 946sqm of community or leisure floorspace.
- 9.3. The care community (C2) was the sole element proposed on the northern plot of the wider site. This is the only part of the wider scheme that has not been implemented.
- 9.4. The current planning application relates to the same northern plot. It is noted that as the original application, BH2019/03548 has been lawfully commenced the whole scheme is now 'extant' and as such the care community element proposed to the northern plot could still be built out at any time in the future.
- 9.5. As such, when assessing the current planning application, it is acknowledged that there is a clear 'fallback position' in respect of the care community element.

Planning Policy Context and Principle of Development

DA6 Hove Station Area

- 9.6. The site is set within the DA6 Hove Station Area which consists predominantly of land to the east of Hove Station and extends both to the north and south of the railway line. DA6 is one of eight development areas allocated in City Plan Part One. The regeneration and redevelopment of this area of the City is strongly supported by policy and represents a prime location to increase the density of development supported by the sustainable transport hub of Hove Station.
- 9.7. The aim is to secure the creation of a high-quality employment environment that will attract investment and new employment opportunities for the city and promote the efficient use of land through, predominantly employment and residential, mixed-use developments. The policy sets out a number of local priorities to achieve this strategy. Those most relevant to the application site include:

- Ensure that development takes account of and improves the public realm and townscape of the industrial/retail frontages along Sackville Road, Old Shoreham Road,
- Ensure that development takes account of and contributes to the appropriate provision of public open space and essential community services and provides environmental, biodiversity, pedestrian and public safety improvements
- Creative use of development to integrate new green infrastructure including green space, accessible green roofs, green walls and other features which support Biosphere objectives;

SSA4 Sackville Trading Estate and Coal Yard

9.8. The site-specific policy for the site is SSA4 Sackville Trading Estate and Coal Yard in CPP2 and is allocated for a comprehensive mixed-use development to include, 500+ residential units (C3), employment and retail floorspace, high quality public realm, children's' play space and / or an informal multi use sports area and community facilities, based on local need.

9.9. There are number of other requirements, which include contributing to the aims of policy DA6 and the Hove Station Neighbourhood Plan, achieving a high-quality design and amenity, improved permeability of the site, improvements to sustainable transports provision and green infrastructure and ecological enhancements.

Hove Station Neighbourhood Plan

9.10. The site also sits within the designated Hove Station Neighbourhood Plan Area, which was formally made in March 2024. The overall aim of the Plan is to facilitate the regeneration of the Hove Station Neighbourhood Area in a way which realises its potential by creating a vibrant and inclusive community, focused on a new Hove Station Quarter, as a great place to live, work and relax.

Residential provision

9.11. Policy CP1 in City Plan Part One sets a minimum housing provision target of 13,200 new homes for the city up to 2030. On 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government's standard method should be used in place of the local plan housing requirement. The local housing need figure for Brighton & Hove using the standard method is 2,498 homes per year. A 20% buffer is applied to this figure to reflect the most recent Housing Delivery Test measurement (published in December 2024) for the council being less than 85%. The council's most recent housing land supply position is published in the SHLAA Update 2024 which shows a five-year housing supply shortfall of 10,643. This is equivalent to 1.4 years of housing supply. As the council is currently unable to demonstrate a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the

determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).

- 9.12. The application complies with the site-specific policy SSA4 which requires a minimum of 500 residential units on the wider Sackville Trading Estate and Coal Yard site. The policy does not include a requirement for the provision of a care community on this site, so moving away from the provision of C2 units here is not in conflict with policy SSA4. The proposed 306 units, in addition to the 564 units which have already been constructed would result in 870 units across the wider site and would provide 46 more units overall than the consented care community scheme. Subject to being in accordance with other wider planning considerations such as design, amenity and highways considerations the densification of the development site to provide additional residential accommodation is supported and in accordance with SSA4 and policy DM19 on Maximising Development Potential.
- 9.13. The provision of C3 units (dwellinghouses) including 40% affordable housing units is compliant with policies CP1 and CP20 and paragraph 11 of the NPPF. The provision of 306 residential units would make a significant contribution towards the overall City Plan housing target of 13,200 new homes over the period 2010-2030 and would in principle accord with CP1 Housing Delivery.

Affordable Housing:

- 9.14. City Plan Policy CP20 requires housing development of over 15 units to provide 40% affordable housing.
- 9.15. The Strategic Housing Market Assessment (SHMA) 2023 reports that the current level of affordable housing need in the city suggests the Council should maximise its delivery at every opportunity.
- 9.16. Homes for the City of Brighton is a joint venture between Hyde Housing (a registered affordable housing provider) and Brighton and Hove City Council.
- 9.17. The expectation is that B&HCC would take on the western side of the site with the eastern side managed by Hyde Housing. The expectation is that subject to grant funding all of the units would be delivered as 'affordable housing' with a mixture of social rent and shared ownership tenures.
- 9.18. In planning policy terms there is only a requirement for 40% affordable housing and as such, this is the total that can be secured within the s106 agreement, with a compliant policy split of 55% affordable rent and 45% shared ownership. The remaining 60% of the homes could come forward as standard private sale housing.

- 9.19. It is noted that grant funding (e.g. from Homes England) will not be provided to fund affordable housing already secured through a legal agreement and as such this arrangement would allow grant funding to be sought for the remaining 60% of the 'private sale housing'.
- 9.20. It is noted that the extant planning permission for the care community provided no affordable housing and as such the proposed scheme is a significant improvement in this regard and this is considered a major public benefit.
- 9.21. Overall, the provision of affordable housing is strongly welcomed and is a significant public benefit of the scheme, in accordance with CP20 and Policy 6 of the Hove Station Neighbourhood Plan, which supports proposals that deliver genuinely affordable homes.

Unit Mix

- 9.22. City Plan Policy CP19 (Housing Mix) states that applications will be "required to demonstrate that proposals have had regard to housing mix considerations and have been informed by local assessments of housing demand and need." The policy includes size, type and tenure as housing mix considerations. Policies SA6 and DA6 also set out a requirement to create balanced communities with a mix of dwelling sizes and tenures.
- 9.23. The proposed unit mix overall is:
- 109 x one bed unit (36%),
 - 137 x two bed unit (45%),
 - 58 x three bed unit (19%) and
 - 2 x four bed (1%)
- 9.24. The 123 affordable homes to be secured are made up of 30% one bedroom, 45% two bedroom and 25% three bedrooms.
- 9.25. Whilst the overall mix contains a broad mix of unit sizes, it contains less larger units (3 bed or higher) than is set out in the supporting text which outlines: 21% (one bed), 34% (two bed), 31% (three bed) and 11% (four bed). Notwithstanding the above, it is considered an acceptable mix for a high-density flatted development, and it is noted that there are other schemes in the city focussing on houses (rather than flats) will predominantly consist of larger units. The affordable housing element of the mix is considered to be broadly in accordance with the affordable housing need in the City as set out in CP19.
- 9.26. Furthermore, it must be noted that the proposed mix is a significant improvement on the consented care community scheme which was solely for 1 and 2 bed units which would have all been largely single occupant.

- 9.27. Whilst overall, the proposal does not contain a high proportion of 3 and 4 bed units, it is acknowledged that the brownfield sites in the city are expected to deliver high density development and that the nature of flatted developments do not lend themselves as well to larger, family sized units. It is also understood that a higher number of larger units will inevitably erode the viability of the scheme and ultimately reduce the deliverability of the scheme.
- 9.28. 9.27 Overall, the proposed mix is considered to be acceptable, in accordance with policies SA6, DA6 and CP19.

Design, Scale and Appearance and impact on wider townscape / heritage assets:

- 9.29. National and local policies seek to secure good quality design which respects general townscape and the setting of heritage assets. Taller and higher density development than that is typically found in an area can be considered appropriate in the right location. Policies DA6, CP12 and SPD17 identify the application site as within an area with the potential for development of higher density and tall buildings (18m in height or approximately 6 storeys above existing ground level).
- 9.30. Policy CP12 on Urban Design sets that development should hit certain criteria. The key points are set out below:
- Raise the standard of architecture and design in the city;
 - Establish a strong sense of place by respecting the diverse character and urban grain of the city's identified neighbourhoods;
 - Achieve excellence in sustainable building design and construction;
 - Conserve or enhance the city's built and archaeological heritage and its settings;
 - Protect or enhance strategic views into, out of and within the city;
 - Be inclusive,
 - adaptable and accessible;
 - Ensure that the design of the external spaces is an integral element of the overall design approach, in a manner which provides a legible distinction between public and private realm;
- 9.31. SPD17 requires all new tall buildings to be of a high quality of design, such that they can make a positive contribution to the city's urban form and skyline, support the city's continued regeneration, and are generally well received.
- 9.32. The overall design approach of the consented scheme for the wider Sackville Trading Estate site, was progressed through a pre-application process that included Design Review Panels, and further revisions during the course of the planning application.

- 9.33. The current proposal uses the same overarching design approach as the consented care community scheme with the same general footprint, form and massing. The built form wraps around two landscaped courtyards with four taller tower elements that are set well back from Sackville Road. The tallest tower is 10 storeys. The key differences in the current proposal include:
- An increase of 46 residential units overall,
 - A reduction in floor plate height which has resulted in an additional storey, (but only a minimal increase in height) to the two northernmost towers and the southeastern tower and then a slight reduction in height in all of the other blocks including the Sackville Road frontage
 - Changes to the materiality, with the external metal cladding replaced with brick throughout
 - Significant increase in balcony provision across the site.
 - Removal of the lower ground and ground floor community facilities to provide additional residential floorspace
 - Removal of the undercroft vehicular parking area in the eastern courtyard with the landscaped area now sited at ground level, rather than raised up
 - Surface car parking
- 9.34. In longer and medium range townscape views the proposed scheme will not appear appreciably different in appearance or character to that of the consented scheme.
- 9.35. In shorter views the changes to the scheme will be likely be noticeable, although these differences will be relatively limited. The increased number of balconies will result in some additional visual clutter, whilst the changes to materiality and detailing have the potential to reduce the overall design quality of the scheme in comparison to the consented scheme.
- 9.36. The council's Urban Designer outlined a number of improvements to the scheme which should be considered to ensure the detailing and materiality matched the quality of the new development on the wider site to the south. Some revisions to the scheme, including making the entrances more prominent and a wider use of different bricks has been incorporated in the revised drawings, although some concerns remain, for example the use of uPVC windows and exposed rainwater goods.
- 9.37. Given the similarities with the extant permission overall, and subject to the suggested conditions which require further details of materials, fenestration and bay studies to be agreed, the proposal is considered to be acceptable in respect of its appearance and character. It would assimilate acceptably with the 'Hove Central' development to the south and would not detract from the visual amenity of the Sackville Road streetscene.
- 9.38. Overall, the proposal is very similar in design to the consented scheme. Subject to the suggested conditions to ensure high quality detailing and materiality is

retained, the proposal would result in an acceptable impact on the appearance and character of the site had the wider surrounding area, in accordance with CP12 and SPD17 guidance.

Heritage

- 9.39. The wider site lies to the northwest of the Hove Station Conservation Area and has a clear historic relationship with this area. The special character of the Hove Station Conservation Area derives from the relationship between the station itself and the surrounding late Victorian buildings which connect the station with the main part of Hove along Goldstone Villas. The locally listed Dubarry building is sited immediately to the north of the station. The locally listed Hove Park is sited to the northeast of the site and to the north of the Old Shoreham Road. To the south of the railway bridge on Sackville Road is the grade II* listed St Barnabas Church.
- 9.40. In considering whether to grant planning permission which affects a listed building or its setting the Council has a statutory duty to 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.
- 9.41. Case law has held that the desirability of preserving a listed building or its setting must be given “considerable importance and weight”.
- 9.42. The impacts on heritage for the extant care community building were fully considered as part of the assessment of the wider regeneration of the site under application BH2019/03548 and were considered acceptable. In accordance with paragraphs 215 and 216 of the NPPF, the less than substantial harm to the setting of heritage assets was outweighed by the public benefits of the scheme which included significant amounts of housing as well as employment space.
- 9.43. Whilst there are some minor changes to the materiality, heights and detailing of the scheme in comparison with the consented scheme, these would not be readily visible in longer views and the impacts on the setting of heritage assets would mostly be unchanged from those of the consented scheme and as such the proposed scheme is considered to be acceptable in heritage terms. There would likely be a perceptible change in longer views from the locally listed Hove Park to the north, but this would not impact on the setting of heritage assets. It is noted that the Heritage Team have not objected to the scheme and there have been no objections from any local or national heritage or amenity group.
- 9.44. Overall, any limited harm to the setting of heritage assets, described as ‘less than substantial’ in the terms set out in the NPPF does weigh against the scheme as a whole. Whilst the proposed scheme does not result in any specific heritage benefits the redevelopment of an allocated site for housing does bring wider

public benefits and when taking a holistic assessment of the overall scheme, and taking into account the similarities with the extant scheme, the proposal is considered acceptable in heritage terms and in accordance with the development plan and the NPPF.

Open Space, Landscaping and Sports Provision

- 9.45. Developments are expected to provide for high quality public realm and landscaping in accordance with policies CP13 and DM18 and DM22. A total of 64 trees is proposed to be planted throughout the development as well as significant levels of lower-level planting in the form of bushes and shrubs. The removal of the undercroft parking (which was part of the consented scheme) has resulted in surface car parking across the site, additional clutter, including external cycle stores and a smaller eastern landscaped courtyard and this element of the scheme is less successful than the approved scheme and is disappointing considering the number of occupants has also increased. Notwithstanding the shortcomings set out above, it is noted that the delivery of the scheme in viability terms was incumbent on the removal of the undercroft parking which had significant cost implications and must also be viewed in the context of the significant public benefit of an additional 46 homes (including affordable units) which are proposed over and above the consented scheme.
- 9.46. In terms of public realm whilst tree planting is proposed on site, there is little space on the eastern footway, adjacent to the site for street trees. One of the key strategic requirements of policy DA6, SSA4 and the Hove Station Neighbourhood Plan is improvements to public realm and green infrastructure. Given the scale of the scheme, which is at a higher density than the consented scheme it is considered that additional tree planting on Sackville Road is necessary to improve the public realm and will be secured within the legal agreement.
- 9.47. With respect to Policies CP16, Open space and CP17, Sports Provision, it is accepted that it would not be practicable to meet all the quantitative open space requirements on the site. Whilst no formal sports provision is proposed on the site, there is existing provision close by in Hove Park to the north. A proposed play space for younger children has been provided on site within the eastern courtyard. Some limited food growing space has also been provided. Notwithstanding the submitted landscaping details a condition requiring further details and improvements to the public realm shall be required by condition.
- 9.48. Overall, subject to conditions the proposal is considered to provide an acceptable public realm and amenity spaces for future occupiers.

Standard of residential accommodation

- 9.49. DM1 Housing Quality, Choice and Mix set out the council will seek the delivery of a wide choice of high-quality homes which will contribute to the creation of mixed, balanced, inclusive and sustainable communities. Key requirements include:
- All units as a minimum must be accessible and adaptable in accordance with Building Regulation M4(2);
 - 10% of affordable units and 5% of all residential units should be suitable for occupation by a wheelchair user in accordance with Building Regulation M4(3); and,
 - All new residential development must provide useable private outdoor amenity space.
- 9.50. SPD17 sets out design priorities which includes avoid deep and/or single aspect north facing units; avoid internal layouts with long double-banked corridors and minimise the number of units per core; optimise dual aspect units that achieve natural cross ventilation and good daylight and sunlight.
- 9.51. As previously set out, the overarching design, scale, height and layout follow the consented care community scheme (C2). By repurposing the care community proposals for residential use, there have been some compromises made with residential accommodation replacing what were communal care facilities on some of the ground and lower ground levels.
- 9.52. This has resulted in some poor daylighting on the lower levels, including the disabled units and a greater number of the ground floor units with outlook straight onto the communal courtyard spaces.
- 9.53. Subsequent revisions to the scheme provided a number of amendments to improve amenity for future residents including:
- Relocation of the three-bed units to provide them with a dual aspect
 - Alterations to layouts and room placements
 - Increased window head heights on lower and ground floor levels improve light ingress
- 9.54. The revised proposals contain a mix of units and includes 1, 2, 3 and 4 bed flats. All of the units meet or exceed the Nationally Described Space Standard (NDSS) and are considered to have acceptable layouts with good circulation space and storage. Floor to ceiling heights is acceptable throughout and meet the relevant national standards.
- 9.55. The proposal includes 15 fully wheelchair accessible units and this accords with the 5% total overall in policy DM1.
- 9.56. Notwithstanding the improvements there are still a relatively high number of single aspect units throughout the scheme as well as some long double banked corridors. While less than ideal, the proposal does closely align with the

consented scheme in this regard. Furthermore, it is accepted that in a large, flatted development such as this it would likely not be feasible or viable to provide all flats as dual aspect, whilst making efficient use of the site and meeting other necessary requirements such as fire safety regulations, and must also be viewed in the context of an additional 46 homes being provided which is a significant public benefit.

- 9.57. Other than 7 units, the flats all have a private amenity space in the form of a protruding balcony, and this represents a significant improvement on the balcony provision in the consented scheme. Communal private amenity spaces are provided in two landscaped courtyard areas that include children's play areas as well as the potential for some food growing areas. It is noted that there would be significantly more occupants in the current scheme when compared to the care community scheme and as such the level of communal amenity provision overall per resident would be much lower, as well being further impacted by surface car parking. Notwithstanding the above, when undertaking the planning balance, the public benefit of the additional 46 homes (including affordable units) is considered to outweigh what is a poorer amenity space overall than the consented scheme.
- 9.58. The residential units are all set back sufficiently from the site boundaries to the north and east to ensure that reasonable separation distances are achieved between the development and the neighbouring sites and outlook is considered to be acceptable.
- 9.59. Within the development site itself, there are some tighter points between buildings, for example, the entrance to the western courtyard, which is only just over 10m apart and also within the corner locations. It is noted though that in these cases the windows and balconies are angled such that there are no direct views between habitable rooms which ensures an acceptable level of privacy is maintained. Overall, the distances between blocks are sufficient to ensure that there are no significant issues in respect of overlooking, privacy or restricted outlook, and there are no areas within the scheme that would feel overly enclosed.

Sunlight and daylight

- 9.60. The applicant has submitted daylight and sunlight assessments for the proposed residential units as well as sun lighting information, for the private amenity spaces and public realm. The BRE has been instructed by the Council to undertake an independent review of the reports and consider the methodology that has been used to be robust.
- 9.61. In respect of daylight British Standard (BS) EN17037 recommends minimum, medium and high target illuminances for over at least 50% of a room.

- 9.62. The revisions to the layouts, balcony and window siting received during the course of the application, have materially improved the daylighting on the scheme. The revised daylight and sunlight assessment by GIA Consulting confirms that 60% of combined living areas (living/kitchen/dining rooms (LKD) rooms) hit the highest target for kitchens of 200 lux. 73% of combined living areas (living/kitchen/dining rooms and studios) are able to meet the medium target of 150 lux for living rooms which is arguably a more appropriate target in flatted developments where the living area makes up the majority of the shared space. 97% of bedrooms hit the minimum target of 100 lux for bedrooms. Rooms that do not meet the target are predominantly at lower levels.
- 9.63. Whilst it is disappointing that despite the improvements to the layout that 53 units on the lower levels still have poor daylighting, with LKD's below the lower 100 Lux bedroom target, the overall daylight provision for a high-density scheme such as this is considered adequate and as such the shortcomings would not justify refusal of the application on this basis. In total 299 out of the 306 units has a balcony which is welcomed in amenity terms and is a significant increase in balcony provision over and above the consented scheme. Inevitably this has reduced daylight provision to units below (and also the host unit in respect of a 'set in' balconies). Increasing window sizes or providing additional openings can improve daylight but has to be weighed against the potential for creating other issues in areas such as architectural design, privacy or overheating issues. To gain notable improvements to daylighting to units at lower levels would require likely significant reductions in the overall massing and height of the scheme and would thus impact on the viability and deliverability of the scheme.
- 9.64. Paragraph 130c of the NPPF states that schemes should make efficient use of land and that daylight and sunlight guidance should be applied flexibly for housing applications 'where they would otherwise inhibit making efficient use of a site (as long as the resulting proposals would provide acceptable living standards)' and in the overall context of the notable benefits of the scheme, which include significant levels of housing provision the proposed daylight levels are considered acceptable.
- 9.65. In respect of sunlight the BRE guidance suggests that on 21 March that at least one habitable room to a dwelling, preferably a main living room, should meet at least the minimum 1.5 hours sunlight criterion. The recommendations apply to rooms of all orientations but those facing northerly are naturally limited and therefore would have less expectation of sunlight.
- 9.66. Overall, 69% of living areas would be able to meet at least the minimum sunlight recommendation. With 72% of dwellings having at least one habitable room meeting the guidance. As is the case for daylight, the worst performing units are

at lower levels. It is not considered that significant improvements could be made to sunlight at lower levels without making disproportionate alterations to the overall height and massing. Removing balconies may improve some units, though this has to be weighed against the amenity benefit of a private balcony. Overall, though, the scheme is considered to have a good level of sunlight provision whilst acknowledging that there are still a number of north facing flats which will not get any meaningful direct sunlight.

Sunlight to private amenity areas

- 9.67. The BRE Report suggests that for a proposed open space to be well sunlit at least 50% of its area should be able to receive at least two hours of sunlight on 21 March. The submitted sunlight and daylight report uses this guidance to assess sunlight provision to proposed open spaces (private and public).
- 9.68. The eastern courtyard comfortably meets the BRE guidance. The western courtyard is shown to meet the guidance, but it is noted that additional landscaped areas to the west are included in the area reviewed and it is only likely that the northern part of this courtyard would be well sunlit. Whilst it is acknowledged that the western courtyard is more restricted in respect of sunlight provision it is noted that all occupiers would have access to the main eastern courtyard and overall, the sunlight provision for external amenity areas is considered to be acceptable.

Noise and disturbance

- 9.69. A noise report has been submitted with the application and sets out that subject to mitigation measures, such as enhanced glazing on some facades that internal living conditions would be acceptable in terms of noise. There are existing as well as a proposed substation sited close to the north and east boundaries of the site. Subject to conditions ensuring adequate soundproofing throughout the building and restrictions on plant noise it is considered that future occupiers would have a good level of amenity in respect of noise disturbance.
- 9.70. Looking at the quality of accommodation overall, the high density of the scheme does result in some negative amenity impacts, including a relatively high number of single aspect units, long internal corridors and some tight standoff distances between buildings and some poorer sunlight and daylight provision on lower levels.
- 9.71. It is clear that by sticking rigidly to the general layout and massing of the consented scheme has resulted in some of these negative impacts.
- 9.72. However, assessing the proposal as a whole, and noting the balance the applicant has had to strike in terms of providing a deliverable scheme with a sufficient quantum of development, whilst ensuring an appropriate design, the scheme is considered to deliver a good standard of accommodation with

acceptable sunlight and daylight provision overall, good unit sizes and layouts, a very high proportion of private amenity space as well as the provision of communal amenity space.

- 9.73. Overall, the development is considered to result in an acceptable quality of accommodation for future occupiers in accordance with policy DM1 and DM20 of the CPP2.

Impact of neighbouring properties

- 9.74. Policy DM20 of the Brighton and Hove City Plan Part Two states that planning permission for development will be granted where it would not cause unacceptable loss of amenity to existing, adjacent or nearby users, residents or occupiers or where it is not liable to be detrimental to human health. Policy DM40 seeks the protection of the Environment and Health through the suitable control of pollution and nuisance.
- 9.75. The scheme follows the same fundamental design as the consented scheme for the care community building. Whilst there are some minimal changes to the height of the blocks there would be no appreciably different impact to neighbouring properties in respect of any overbearing or enclosing impact over and above that of the consented scheme given separation distances.
- 9.76. In terms of sunlight and daylight, the impacts on neighbouring properties were found to be acceptable on the consented scheme. Whilst there was some moderate adverse harm to daylight for some properties immediately opposite the site on the western side of Sackville Road, these were outweighed by the clear benefits of the scheme.
- 9.77. The proposed scheme would not result in any detrimental sunlight / daylight impacts to neighbouring properties, over and above those of the consented scheme and the proposal is considered acceptable in this regard.
- 9.78. It is noted that to the north of the site the former Gemini offices have now been converted to residential. Whilst the general form of the proposed development remains largely unaltered, there are a significantly increased number of balconies proposed, in comparison to the consented scheme, with 299 of the 306 units having an external balcony. Whilst this change has the potential to result in increased levels of overlooking and a loss of privacy to neighbouring occupiers, the overall impact is not considered to be significantly more harmful than the consented scheme and overall, the proposal is acceptable in this regard.
- 9.79. The greater number of flats (and thus occupants) and increased balcony provision will likely give rise to a greater number of comings and goings from the scheme as well as the potential for increased general noise and disturbance,

there will also be more vehicular movements via the access road to the north and east of the site.in comparison to the consented scheme.

- 9.80. The level of any additional noise and disturbance over and above that of the consented scheme is not considered to result in any significant impact on adjoining neighbouring amenity and as such would not warrant the refusal of the application on these grounds.
- 9.81. A new substation is proposed close to the northern boundary of the site. Subject to adherence with suggested conditions controlling noise from plant there is not considered to be any significant harm to the adjoining neighbours in respect of noise from the substation.
- 9.82. The proposed development would not result in any significant impact on amenity over and above that of the consented scheme. Overall, the proposal is considered to satisfactory protect neighbour amenity in accordance with policy CM20.

Sustainable Transport:

- 9.83. The NPPF directs new development to locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.84. City Plan Policy CP9 reflects the NPPF and states that the council will work with partners, stakeholders and communities to provide an integrated, safe and sustainable transport system that will accommodate new development; support the city's role as a sub-regional service and employment hub; and improve accessibility. The policy seeks to ensure developments promote and provide measures that will help to manage and improve mobility and lead to a transfer of people and freight onto sustainable forms of transport to reduce the impact of traffic and congestion, increase physical activity and therefore improve people's health, safety and quality of life.
- 9.85. Policy DM33 requires that new developments are designed in a way that is safe and accessible for all users and encourages the greatest possible use of sustainable and active forms of travel. DM35 sets out the standard and scale of information required in assessing highways impacts. DM36 sets standards for parking and servicing of new development.
- 9.86. Whilst highways impacts were fully assessed and mitigated in the original planning permission the nature of the residential use now proposed will operate in a different way to that of the consented care community and have a different

trip profile. The care community had a large undercroft car park whilst the proposed scheme includes very limited vehicular parking. In addition, the proposed residential use of 306 units would result in a materially higher number of occupiers in comparison to the consented scheme and as such the highways impacts require further assessment.

- 9.87. The application submission included a Transport Assessment (TA) by Paul Basham Associates. A further TA addendum was provided during the course of the application in response to concerns raised by the Local Highway Authority (LHA) and Active Travel England (ATE).
- 9.88. The scheme as proposed is largely 'car free' with the car parking provision focussed on disabled users. It would be accessed off the Sackville Road to the south of the site from the existing access road that serves the newly constructed Hove Central mixed-use scheme. Cycle parking would be provided within the building at ground floor level as well as in standalone shelters within the community amenity space.
- 9.89. As originally submitted, the LHA had concerns with the scheme and set out that the information in the TA was not adequate to properly assess the highways impacts of the scheme. The key concerns identified included overspill parking, a lack of permeability through the scheme and site, highway safety for cyclists, a lack of robust trip rates information, inadequate information on deliveries, dominance of cars within the public realm and the proposed refuse collection from the adjacent bus lane. ATE also raised concerns in respect of the sustainable travel credentials of the scheme.
- 9.90. The applicant subsequently provided a TA addendum which aimed to address the deficiencies and issues raised by the LHA and ATE. Further to the above, the applicant undertook a Road Safety Audit (RSA) on an improvement scheme for Sackville Road junction and also to a scheme for alterations to the bus layby adjacent to the western frontage of the proposed scheme.
- 9.91. The TA addendum sets out that in terms of vehicular trips, the largely car free nature of the scheme would result in less vehicular trips overall than the consented care community. There would though be a significant uplift in active travel trips (pedestrian and cyclist) and public transport trips. It is these trips that need to be safely accommodated within the locality.
- 9.92. Whilst the LHA still have some concerns about the highway's impacts of scheme, they are not formally objecting to the proposals subject to necessary conditions and obligations.
- 9.93. In terms of onsite parking the scheme would contain 31 parking spaces, including 3 car club spaces, 5 visitor spaces and 23 blue badge disabled spaces.

(15 for the wheelchair accessible units and 8 for ambulant disabled visitors). The disabled spaces hit the minimum policy complaint level provision, and the proposal is acceptable in this regard. Cycle parking for residents is policy complaint in terms of quantity and is accepted in principle. Whilst the visitor parking provision would be below the level set out in policy, a pragmatic approach has been taken which would secure an adequate level of visitor cycle parking without it completely dominating the communal amenity areas and the proposal is acceptable in this regard.

- 9.94. The limited parking provision on site gives rise for the potential for overspill parking in the surrounding streets. The site is outside a Controlled Parking Zone (CPZ) and whilst it adjoins CPZs there are streets with uncontrolled parking to the north. The submitted parking survey shows that there would still be some capacity for parking overnight within a 15min walk of the scheme and whilst there is still the potential for overspill parking, the LHA is satisfied that this would not result in a severe highways impact in the terms set out in the NPPF. An extensive Travel Plan will be required by condition which will further help promote travel by sustainable modes, monitor vehicular trip rates and will further help to mitigate issues associated with what is a very low car scheme. Whilst a travel plan was submitted with the application it was not considered to adequately provide the necessary mitigation for the proposed scheme. It is suggested that a comprehensive a travel plan is secured by condition. It should set objectives, ensure that relevant surveys are undertaken during the travel plan period, choice of a sustainable travel incentive for first residents and outlines a range of other measures to promote sustainable and active travel. Three car club bays and an area safeguarded to provide for a bike docking station are to be secured by obligation to provide further mitigation to overspill parking concerns.
- 9.95. As set out previously the scheme will result in a significantly higher amount of pedestrian and cycling trips and as such access to and from the site is particularly important. The Sackville Road junction with Old Shoreham Road, which will be a key route for many journeys is a challenging junction for cyclists and some pedestrians. The applicant has presented a junction improvement scheme and agreed to provide a contribution to towards the design, modelling and partial costs of implementation of junction improvements, and this is considered to satisfaction approach to mitigate the cycling safety concerns.
- 9.96. In terms of the refuse strategy, whilst the majority of the bin stores would be serviced from the access road to the south, there would be two bin stores that would be serviced on Sackville Road, within the bus layby. Whilst the applicant has set out that collection from the south via these stores would not be possible due to building regulations requirements it has resulted in a very unsatisfactory situation with the potential for refuse vehicles to obstruct bus services. Brighton and Hove Buses object to the proposed arrangement. Notwithstanding the

above, a Road Safety Audit for the proposal did not show that there would be a significant highways safety impact and whilst the LHA consider the proposal to be highly undesirable, they have not raised an objection in principle. The necessary highway works to alter the bus layby and cage are to be secured within the s106 agreement.

- 9.97. A scheme for the shared use of the Sackville Road footway for cyclists and pedestrians is to be sought via a s278 agreement to be secured within the s106 agreement and this would ensure the safe access to and from the site.
- 9.98. Active Travel England (ATE) have also set out concerns with the scheme, and whilst they do not formally object to the proposals have set out that further information / revisions are required in terms of junction improvement and permeability and access before they can support the scheme. Junction improvements and a shared pedestrian / cycle access are to be secured via obligation and as such it is considered that ATE concerns have been satisfactorily addressed.
- 9.99. Subject to a Construction and Environmental Management Plan (CEMP) being secured by condition the proposal is not considered to raise any concerns in respect to construction traffic. Highway England have not objected to the scheme but have set out that details on proposed construction routes and how they are managed should be provided. This would be secured via the CEMP.
- 9.100. Whilst the scheme overall does still have some shortcomings in respect of its highways impacts, primarily caused by sticking closely to the general layout of the consented scheme it must be noted that the aim of being a very 'low car' scheme is strongly supported in sustainable transport terms. Whilst the LHA does raise concerns, including the proposal to service refuse in the bus layby it does not raise an objection, subject to the conditions and mitigations set out in this report.
- 9.101. Overall, subject to the suggested highway obligations the applicant has sufficiently demonstrated that the proposal would not result in a severe impact upon the highways network or on highways safety. Subject to the recommended travel plan and conditions it is considered that the site can be appropriately serviced and managed and would be acceptable in highways terms in accordance with CP9 of the Brighton and Hove City Plan Part One, DM33, DM35, DM36 of the Brighton and Hove City Plan Part Two and the requirements of the NPPF.

Sustainability

- 9.102. Policy CP8 in City Plan Part One City Plan sets out that new development should achieve high sustainability standards including water efficiency and energy

saving measures. Part Two Policy DM43 requires new build non-residential development to achieve a minimum Energy Performance Certificate (EPC) rating of 'B'. The proposal will meet these requirements and in addition will provide for solar panels on the flat roofs of the scheme. Conditions will be attached to secure the energy and water efficiency measures and to provide details of connection to any future energy heat network. The proposed scheme accords with the development plan in terms of sustainability in accordance with policy CP8 and DM43.

Land Contamination

- 9.103. Paragraph 124 of the NPPF sets out that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Paragraph 189 sets out that adequate site investigation shall be undertaken to assess the risk of contamination and after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
- 9.104. Paragraph 194 of the NPPF sets out that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.
- 9.105. The key local plan policy is DM41 - Polluted Sites, Hazardous Substances & Land Stability, which sets out that developments should not prejudice health, safety or the environment. Site investigations are required for sites with historic polluting uses. Any remediation required should address any hazardous substances and ensure any polluted sites are brought back into use with appropriate measures necessary to protect the environment, future users and surrounding occupants.
- 9.106. Ground contamination issues were fully considered in the original application and subject to conditions requiring further land contamination testing and analysis, any necessary remediation and specific details on piling was considered to be acceptable. Details of the previous desk top studies have been resubmitted with the current application. There are no relevant changes in respect of contamination on the site since the last application was granted and the Environmental Health Team is satisfied with the information submitted at this stage. A full land contamination condition is required should planning permission be granted.

- 9.107. The site also sits above a Principal Aquifer and is located within Source Protection Zones 1 and 2 associated with the Goldstone Public Water Abstraction. This abstraction is located 640m North of the site and as such there is a concern that ground water could be impacted during the construction phase. The Environment Agency response sets out that further information is required before they are satisfied that development can commence in order to protect the integrity of the aquifer from potential contamination. The Environment Agency has not objected to the proposed development subject to this further information being submitted and agreed prior to commencement and as such relevant conditions are proposed to be attached to any grant of planning permission.
- 9.108. Southern Water has objected to the scheme, setting out further information is required, in the form of a Hydrogeological Risk Assessment (HRA), prior to the determination of the application. Given that Southern Water did not object on the original planning application and that there is an extant planning permission for a very similar scheme which could be built out at any time, it is not considered reasonable to require this further information prior to the determination of the application.
- 9.109. There is a condition requiring details to be agreed up front for any piling or other penetrative works to foundations before these works can be commenced and as such the LPA is satisfied that there are robust safeguards in place to ensure that the aquifer is protected during construction.
- 9.110. A Flood Risk and Drainage Impact Assessment by Brookbanks was submitted in support of the application. In addition, further information was submitted during the life of the application in response to consultation responses by relevant internal and external consultees.
- 9.111. The proposal would be served by attenuation tanks that would provide the necessary water storage during major storm conditions.
- 9.112. The Local Lead Flood Authority has set out that the proposal would not result in an unacceptable flood risk and is satisfied that the proposed drainage strategy is acceptable. A condition is suggested to ensure that the proposal is built out in accordance with the submitted drainage strategy.
- 9.113. Southern Water has confirmed that they can facilitate foul sewerage disposal to service the proposed development.

Ecology and Biodiversity:

- 9.114. Policies CP10 and DM37 as well as SPD11 set out that development should conserve existing biodiversity whilst providing net gains for biodiversity by providing green infrastructure an ecological enhancement.

- 9.115. The proposed development site is not designated for its nature conservation interest.
- 9.116. The submitted Ecological Assessment sets out details of ecological enhancement as well as an assessment of the site. The County Ecologist sets out in their response that they are disappointed that the ecological enhancements could have gone much further with green walls / roofs provided. Notwithstanding the above, they are satisfied that provided the recommended mitigation, compensation and enhancement measures are implemented, the proposed development can be permitted from an ecological perspective and would meet the statutory 10% improvement in BNG on site.
- 9.117. An Ecological Design Strategy (EDS), and also bird, bat and bee bricks are to be secured by condition.
- 9.118. Overall, the proposal is in accordance with policies CP10 and DM37 and would result in an ecological and biodiversity enhancement to the site.

Health Impact Assessment

- 9.119. A Health Impact Assessment has been submitted as required by City Plan Policy CP18 for strategic scale developments. The HIA has used a recognised methodology and as such the different dimensions expected to be assessed have been included. Based on the evidence submitted, it is noted that there are potential beneficial effects with regards to active travel including cycling facilities for residents and visitors, intergenerational connections and interactions, and opportunities for social cohesion, opportunities for food growing. Overall, it is considered the application scheme adequately addresses policy CP18.

Air Quality:

- 9.120. Policy CP9 sets out that air quality issues from vehicular trips is a key priority. Policy DM40 sets out that development should ensure a safe environment for future occupiers and should ensure development should ideally have a positive impact on nearby Air Quality Management Areas. The Environmental Health Team have assessed the Air Quality Assessment submitted with the scheme and consider the application would have an acceptable impact on air quality for both future and existing residents and the proposal is in accordance with the development plan in this regard.

Other Considerations:

- 9.121. The application is acceptable in respect to archaeology, arboriculture and flood risk, subject to the suggested conditions. There are no objections from the HSE, or the East Sussex Fire and Rescue service and the application is considered acceptable in respect of fire safety.

- 9.122. The Office for the Police and Crime Commissioner (PCC) for Sussex has set out that they object to the scheme if a contribution of £30,000 is not secured for crime prevention measures in the wider locality. The LPA do not consider that requiring such a contribution is reasonable or necessary to make the scheme acceptable and thus would not meet the strict tests needed for a planning obligation.
- 9.123. An artistic component contribution for the wider site was secured on the previous planning permission and has been secured and as such no contribution will be sought on this scheme.

10. CONCLUSION AND PLANNING BALANCE:

- 10.1. Paragraph 11 of the NPPF makes it clear that planning application decisions should apply a presumption in favour of sustainable development. Furthermore, it sets out that where relevant development policies are out-of-date planning permission should be granted unless either the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 10.2. As set out previously, the Council is currently unable to demonstrate a 5-year housing supply and as such the relevant planning policies relating to housing delivery are considered out-of-date and the tilted balance of paragraph 11 must be applied.
- 10.3. Paragraph 125 c) *sets out that planning policies and decision should ‘...give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused...’*
- 10.4. Whilst this is a standalone application it is acknowledged that there is an extant scheme for a care community building on the same site which could be built out at any time and as such the assessment must consider the proposal in comparison with the consented scheme.
- 10.5. When assessing the scheme overall, and comparing with the consented scheme, in applying the planning balance, there are a number of factors that weigh both for and against the scheme.
- 10.6. Weighing against the scheme, it is noted that by providing residential units at the lower levels, where there was previously communal space in the care community has resulted in some units that have poor levels of sunlight and daylight and a greater number of residential frontages which are in close

proximity to the communal courtyards and accesses with resulting impacts on outlook and privacy.

- 10.7. In terms of landscaping and public realm the removal of the undercroft parking area has resulted in a reduction of the size of the eastern courtyard and has resulted in additional surface car parking and a more cluttered entrance and amenity space. Notwithstanding that there are some shortcomings in the standard of accommodation and the community amenity spaces, the densification of the scheme and removal of the undercroft parking must be considered in the context of the need to maximise the development on the site to achieve a viable and deliverable scheme, on what is an allocated brownfield site and overall the proposal would provide acceptable living conditions for future occupiers.
- 10.8. In terms of the elevational appearance, the Urban Designer has raised some concerns in relation to the detailing and materiality of the scheme, whilst these are noted there are a number of robust conditions requiring further information on materials and façade detailing and treatment which will ensure a satisfactory built appearance and there is no overall objection raised in this regard.
- 10.9. In terms of highways impacts, keeping closely to the consented layout has resulted in issues in respect of refuse strategy and limited the ability to improve permeability through the site. Whilst the proposal would result in some increase in overspill parking, the principle of a low car scheme is strongly supported in planning policy terms and travel plan measures would help support sustainable transport and active travel. Notwithstanding the issues identified, there is no objection from the LHA, and subject to the suggested conditions and obligations the proposal would be acceptable in terms of its transport impacts.
- 10.10. Outlining the positives of the scheme, the public benefits include the remediation of a vacant brownfield site, and the contribution of 306 much-needed residential units towards the city's housing target, in a development area (DA6) and a specific development site (SSA4) that has been allocated through the development plan for higher density, mixed use regeneration and in accordance with the strategic policies of the Hove Station Neighbourhood Plan.
- 10.11. The proposed residential use (C3) aligns with the requirements of policy SSA4 more closely than the consented care community (C2) and would include an additional 46 units of much needed housing.
- 10.12. The care community scheme, whilst predominantly consisting of 2 bed units would have catered mainly for single occupants. Whilst the proposed housing mix does not align completely with the level housing of need, as set out in CP19 it is a substantial improvement over and above the consented scheme and

overall has the potential to house a significantly higher number of occupants which would include families with children.

- 10.13. The most significant benefit over and above the previously consented scheme would be the provision of affordable housing, which would not otherwise be realised in the care community scheme. Overall, 40% affordable housing, with an appropriate mix of units would be secured, and this is a significant public benefit. There is also the expectation that the remaining 60% of units would also be built out as affordable housing should the necessary grant funding be secured.
- 10.14. The quality of the accommodation is considered acceptable overall, with almost every unit now having its own private balcony or amenity area as well as access to the communal gardens. The scheme is considered to have good sustainability credentials throughout.
- 10.15. The densification of the site, with an additional 46 units would still provide a scheme of acceptable design quality and would maximise the development potential of the site, in accordance with policy DM19.
- 10.16. Other factors including impacts relating to ecology, arboriculture, archaeology, landscaping, flood risk, land contamination, wind and air quality have been assessed and have been considered acceptable.
- 10.17. In terms of townscape impact, in comparison to the consented scheme there would be no material difference in how the scheme would be appreciated in mid-range and longer views. The proposal would be viewed against the backdrop of the Hove Central development and in heritage terms there would be no discernible difference in its impact on the setting of heritage assets in comparison to the consented scheme and the proposal is acceptable in this regard. Subject to suggested conditions the proposal would be acceptable in terms of the quality of the design.
- 10.18. To conclude, it is considered that the public benefits of the scheme overall, which includes the provision of a significant amount of housing (including affordable housing) are such that they clearly outweigh any shortcomings in terms of the standard of accommodation and the communal amenity / public realm resulting from the densification of the scheme and the identified highways issues.
- 10.19. The proposed development will make a significant contribution towards sustainable development in the city and thus complies with the NPPF and contributes towards meeting the objectives of City Plan 1 and 2 and approval of planning permission is therefore recommended subject to the completion of a s106 planning legal agreement and to the conditions recommended above.

11. EQUALITIES

11.1. Section 149(1) of the Equality Act 2010 provides:

- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

11.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to an unacceptable material impact on individuals or identifiable groups with protected characteristics.

11.3. Access to the site for disabled and less mobile users has been accommodated. Wheelchair accessible housing (5%) and disabled car parking is to be incorporated throughout the scheme.

12. COMMUNITY INFRASTRUCTURE LEVY

12.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. The application site sits within the wider Sackville Trading Estate and Coal Yard development area. For CIL purposes the site is located within one of the four specific areas within the city that are defined as NIL rated for CIL.

13. S106 AGREEMENT

13.1. In the event that the S106 agreement has not been signed by all parties by the date set out above, the application shall be refused for the following reasons:

Transport:

1. The proposed development fails to provide a mechanism (via a Section 106 legal agreement) to ensure the provision of necessary transport and highway works to satisfactorily mitigate its impacts or meet the travel demand created by the development. Without a section 106 agreement the necessary highway works could not be secured to ensure safe access to and egress from the site or the promotion of use of sustainable modes of transport including walking, cycling or the provision of a public route through the site. In addition, there would not be a mechanism to ensure the proposed highway works are carried out in a timely way or are safely designed. The proposal is therefore contrary to policies SS1,

DA6, SA6, CP7, CP8, CP9, CP12, CP13, CP18 and CP19 of the Brighton and Hove City Plan Part One, SSA4, DM33, DM35 and DM36 of the Brighton and Hove City Plan Part Two, the Council's Developer Contributions Technical Guidance and the NPPF.

Employment and training scheme:

2. The proposal fails to provide a mechanism (via a Section 106 legal agreement) to secure an Employment and Training Strategy specifying how the developer or their main contractors will provide opportunities for local people to gain employment or training on the construction phase of the proposed development contrary to policy SS1, SA6, CP2, CP7 and DA6 of the Brighton & Hove City Plan Part One, SSA4 of Brighton & Hove City Plan Part Two and the Council's Developer Contributions Technical Guidance.

BNG monitoring

3. The proposal fails to provide a mechanism (via a Section 106 legal agreement) to secure a financial contribution to ensure timely monitoring of BNG measures associated with the scheme over a 30 year period and ensure effective implementation of relevant Development Plan policies, and to ensure timely delivery of the scheme, contrary to policy SS1, CP7, CP10 and DA6 of the Brighton & Hove City Plan Part One, DM37 of Brighton & Hove City Plan Part Two and the Council's Developer Contributions Technical Guidance.

Monitoring:

4. The proposal fails to provide a mechanism (via a Section 106 legal agreement) to secure a financial contribution to ensure timely monitoring of the s106 agreement, including the Public Art Strategy and also the Travel Plan associated with the scheme and ensure effective implementation of relevant Development Plan policies, and to ensure timely delivery of the scheme, contrary to policy SS1, SA6, CP7, CP9, CP13 and DA6 of the Brighton & Hove City Plan Part One and the Council's Developer Contributions Technical Guidance.



PLANNING COMMITTEE LIST

Brighton & Hove City Council COUNCILLOR REPRESENTATION

Cllr. Jackie O'Quinn

BH2025/01414 – Site Of Sackville Road Trading Estate

11th August 2025:

I am writing to support the application for 306 affordable homes across the northern plot at Hove Central which has been submitted by Homes for City of Brighton and Hove (the City Council and Hyde Housing joint venture company) and Moda. This is a very welcome application as the city needs more affordable homes and also social housing, which this development will offer. This is an ideal location for such homes as it is near to retail centres, recreation facilities and the rail and bus links are excellent. As such it will prove an immensely popular location with potential residents. The 'Sackville Estate' to give it its previous name, is also an area where there is a strong need for affordable and social housing as it is an expensive area for both rented and resident owned housing. It is reassuring that there is a strong partnership of the Council, Hyde Housing and Moda involved in this application.

This application if granted will be the final phase of development of the Moda site and will thus enable the whole site to become a thriving community. The fact that there are a number of two and three bed homes available both in the affordable housing units, but also in the social housing units is also to be commended as the city urgently needs affordable accommodation for families. There were concerns about light penetration into some of the housing units, particularly on the lower floors in the social housing blocks but I understand that Hyde's design team are looking to reorientate some of the internal layouts to increase the light penetration into these units. Any changes to improve the situation would be most welcome and will be discussed at the planning committee, I am sure.

Concerns have also been expressed about the impact on the adjacent highways – roads, pavements, bus stops as this is a very busy area, particularly at the Sackville Road junction. However, Hyde's Highway consultant is meeting with the ATE team in order to resolve some of the issues and I am confident this will have been sorted before the matter comes to the planning committee in the Autumn. Parking will also need to have conditioned placed on it as there is no option to be part of a city parking zone due to the lack of any extra parking space in the area.

Overall, I have little hesitation in supporting this application as it will be a very positive addition to the housing situation both in Goldsmid Ward and beyond.



PLANNING COMMITTEE LIST

Brighton & Hove COUNCILLOR REPRESENTATION **City Council**

Cllr. Samer Bagaeen

BH2025/01414 – Site Of Sackville Road Trading Estate

10th July 2025:

Could I please register an objection to this planning applications on the grounds of bad design, high density, and poor community infrastructure provision associated with the scheme in the location where it is at.

I appreciate that there was a planning permission on this site for an extra care community but the nature of that development stands in stark contrast to what is proposed in BH2025/01414 with the result that existing community, social and physical infrastructure would struggle to cope with the volume service uplift required by the new development.

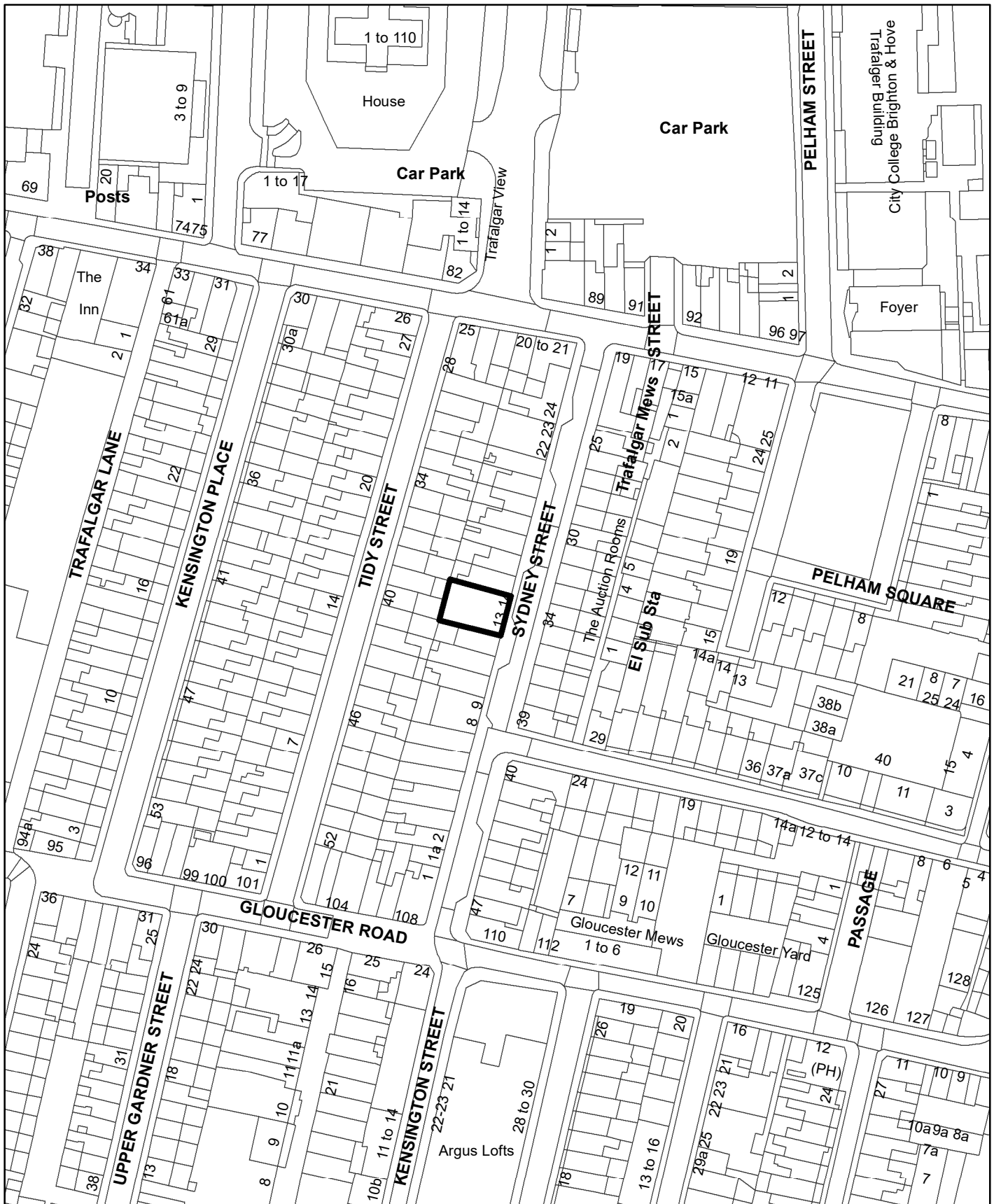
I would also ask that this application is referred to committee and I would like to speak on it, recognising that the principle of allowing councillors to speak on application in neighbouring wards and share the time to speak was recently reaffirmed at planning committee when the BHASVIC planning application was debated at committee.

ITEM B

**13-14 Sydney Street
BH2025/00877
Full Planning**

DATE OF COMMITTEE: 5th November 2025

BH2025/00877 - 13-14 Sydney Street



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2025/00877	<u>Ward:</u>	West Hill & North Laine Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	13 - 14 Sydney Street Brighton BN1 4EN		
<u>Proposal:</u>	Erection of an additional storey roof to create a 3no bedroom flat (C3). Alterations to front façade including 2no first floor bay windows, replacement shopfront with new commercial and residential access and pitched roof with parapet. Creation of second floor roof terrace with privacy screening.		
<u>Officer:</u>	Steven Dover,	<u>Valid Date:</u>	25.04.2025
<u>Con Area:</u>	North Laine	<u>Expiry Date:</u>	20.06.2025
<u>Listed Building Grade:</u>		<u>EOT:</u>	10.11.2025
<u>Agent:</u>	Stickland Wright Ltd Stickland Wright Ltd 23 Vine Street Brighton BN1 4AG		
<u>Applicant:</u>	Welstead Properties Ltd Unit 2 Woodingdean Business Park Woodingdean Business Park BN2 6NX		

1. RECOMMENDATION

GRANT planning permission, subject to the following conditions and informatives:

Conditions:

- The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed Drawing	24071B-P-025		27-Jun-25
Proposed Drawing	24071B-P-026		27-Jun-25
Proposed Drawing	24071B-P-027		27-Jun-25
Report/Statement	NOISE ASSESSMENT	J4001	16-Apr-25
Report/Statement	DAYLIGHT OR SUNLIGHT ASSESSMENT	ROL01637	31-Mar-25
Location and block plan	24071B-P-001- H		10-Jun-25
Proposed Drawing	24071B-P-011 H		27-Jun-25
Proposed Drawing	24071B-P-012 H		27-Jun-25
Proposed Drawing	24071B-P-013 H		27-Jun-25
Proposed Drawing	24071B-P-014 H		27-Jun-25
Proposed Drawing	24071B-P-015 H		27-Jun-25
Proposed Drawing	24071B-P-016 G		27-Jun-25
Proposed Drawing	24071B-P-017 H		02-Jul-25
Proposed Drawing	24071B-P-020 G		27-Jun-25

Proposed Drawing	24071B-P-021 G		27-Jun-25
Proposed Drawing	24071B-P-022 G		27-Jun-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. No development, including demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- (i) Timescales for the Proposed Development including the forecasted completion date;
- (ii) Details of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- (iii) Measures to minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic, and deliveries to and from the site;
- (iv) Measures to prevent mud/dust from tracking onto the highway;
- (v) Details of hours of construction including all associated vehicular movements
- (vi) Details of the construction compound including plant and material storage and manoeuvring areas;
- (vii) A plan showing construction traffic routes

The construction of the development shall be carried out in full compliance with the approved CEMP.

Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies DM20, DM33 and DM40 of Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

4. Notwithstanding the noise assessment submitted, the residential development hereby permitted shall not be occupied until a post-validation acoustic report produced by a suitably qualified acoustician, which demonstrates compliance with the design specifications and details described in the submitted document, Noise Assessment - Vertical Extension by Acoustic South East, Project No: J4001, dated 16th April 2024 has been submitted to and approved by the LPA. The approved scheme shall thereafter be retained as approved at all times.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

5. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or

calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS4142:2014-A1:2019 (or the relevant updated Standard). In addition, there should be no significant low frequency tones present.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

6. Notwithstanding the details on the drawings hereby approved, the second floor raised terrace hereby approved shall not be first brought into use until opaque privacy screens of 1.7metres in height (measured from the finished floor level of the terrace) have been installed on the north, south and west boundaries of the terrace. The screens shall thereafter be retained and maintained in perpetuity.

Reason: To protect the amenity of neighbouring occupiers, to comply with Policies DM20 and DM21 of the Brighton and Hove City Plan Part Two.

7. Access to the flat roof to the rear and sides of the second-floor roof terrace hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policy DM20 of the Brighton & Hove City Plan Part Two.

8. Notwithstanding any details shown on the approved plans, no development hereby permitted shall take place until full details of all materials to be used in the construction of the external surfaces of the development (including the rear privacy screens) have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies CP15 of the Brighton & Hove City Plan Part One; and DM18, DM21 and DM26 of the Brighton & Hove City Plan Part Two.

9. The residential unit development hereby approved shall not be operational until it has achieved as a minimum, an Energy Performance Certificate (EPC) rating 'B'.

Reason: To improve the energy cost efficiency of existing and new development and help reduce energy costs to comply with Policy DM44 of the Brighton & Hove City Plan Part Two.

10. The residential unit hereby approved shall not be occupied until it has achieved a water efficiency standard of a minimum of not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of energy and water and to comply with policies SA6 and CP8 of the Brighton & Hove City Plan Part One

11. The residential unit hereby approved shall be implemented in strict accordance with the internal layouts detailed on the proposed floorplans & elevations. The internal layouts shall be retained as first implemented thereafter.

Reason: To ensure an acceptable standard of accommodation for future occupiers is provided and maintained thereafter and to comply with policy DM1 of the Brighton and Hove City Plan Part Two.

12. All new render finishes shall be smooth, lime based, wet render without external beads, stops, bell drips or expansion joints.

Reason: To ensure a satisfactory appearance to the development and to comply with policy CP15 of the Brighton & Hove City Plan Part One and DM26 and DM29 of Brighton & Hove City Plan Part Two.

13. No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy CP15 of the Brighton & Hove City Plan Part One and DM26 and DM29 of Brighton & Hove City Plan Part Two.

14. One or more bee bricks shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with policies CP10 of the Brighton & Hove City Plan Part One, DM37 of the Brighton & Hove City Plan Part Two, and Supplementary Planning Document SPD11: Nature Conservation and Development.

15. The development hereby permitted shall incorporate at least three (3) swift bricks within the external walls of the development and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

16. The rooflights hereby approved shall have steel or cast metal frames colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy CP15 of the Brighton & Hove City Plan Part One and DM26 of Brighton & Hove City Plan Part Two.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.
3. Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height of approximately 5 metres above ground level, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place where appropriate.
4. The applicant is advised that Part L - Conservation of Fuel and Power of the Building Regulations 2022 now requires each residential unit built to have achieved a 31% reduction in carbon emissions against Part L 2013.
5. The applicant is advised that Part O of Building Regulations 2022 has been introduced. This standard is aimed at designing out the need for mechanical air conditioning systems in dwellings that would otherwise be prone to overheating and limiting unwanted solar gains. There are optional methods to demonstrate compliance through the Building Regulations.
6. The applicant should be aware that the site may be in a radon affected area. If the probability of exceeding the Action level is 3% or more in England and Wales, basic preventative measures are required in new houses, extensions, conversions and refurbishments (BRE2011). Radon protection requirements should be agreed with Building Control. More information on radon levels is available at <https://www.ukradon.org/information/ukmaps>
7. The water efficiency standard required is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
8. Existing Controlled Parking Zone/Residents' Parking Scheme: You are advised that details of the development will be passed to B&HCC as Traffic Authority administering the Controlled Parking Zone, of which the development forms part, so they can determine whether occupiers should be eligible for residents' parking permits.

9. Notwithstanding the approved development the applicant should be aware that the Council will retain the authority to investigate under the Environmental Protection Act 1990, should any noise or odour complaints be received.

Biodiversity Net Gain

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the Environment Act 2021.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

2. SITE LOCATION

- 2.1. The application site is a two-storey unlisted property, located on the western side of Sydney Street, with a largely glazed first floor and shopfront on the ground floor. Its current modern appearance contrasts with the rest of the Victorian shopping parade on this street and detracts from the North Laine Conservation Area in which it sits.
- 2.2. The dominant characteristic of the North Laine is its irregular linear grid street pattern, running north-south, which was based on the original pattern of arable fields. Whilst this street pattern has been disrupted in recent times by several large developments, it nevertheless largely survives. There is only one example of a square - Pelham Square, with its central garden containing many large trees, which departs from this pattern. The only other large green open space is the Burial Ground of the Presbyterian Church, now a public park. The original buildings were gradually laid out in the 19th Century to relatively high site coverages on narrow plots. The houses have very small rear gardens. In the main, the building line is hard up against the pavement edge or in some cases behind very small front gardens or basement light wells, such as in Kensington Gardens.
- 2.3. Sydney Street is on a strong north-south linear axis with predominantly commercial on the ground floors and buildings and offices or residential accommodation above. The area is densely packed and displays buildings of a variety of dates and styles, reflecting its incremental change over time. Buildings front directly on to the street, with narrow or non-existent footways.
- 2.4. The site is located within the North Laine conservation area, with an associated Article 4 Direction removing some permitted development rights,

therefore policies CP15 of City Plan Part One and DM26 of City Plan Part Two are relevant. It is also a regional and primary shopping centre and therefore policies CP4 of City Plan Part One, and DM12 of City Plan Part Two are relevant, which relate to Regional, Town, District and Local Shopping Centres and maintaining or enhancing the attractiveness of these areas through encouraging more people to visit and utilise facilities. The Article 4 Direction removing permitted development rights for change of use from Use Class E to residential dwellings applies to the site. The site also lies within an Archaeological Notification Area.

3. RELEVANT HISTORY

- 3.1. **PRE2025/00012** Pre-application advice was sought for the Upwards extension to create a new 2-bedroom flat above existing flat roof commercial premises. Follow-up to PRE2024/00248.
- 3.2. A summary of the advice given in February 2025, was that the existing building detracts from the setting of the conservation area, and the redevelopment of the elevations with the opportunity to enhance the streetscene, with retention of existing commercial to ground and first floor would be welcomed. The principle of residential use was accepted within a new second floor where the general layout and new pitched roof form were supported. However, the initially proposed elevations and some materials were not considered appropriate, and the rear elevations caused potential amenity harm, which required further investigation.
- 3.3. **PRE2024/00248** Pre-application advice was sought for the upwards extension to create a new 2-bedroom flat above existing flat roof commercial premises.
- 3.4. **BH2019/03013** Installation of extraction flue to rear elevation. Approved
- 3.5. **BH2002/00220/FP** Replacement shopfront Refused for the following reason:
1: *The new shopfront is set too far back from the road, creating a void in the front of the building. The design is therefore not of a high enough standard and is harmful to the character and appearance of the North Laine Conservation Area. As such the proposal is contrary to policies ENV.1 and ENV.22 of the Brighton Borough Local Plan and policies QD14 and HE6 of the Brighton & Hove Local Plan Second Deposit Draft*

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the erection of an additional storey to create a 3no bedroom flat (C3). Alterations to the front façade are proposed including 2no first floor bay windows, replacement shopfront with new commercial and residential access and a pitched roof with parapet. The application also proposes the creation of second floor roof terrace with privacy screening.

- 4.2. The scheme has been amended during the course of the application in response to concerns raised by the Local Planning Authority's Heritage Officer and the Case Officer to improve the roof design, shopfront design and ensure an appropriate chimney extension is provided. Further details on the window details have also been provided.

5. REPRESENTATIONS

- 5.1. **Eighteen (18)** representations have been received including from the **North Laine Community Association**, objecting to the proposal on the following grounds:
- The development is overdevelopment
 - The development is of a poor design
 - The development adversely impacts the conservation area
 - The development is too high
 - The development would cause a loss of privacy, and overshadowing
 - The development would result in loss of views
 - The development would cause noise
 - The development would cause smells and smoke from the roasting of beans
 - The chimney replacement contributes to smoke
 - The development would cause loss of light
 - Lack of trust in current operators of business
 - The development would result in disruption during the delivery and construction phases.
 - Detrimental impact on property value
- 5.2. **Councillor McLeay** has objected to the proposal. The full representation is attached to this report.
- 5.3. Full details of representations received can be found online on the planning register.

6. CONSULTATIONS

- 6.1. Environmental Health **No objection** - subject to conditions
Recommend that the proposal is approved subject to conditions relating to production of an acoustic report confirming acceptable noise mitigation as per the provided noise assessment and mitigation.
- 6.2. Heritage **No objection** - subject to conditions
13-14 Sydney Street is an unlisted two storey building located in the North Laine Conservation Area. The site currently detracts from the Conservation Area with its uncharacteristic architectural features, such as modern shopfront, modern fenestration on the upper floor, flat roof and thick UPVC barge board. Its plain appearance is in contrast to the rest of the Victorian shopping parade on this street.

- 6.3. The proposed traditional interventions such as bay windows, parapet, wooden windows, pitched roof in slate and a traditional wooden shopfront (conforming to SPD2) preserve and enhance the conservation area. The scale of the buildings on either side of the development are 2 storeys. However, the scale on Sydney Street varies between 2-3 storeys and this is also mentioned in the North Laine CA Character Study.
- 6.4. The architectural details such as the parapet and style of projected bays are now similar in appearance to neighbouring 3 storey buildings on Sydney Street. This is an improvement to the Conservation Area. Although there may be concern with the scale of the proposed building next to its neighbours, this is less than substantial harm and the public benefits include a building which has improved historic features which preserves and enhances the conservation area.
- 6.5. Amendments requested have been made including 1:20 and 1:1 scale drawings of the design of windows and shopfront. Conditions for render and cables required.
- 6.6. Private Sector Housing **No comments to make**
- 6.7. Transport **No Objection** - subject to conditions
Request that the permit-free informative be attached and that residents, other than blue badge holders, may not be eligible for parking permits. We would also request that the LPA consider whether a Construction Environment Management Plan is appropriate in this busy location.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024)
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour Joint Area Action Plan (JAAP) 2019.

8. RELEVANT POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One (CPP1)

SS1	Presumption in Favour of Sustainable Development
SA2	Central Brighton
SA6	Sustainable Neighbourhoods
CP1	Housing Delivery
CP4	Retail Provision
CP8	Sustainable Buildings
CP9	Sustainable Transport
CP10	Biodiversity
CP11	Flood Risk
CP12	Urban Design
CP13	Public Streets and Spaces
CP14	Housing Density
CP15	Heritage
CP19	Housing Mix

Brighton & Hove City Plan Part Two (CPP2)

DM1	Housing Quality, Choice and Mix
DM12	Regional, Town, District and Local Shopping Centres
DM18	High quality design and places
DM19	Maximising Development Potential
DM20	Protection of Amenity
DM21	Extensions and alterations
DM26	Conservation Areas
DM29	The Setting of Heritage Assets
DM33	Safe, Sustainable and Active Travel
DM35	Travel Plans and Transport Assessments
DM36	Parking and Servicing
DM37	Green Infrastructure and Nature Conservation
DM40	Protection of the Environment and Health - Pollution and Nuisance
DM44	Energy Efficiency and Renewables

East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan (WMP)

WMP3	Implementing the Waste Hierarchy
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Supplementary Planning Documents

SPD02	Shop Front Design
SPD09	Architectural features
SPD11	Nature Conservation & Development
SPD14	Parking Standards
SPD17	Urban Design Framework

Other relevant documents

North Laine Conservation Area Character Statement

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of development; the design and appearance of the proposed development; the standard of accommodation that would be offered to future residents; and the potential impacts on the amenities of local residents; on highway safety; and on the significance of heritage assets.

Principle of Development

Creation of Housing

- 9.2. The proposed development would result in the provision of 1 new residential unit.
- 9.3. Policy CP1 in City Plan Part One sets a minimum housing provision target of 13,200 new homes for the city up to 2030. However, on 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government's standard method should be used in place of the local plan housing requirement. The local housing need figure for Brighton & Hove using the standard method is 2,498 homes per year. A 20% buffer is applied to this figure to reflect the most recent Housing Delivery Test measurement (published in December 2024) for the council being less than 85%.
- 9.4. The council's most recent housing land supply position is published in the SHLAA Update 2024 which shows a five-year housing supply shortfall of 10,643. This is equivalent to 1.4 years of housing supply.
- 9.5. As the council is currently unable to demonstrate a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11). As such, the provision of one residential dwelling would make a relatively small, but important contribution to the city's housing supply.

Other uses in Local Shopping Centres and loss of employment floorspace

- 9.6. The proposed development would result in a small loss of some existing commercial floorspace (circa 9m²) from the ground floor and first floor café (Use Class E (b)), which would continue, as a result of minor internal changes to accommodate the access stairs and the new entrance to the proposed residential unit. The proposed development would provide a mix of uses with one commercial unit at ground and first floor and one residential unit at second floor.
- 9.7. There is a general policy presumption against loss of employment floorspace in principle, and policy CP3 would apply to the loss of the commercial floorspace (9m²). The loss of floorspace would normally need to be justified by demonstrating that the existing use is not viable and that there is no market interest. However, the existing use would be retained and the minor loss of floorspace is not considered to materially impact upon the operational viability

of the commercial unit which would otherwise continue to contribute to the vitality and diversity of the Primary Shopping Area's (DM12) and the North Laine Conservation Area (DM26).

- 9.8. DM12 states that other uses in respect of development in local shopping centres are permitted where it can be demonstrated that the scheme meets the following criteria:

- "a) The proposal will maintain and enhance the vitality, viability and the character of the shopping area;*
- b) The proposal will retain active ground floor uses and frontage and provide a direct service or sales to visiting members of the public;*
- c) The proposed development or uses will not have a harmful impact on the amenity of local residents due to noise, odour, disturbance or light pollution (see DM20, DM40); and*
- d) Shop front design should be in accordance with the council's shop front policy (see DM23)".*

And:

- "3. Residential use may be appropriate above or to the rear of units in shopping centres provided the active frontage is not compromised and that satisfactory residential amenity can be achieved".*

- 9.9. It is considered that the proposed scheme would contribute improvements to the overall appearance of the Primary Shopping centre, with visual improvements to the public realm through the removal of the existing front elevation which has little architectural merit and the proposed replacement front elevation which incorporates traditional detailing. The proposed development would retain the active frontage and ground floor use.

- 9.10. In relation to part c), due to the proposed design the development would not have a significantly harmful impact on the amenity of neighbouring or occupying residents which is discussed in further detail later in this report.

- 9.11. The shopfront proposed is considered an improvement in this location and also meets the criteria of policy DM23 (Shopfronts) and SPD02 Shopfront Design, particularly in relation to the proposed detailing, size, scale and fascia being proportionate to the host property and surrounding buildings.

- 9.12. On balance it is considered the development would overall enhance and maintain the viability and commercial character of the area in accordance with policy DM12 (Regional, Town, District and Local Shopping Centres).

Design, Appearance and Impact on Heritage Assets

- 9.13. When considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

- 9.14. Case law has held that the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".
- 9.15. The existing unlisted building is two-storey flat roofed with a largely glazed first and ground floors with a non-traditional shopfront and large fascia. Its modern appearance contrasts with the rest of the Victorian shopping parade on this street and detracts from the character of the associated Conservation Area. The existing flat roof form presents as an anomaly within the street-scene which sits slightly higher than the eaves of the two neighbouring traditional properties either side. The roof form, overall size and modern detail to the existing building is not considered to contribute positively to the character and appearance of the North Laine Conservation Area.
- 9.16. The proposal would see the front elevation completely remodelled to appear as two conjoined traditional buildings with a new double fronted heritage shopfront appearance at ground floor, twin projecting bay windows at first floor, and a new second floor with four timber sash windows.
- 9.17. The verticality and detailing to the proposed front elevation is reflective of a group of terraced dwellings and takes significant cues from the architectural details (bay windows, timber sash frames, parapet detail) of surrounding buildings, which are considered to fit well within the existing street scene. The materials have been amended to better reflect the wider street scene and conservation area also. The remodelling of the ground floor frontage now has the appearance of two separate shopfronts, better reflecting the existing rhythm of historic shopfronts in the Conservation Area which is considered to provide a significant visual improvement to the public realm.
- 9.18. At first floor the development proposes two projecting bays. The form and proportions of the bays is considered acceptable and reflective of local historic character. The proposed windows would be timber sliding sash which is considered acceptable and appropriate to it's setting.
- 9.19. At second floor four timber sash windows would sit under the parapet on the street facing elevation. The four windows have a smaller form than the windows below reflecting a traditional subservience of the upper floors in a historic building. A small parapet detail would run above the second floor windows and then at roof level above would sit a pitched gable ended roof extending into a flat roof further at the rear.
- 9.20. The new second floor comprises the new residential dwelling and at the rear of the second floor is a roof terrace providing some amenity space, with 1.7m screening surrounding. With the exception of the additions no other alterations are taking place to the rear elevation.
- 9.21. With regards to the proposed external materials, these take cues from existing surrounding development and the wider conservation area. The elevations would be finished in painted masonry, lime render with timber windows and shopfront detailing which overall reinforce the heritage appearance and

provide some significant additional visual interest over the current facade. To ensure the final appearance is as anticipated, further details will be required by condition prior to the erection of the development.

- 9.22. The existing building is considered to be of no architectural or historic merit and has been previously identified as a negative feature within the Conservation Area. Heritage Officers have confirmed that the proposed development is acceptable and takes account of the North Laine Character Study, with a heritage led design which is homogeneous with the strong character of the area, which identifies the character of Sydney Street as 2-3 storeys.
- 9.23. It is noted that the development proposes an additional storey which would then create a development with a significantly different overall visual height than the properties either side which are two storey properties.
- 9.24. The proposed development overall is, however, considered to be acceptable in terms of design and appearance and the scale and massing would be appropriate in the context of the site. The North Laine Character study identifies the area of Sydney Street featuring 2-3 storey properties and the principle of extending the property, in this context, is considered acceptable subject to other considerations. The design approach is an overall balanced judgement as extending the property would result in a development taller than the neighbouring properties either side, however, the proposal is considered to result in some significant improvements to the appearance and character of the Conservation Area. The development would result in the removal of the modern unsympathetic frontage and the already unsympathetic roof form. The new development would result in a building which is of a traditional appearance with suitable detailing and would present as being much more in rhythm and character with the wider Conservation Area.
- 9.25. Overall, the design is considered acceptable and is considered to comply with policies CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One, and policies DM18, DM19, DM21, DM26 and DM29 of the Brighton & Hove City Plan Part Two and Supplementary Planning Documents SPD02, SPDO9 and SPD17.

Impact on Neighbouring Amenities

- 9.26. The proposal would result in the addition of a new storey, to the currently flat roofed building and then a parapet and pitched roof form over this. The footprint that the existing building currently occupies would not alter, but the bulk and form of the building would however clearly increase over the current situation.
- 9.27. The applicant has provided a Sunlight and Daylight Assessment to assess the impacts of the proposed development on the surrounding residential buildings and amenity areas, having regard to the BRE recommendations and guidance. As the BRE Guidelines are primarily focused on habitable rooms in dwellings, the submitted assessment, focuses on the main rooms of nos. No.38-41 Tidy Street (located to the west and rear of the development). Taking

account of BRE guidelines the report concludes that the proposed building, and impacts on surrounding properties habitable rooms, would meet the criteria for Vertical sky Component (VSC); Daylight Distribution (DD); Annual and winter Probable Sunlight Hours (APSH); and the scheme would remain fully BRE compliant, in relation to the sun-on-ground assessment to the garden/amenity areas of those properties.

- 9.28. Given the conclusions of the submitted assessment, the form of the proposed development is not considered to bring any significantly harmful increase in overshadowing or loss of light to the neighbouring residential properties.
- 9.29. The bulk of the new development is not considered to significantly increase overbearing impacts to the neighbouring properties. The rear elevations of the properties along Tidy Street (rear of the site) are separated by approx. 7.5m from the existing rear flat roof. The current footprint of the building is not expanding and the additional floor is stepped back at the rear elevation. Due to the stepping back the rear elevations of the properties at Tidy Street would be approx. 10m from the rear of the new second floor and 9m from edge of the enclosed terrace. These distances are considered to be acceptable in the tight urban realm of the City centre.
- 9.30. It is recognised that the form of the additional storey and roof would decrease the view from the rear windows of the closest properties on Tidy Street, particularly at second floor level, however views are not protected, and it is considered the retained outlook is acceptable due to the distance of the new development from these properties, and the dense urban grain of the area.
- 9.31. The new rear facing windows would be set fronting onto a new amenity terrace which would be surrounded by a 1.7 m high privacy screen (materials to be conditioned) so would not cause any amenity harm through overlooking from the windows, or use of the terrace, to surrounding residents in Tidy Street. Conservation rooflights would also be set in the rear roofslope but these would only afford skyward views.
- 9.32. The new front-facing windows would provide views across the public highway and reflective of the form of residential development already in the street, so although increasing overlooking over the current situation to those properties' opposite, a high degree of mutual overlooking already exists in this location from other residential dwellings, therefore the proposal is not considered harmful in this respect.
- 9.33. At present the existing built form of the two-storey property is of a similar height and scale to the two-storey properties located immediately to the north and south of the site. The proposal would result in increased massing/built form of the host property at roof level however, as the proposed additional storey would sit above the roofs of the immediately neighbouring properties (which have no roof fenestration or fenestration within the sides of the neighbouring properties that currently face no. 13-14 above the existing built form of the application site) no adverse harm to the amenities of the immediate neighbouring properties on Sydney Street is envisaged. Again, due to the lack

of side facing fenestration, it is not considered that the proposal would adversely impact on the existing 3 storey properties located to the north of the site. No external amenity space to the rear of neighbouring properties Sydney Street is identified as being adversely harmed as a result of the proposed increased in height/bulk of the application site given the proposed setback.

- 9.34. As the new residential dwelling would be located above a commercial premises in a busy town centre location the applicant has supplied a noise assessment, which details that a suitable sound environment can be achieved for the future residents of the residential dwelling, through a combination of enhanced glazing and a Mechanical Ventilation and Heat Recovery (MVHR). Although a post-validation acoustic report is yet to be submitted, it is considered that even if the front elevation windows to the bedrooms are needed to be permanently closed, to ensure adequate sound insulation, this is considered acceptable as overall standard of accommodation to be provided is high and the main living room is located to the rear, with a lower level of noise exposure. A condition would be attached to ensure these noise mitigation elements are provided and suitable prior to occupation of the proposed residential unit.
- 9.35. As part of the application the existing flue for the roasting of coffee beans, which currently takes place onsite, would be relocated to a higher level in the new roof scape. It is noted that many objections received have been made about the existing roasting taking place onsite being detrimental and complaints made. These have been investigated by Planning Enforcement Officers and Environmental Health Officers, with no further action taken as no significant adverse harm identified. The applicant has supplied details and a risk assessment confirming that the roasting apparatus is operating to manufacturers guidance and maintained to the same, and the agent has confirmed a smaller roasting unit was installed post initial complaints being received.
- 9.36. Environmental Health officers have assessed the application in relation to noise and odour, and consider the development acceptable subject to conditions. The council will continue to retain the authority to investigate under the Environmental Protection Act 1990, should any noise or odour complaints be received.
- 9.37. On this basis the relocation of flue within the new roof is considered acceptable and would not cause such adverse harm to the amenity of neighbours to warrant refusal.
- 9.38. During part demolition and building works, some level of disruption and noise is very likely to surrounding properties, but this would be in the short-term only and is not a reason to withhold planning permission.

Sustainable Transport

- 9.39. The proposed development represents a gain of one residential dwelling with a small loss of existing Class E floorspace, and it is considered that there would be no significant additional impact on the highway with a small increase

in trips to and from the site; this view is shared by the Local Highway Authority (LHA).

- 9.40. The proposed residential dwelling would have no car parking associated and this is considered acceptable due to the location of the site in close proximity to local facilities and public transport. The LHA confirm this accords with SDP14: Parking Standards and raise no objection. They request an informative attached to state that the development is parking permit free except for eligible blue badge holders.
- 9.41. The proposed development includes no cycle parking spaces, which considering the constrained site, is considered acceptable.
- 9.42. Due to the nature of the development and the location of the building in a busy city centre location a condition is recommended for the approval of a Construction Environmental Management Plan (CEMP) prior to commencement of any works, including any demolition, to ensure safe and suitable construction is carried out.

Standard of Accommodation

- 9.43. The 'Nationally Described Space Standards' (NDSS) were introduced by the Department for Communities and Local Government in 2015 to establish acceptable minimum floor space for new build developments. These space standards have now been formally adopted into the Brighton and Hove City Plan, within Policy DM1 of City Plan Part Two.
- 9.44. The NDSS and DM1 identifies a minimum floor space that should be achieved for a single bedroom as measuring at least 7.5m², and a double bedroom should measure at least 11.5m². The minimum floor space requires a head height of above 1.5m with 75% of the floorspace being 2.3m or higher. Rooms are also assessed for their ability to provide suitable room to circulate within them by future occupants.
- 9.45. The minimum gross internal area for a two-storey, three (3) bedroom, four (4) person dwelling is described as 84 square metres under policy DM1 and the NDSS. The second-floor residential unit (proposed as a three (3) bedroom, four (4) person) exceeds this requirement measuring approximately 87m².
- 9.46. The proposed floor space would be functional with sufficient levels of circulation space, light and outlook and would therefore provide an acceptable standard of accommodation. The double and single bedrooms proposed meet the minimum space standards of DM1 and would have good or reasonable levels of natural light and reasonable to good outlook. The living room and bedroom three face directly onto the new rear terrace amenity area and with the proposed screening, the degree of outlook is reduced, but considering the desire to limit overlooking into neighbouring properties, and the historic environment with a tight urban grain, the standard of accommodation of this unit is, on balance, considered acceptable.

- 9.47. A rear terrace area (11m²) is provided as outdoor amenity space, which is welcomed and although screened, it would provide suitable private external space. It is also noted that the development would be in close proximity (200m) to the extensive outdoor recreation areas provided in Valley Gardens to the east (The Level, Victoria Gardens etc).
- 9.48. A condition is recommended requiring compliance with the approved floor plans as the LPA would wish to manage the layouts of these buildings to ensure the building is not over-occupied to the detriment of the standard of accommodation.

Biodiversity

- 9.49. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bumblebees and swifts. A suitably worded pair of conditions will be attached to secure an appropriate number of bee bricks and swift bricks within the proposal in order to help meet the requirements of policies CP10 of the CPP1 and DM37 of the CPP2 as well as Supplementary Planning Document 11: Nature Conservation.

Sustainability

- 9.50. Policy DM44 requires new build residential buildings to achieve, as a minimum, an Energy Performance Certificate (EPC) rating 'B'. New dwellings are also required to achieve a water efficiency standard of a minimum of not more than 110 litres per person per day maximum indoor water consumption. This can be secured by condition.
- 9.51. Existing refuse and recycling storage facilities for the building are considered suitable by the LHA for use by the new residential unit.

Other matters

- 9.52. The operation of the existing business and the way they interact with neighbours have been raised in representations made on the application. These are not material matters in the consideration of this planning application, as the current use appears lawful.
- 9.53. Concerns have also been raised that the proposed development would have a detrimental impact on property value; that the development is just for the benefit of the developer; and that the development would result in the loss of a view. These views and comments are acknowledged but are not material planning considerations so are of limited weight in this assessment.

Conclusion

- 9.54. The proposed development would create one new residential property (Use Class C3), which can be given additional weight as a material planning consideration given the Council's lack of a five-year housing land supply. The revised building/roof form, front elevation and shopfront design are considered to enhance the conservation area, bringing improvements to the existing street scene and public realm and would have an acceptable impact on the amenities of local residents and highway safety. Whilst some loss of the

existing commercial floorspace would occur, sufficient weight has been attributed to the provision of the additional residential unit in the planning balance in accordance with the NPPF. On balance the improvements to the conservation area and the additional residential unit are considered to outweigh the adverse impacts and in full consideration of all the above the recommendation is that the application is approved.

- 9.55. As noted above a number planning conditions are recommended to secure the improvements to the Conservation Area and to mitigate impacts upon residential and visual amenity, accessibility, biodiversity, environmental impacts, sustainability, and highway safety. For the foregoing reasons the proposal is considered to be in accordance with policies of the Brighton and Hove City Plan Part One, policies of the City Plan Part Two and Supplementary Planning Documents .

Biodiversity Net Gain

- 9.56. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because It does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.

10. EQUALITIES

- 10.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.
- 10.3. Level access to the commercial unit would be retained.

11. COMMUNITY INFRASTRUCTURE LEVY

- 11.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23rd July 2020 and began charging on all CIL liable planning applications on and from the 5th October 2020. The exact amount will be confirmed in the CIL liability notice which will be issued as soon as is practicable after the issuing of planning permission.



**Brighton & Hove
City Council**

PLANNING COMMITTEE LIST

COUNCILLOR REPRESENTATION

Cllr. Ellen McLeay
BH2025/00877 – 13 - 14 Sydney Street

16th May 2025:

On behalf of residents in the area, I want to object to this planning application on the grounds of overdevelopment, overshadowing, residential amenity, noise and its adverse effects in a conservation area.

There are concerns over a loss of privacy for residents on Tidy Street, with the addition of noise disturbance. That the height at the rear of the building will be higher than neighbouring properties and will impact on light. That the plans proposed are not in keeping with the conservation area.

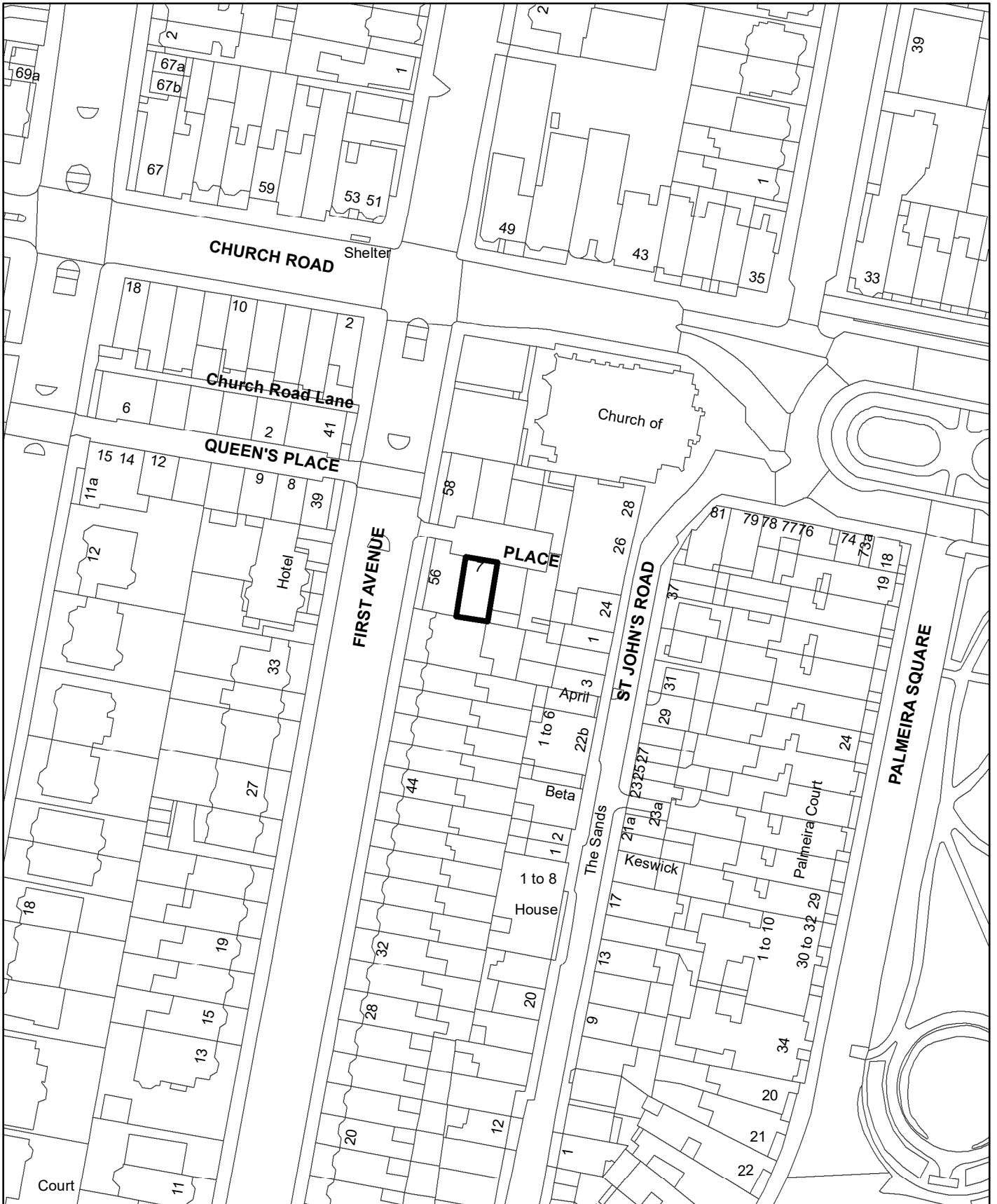
I request this be brought to a committee for consideration.

ITEM C

**First Floor and Second Floor Flat,
7 St Johns Place
BH2025/01792
Full Planning**

DATE OF COMMITTEE: 5th November 2025

BH2025/01792 - First Floor And Second Floor Flat, 7 St Johns Place



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2025/01792	<u>Ward:</u>	Brunswick & Adelaide Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	First Floor And Second Floor Flat 7 St Johns Place Hove BN3 2FJ		
<u>Proposal:</u>	Planning permission is sought for external alterations including new fenestration, timber stable entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing flat roofed dormer with a new recessed internal roof terrace.		
<u>Officer:</u>	Charlotte Tovey, tel: 202138	<u>Valid Date:</u>	20.08.2025
<u>Con Area:</u>		<u>Expiry Date:</u>	15.10.2025
<u>Listed Building Grade:</u>		<u>EOT:</u>	07.11.2025
Agent:	ECE Planning Limited 64-68 Brighton Road Worthing BN112EN		
Applicant:	Ms Shadi Danin First Floor And Second Floor Flat 7 St Johns Place Hove BN3 2FJ		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed Drawing	BCO 2004	00	15-Oct-25
Report/Statement	Heritage Statement	PL3	14-Oct-25
Location Plan	BCO 1000	00	18-Jul-25
Proposed Drawing	BCO 2001	02	15-Oct-25
Proposed Drawing	BCO 2002	02	15-Oct-25
Proposed Drawing	BCO 2003	01	15-Oct-25
Proposed Drawing	BCO 1003	02	17-Oct-25
Block Plan	BCO 1001	00	18-Jul-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permission

3. The development hereby permitted shall not be commenced until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a) Details of brick and tiling (including details of the colour of paintwork to be used on the timber stable door)
 - b) Details of all cladding to be used, including details of their treatment to protect against weatheringDevelopment shall be carried out in strict accordance with the approved details.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One
4. No works shall take place to the windows until full details of all sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be hardwood timber framed 12mm slimline double hung vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and maintained and retained as such thereafter.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One
5. No cables, wires, aerials, pipework meter boxes, ventilation grilles, flues, rainwater goods shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
6. The rooflight(s) hereby approved shall have steel or cast metal frames, colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
7. All embedded steel to be removed from the masonry and affected areas made good in matching material to include lime based mortar and brick. Surfaces to be finished to match the profile, texture and colour of the surrounding wall and retained as such thereafter.
Reason: To ensure the satisfactory preservation and appearance of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One
8. The works hereby permitted shall not take place until full details of the proposed new internal doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning

Authority. All existing doors are to be retained, except where indicated on the drawings hereby approved. New doors shall be of traditional timber panel construction. Any fireproofing to doors should be an integral part of the door construction, and self-closing mechanisms, if required, shall be of the concealed mortice type.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One

9. All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One

10. The works hereby permitted shall not take place until full details of the proposed works including 1:20 scale sample elevations and sections and 1:1 scale joinery profiles of the new staircases have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

11. Soundproofing of the party walls between no. 6 and no. 8 shall be implemented prior to the first occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the Environment Act 2021.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed

to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

- 4. The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting wild birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September so trees and scrub on the site should be assumed to contain nesting birds between these dates, unless a recent survey has been undertaken by a competent ecologist to show that it is absolutely certain that nesting birds are not present. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest. Planning permission for a development does not provide a defence against prosecution under this Act.
- 5. The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.

2. SITE LOCATION

- 2.1. The application site relates to a mid terraced dwellinghouse on the southern side of the mews at no. 7 St Johns Place, located at the north east end of First Avenue. The building occupies part of the ground floor, first floor and converted loft space. The west garage is not owned by the applicant and does not form part of this application.
- 2.2. This property is part of the Grade II listed mews buildings '1-7 St John's Place and 56 First Avenue', within The Avenues Conservation Area. The mews is an original element of the layout of the Stanford Estate by James Knowles and retains much evidence of its original purpose as service accommodation for the grander town houses of the estate, with ground floor carriage/coach entrances and first floor loading/winches.
- 2.3. The mews is currently in use as a mixture of residential premises with some commercial businesses operating from the ground floor garages.

3. APPLICATION DESCRIPTION

- 3.1. Planning permission is sought for external and internal alterations including new fenestration, new timber stable entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing front and rear flat roofed dormers with the rear dormer remodelled as a new recessed internal roof terrace.

- 3.2. The proposal has been amended during the course of the application to remove an originally proposed lift, removal of a newly proposed front window and to amend the entrance doors on the front elevation.

4. RELEVANT HISTORY

- 4.1. **PRE2025/00094** Pre application advice was sought by the applicant and following a site visit by the heritage officer in June 2025 advice was issued on the external and internal alterations proposed.

5. REPRESENTATIONS

- 5.1. In response to publicity, responses were received from seven (7) individuals, objecting to the application and raising the following issues:
- The alterations would be detrimental to the Listed Building and Conservation Area
 - Noise disturbance from the new internal layout and recessed balcony
 - Concerns that the plans are inaccurate and not compliant with Building Regulations
 - Concerns on structural integrity
 - Concerns of drainage and rainwater run off
 - Loss of parking
 - The balcony is not in keeping with the heritage of the area
 - Concerns to the future use of building as an Airbnb
 - Loss of privacy from the proposed balcony
 - Detrimental affect on property value

6. CONSULTATIONS

- 6.1. **Heritage:** No objection subject to conditions
Initial consultation received on the 18.09.2025
- 6.2. The internal changes are likely to be acceptable (with the exception of the lift) when weighed against heritage benefits. Notwithstanding possible amenity issues, the design of the rear balcony is acceptable and would be an improvement on the existing poorly designed dormer. A more robust heritage statement is needed and amendments to the internal layout removing the lift that was not included in the plans when pre application advice was sought.

Updated plans received 13.10.2025

- 6.3. Amendments have been made to the proposal including the removal of the previously proposed lift, the removal of the ground floor north elevation slot window, a revised stair configuration that retains the existing first to second floor staircase to minimise alteration to the spine wall. A new Georgian period style timber staircase is now proposed to replace the existing open treaded stairs.

Amendments have also been made to the entrance door from the courtyard to introduce a new timber stable door. An internal glass lobby is now proposed.

Updated Heritage consultation received on the 14.10.2025

- 6.4. The applicant has submitted a revised heritage statement, which now meets the requirements of paragraph 207 of the NPPF. The proposed lift has been omitted, which is welcome. I am now content that the overall impact would be neutral, with a degree of harm and some clear direct heritage benefits/enhancements resulting in an overall acceptable scheme.

Highways: No objection

- 6.5. Verbal comments concluded that the loss of the garage as vehicle parking is not considered to have a significant impact on the highway network and therefore no objection is raised.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design
CP15	Heritage

Brighton & Hove City Plan Part Two

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM26	Conservation Areas
DM27	Listed Buildings

DM29	The Setting of Heritage Assets
DM33	Safe, sustainable and active travel
DM36	Parking and servicing
DM37	Green Infrastructure and Nature Conservation

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

Supplementary Planning Documents:

SPD09	Architectural Features
SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards
SPD17	Urban Design Framework

Other Documents

The Avenues Conservation Area character statement

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the impact of the alterations on the Grade II Listed Building, their impact on the setting of the listed buildings within the Mews, and the wider Avenues Conservation Area. The impact of the development on neighbouring amenity and the impact on the highway are also key considerations.
- 9.2. In considering whether to grant listed building consent the Council has a statutory duty to 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. Moreover, when considering whether to grant listed building consent for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.3. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".

Design, appearance and impact upon heritage assets

- 9.4. The proposal seeks to undertake internal and external alterations to the Grade II Listed Building.

Existing Appearance

- 9.5. The application site has undergone many alterations in the past with previous ownership that has resulted in the loss of historic architectural features such as loss of the original windows and coach doors, fitment of a modern front door between the original openings, fitment of UPVC windows and juliette balconies

on the first floor level, large rear and front dormers have all diluted the historic significance of the building.

- 9.6. These unsympathetic alterations have caused harm to the host property and the group of adjacent listed assets as well as the character and appearance of the Conservation Area. Internally many original features and plan form has been removed and the previous installation of a modern staircase to first and floor and attic level has diluted the significance of the listed building to a high level.

Engagement with the agent and the LPA

- 9.7. Initial pre application advice following a site visit from the heritage officer concluded that the overall poor condition of the building, both in terms of historic fabric and standard of accommodation. The interior of the heritage asset retains a fairly limited degree of historic character, however the original plan form remains legible.
- 9.8. During the course of the application satisfactory amendments have been received as described below and an updated Heritage Statement has been submitted PL3 dated 14.10.2025.

Front & Rear External Alterations

- 9.9. The plans seek to remove the non original UPVC door and glazing on the front and rear elevations including the removal of the juliette balconies.
- 9.10. The proposals include a new timber 'stable door' to the ground floor front elevation as the main entrance to the building and timber framed sash windows at first floor level (front and rear) to reflect the design of the lost fenestrations. The drawings confirm that the new sash windows would be slimline 12mm hardwood timber units painted in off white. The glazing pattern would be similar to the design of no. 6 St Johns Place and the proposed windows would be a welcome change to the principle and rear elevations. A condition is attached requiring joinery details are submitted to the LPA for approval prior to installation in order to secure appropriate detailing.
- 9.11. The heritage statement and drawings confirm that the brickwork would be cleaned and repointed in lime mortar where necessary and the non original juliette balconies carefully removed. A condition is recommended to ensure that where removed the surrounding brickwork is repaired and restored to match the existing. Further conditions are recommended to require joinery details of the glazing and entrance door, details of proposed materials and a further condition is recommended to ensure where features are removed the existing brickwork is cleaned and replaced to match.
- 9.12. Overall the proposed alterations to the front and rear elevations would result in an improvement to the appearance of the Grade II Listed Building resulting in several heritage benefits to the host property and also to the mews and other adjacent and nearby Listed Buildings.

Roof Alterations

- 9.13. The application also proposes to replace the existing red brown concrete roof tiles with natural slate tiles and the chimney stacks are proposed to be repaired. A new rooflight is proposed to the rear roof and all existing plastic rainwater goods are proposed to be replaced with heritage style UPVC fittings designed to replicate cast iron. Whilst this material is not commonly acceptable on a Listed Building in this case given the other heritage benefits and resulting appearance, this is considered acceptable in this instance.
- 9.14. The front and rear dormers would be remodelled and re-finished with zinc / aluminium standing seam roof and cladding. The new windows within the front dormer would be dark grey aluminium to match the appearance of the neighbouring properties on the principle elevation.
- 9.15. The rear dormer would be remodelled and mostly removed where it projects from the roofslope to create instead a recessed balcony with larger sliding doors set into the roofspace. An aluminium handrail and glazed balustrade are also proposed. Notwithstanding amenity considerations (that are considered under the associated full planning application), the re-design of the rear dormer with the proposed recessed balcony is in this instance considered acceptable. The proposal is considered to be an improvement on the existing poorly designed dormer. The existing dormer has been constructed with modern materials that jar with the other roof materials of the mews. Both front and rear dormers are visible from the public realm and the alterations are considered to be an improvement to the buildings character and appearance. Whilst it is unclear exactly when the dormers were constructed they have certainly been in place since 2011 and it would not be deemed reasonable to require their complete removal. The recessed design of the rear dormer is considered to lessen its impact overall and would have less visibility from the streetscene. The high level nature of the alteration together with the height of the building to the south at no. 54 First Avenue. would result in the appearance being suitably minimised and the proposed alterations would not negatively impact upon the Conservation Area.
- 9.16. The amendments to the front and rear dormers are considered to be overall enhancements to the appearance and historic character of the building as they replace and improve some of the more harmful alterations that have been previously taken place at the property.
- 9.17. Conditions are attached requiring joinery details of the glazing and door and details of materials for making good the front elevation of the building from the removal of the non original door and balconies that must be carefully removed and existing brickwork cleaned and replaced to match.
- 9.18. Whilst some of the proposed alterations are considered to result in less than substantial harm to the building these alterations are balanced with a number of benefits to the appearance and historic character of the building resulting in a neutral and acceptable impact overall.
- 9.19. The proposed alterations would not harm the historic character or appearance of the Grade II Listed building or wider conservation area, in accordance with

policies CP12 and CP15 of the Brighton & Hove City Plan Part One and policies DM18, DM21, DM26, DM27 and DM29 of the Brighton & Hove City Plan Part Two.

Impact upon neighbouring amenity

- 9.20. DM20 states Planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing, adjacent or nearby users, residents, occupiers or where it is not liable to be detrimental to human health.
- 9.21. Concerns were raised that the proposed recessed balcony would result in a loss of privacy to neighbouring properties. A site visit has been conducted to assess the impact of the proposed development which concluded that the view from the existing rear dormer windows to the south would be the same as the proposed recessed balcony. The plans do not seek to extend the balcony any closer to neighbouring properties or elevate the position of the balcony.
- 9.22. The recessed terrace would largely face onto the blank façade of the northern elevation of 54 First Avenue. It is acknowledged that there would be some view towards neighbouring habitable windows however this would remain similar to the existing situation. There is a flat roof sited lower on the northern elevation of 54 First Avenue which is in use as an outdoor space by the occupiers of the neighbouring building. Notwithstanding this the existing relationship between no. 7 and the southern neighbour at no. 54 would not be detrimentally altered from this development where mutual overlooking already exists in close proximity due to the dense nature of the overall built environment. As the development does not result in a view any higher or closer than the existing arrangement the recessed balcony would not cause demonstrable harm through overlooking to warrant refusal in this instance.
- 9.23. As no enlargement of the property is included in the proposal there would be no impacts to neighbouring properties in terms of loss of outlook, overbearing or loss of light/overshadowing.
- 9.24. Concerns have been raised in the representations that the balcony would result in a detrimental level of noise to the adjoining neighbours. The use of the building is for a residential C3 dwelling that offers 3 bedroom family accommodation and is not proposed to be changed. The use of a terrace of this size is not considered to likely to cause any concerns of disturbance outside the normal use of any outside amenity area. Concerns have also been raised that the property may be utilised for short term lettings in the future. Any future use of the building as an Airbnb or HMO would likely require planning permission and this is not something which has been proposed by the applicant.
- 9.25. Representations have raised concerns that the new layout includes moving the communal living area and kitchen to the converted roof space and this would result in noise disturbance. A condition is recommended requiring soundproofing is fitted to the converted loft party walls so that the relocation of the communal living area to the loft does not result in a detrimental level of noise to the adjoining neighbours from its use.

- 9.26. The proposal is considered to have an acceptable impact upon neighbouring residential amenity and would not cause demonstrable harm in accordance with policies DM20 and DM21 of the Brighton and Hove City Plan Part Two.

Biodiversity

- 9.27. The wildlife assessment submitted with the application did not consider the roof alterations would impact a protected species that required further assessment. The site does not lie within a 200m of woodland. An informative is attached in regards to nesting birds and bats.
- 9.28. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because it does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.
- 9.29. The proposal would therefore accord with policy DM37 of City Plan Part Two and CP10 of City Plan Part One.

Sustainable Transport

- 9.30. The proposal would result in a loss of existing garage for off road parking of 1 vehicle. Concerns were raised that this would cause parking problems within the Mews blocking access to the ground floor west garage.
- 9.31. It is not considered that the loss of parking for 1 vehicle would result in a detrimental impact to parking demand in this area that could not be sufficiently controlled and managed by the existing CPZ. The site will retain adequate space internally for storage of bicycles on the ground floor.
- 9.32. Therefore the proposal is considered to be acceptable and in accordance with policies DM33 and DM36 of City Plan Part Two and CP9 of City Plan Part One.

Standard of Accommodation

- 9.33. The dwelling would offer 3 bedrooms to 5 persons over 3 storeys. The minimum gross internal floor space for a dwelling of this size would need to meet the minimum of 99msq. The proposal plans demonstrate it would be approximately 126msq. The section confirms that the standard of accommodation would meet the minimum internal head height of 2.3m.
- 9.34. The 3 bedrooms on the first floor would provide 2 double bedrooms, that meet the min. requirement of 11.5msq and 1 single room, that meet the min. requirement of 7.5msq and minimum width.
- 9.35. The internal alterations proposed would move the communal living area and kitchen to the second floor. The dwelling is in a poor condition and the new layout would offer a better standard of accommodation for the use of future occupiers and includes a modest recessed balcony providing some outdoor amenity space. The proposed plans include adequate ventilation and storage and washing facilities.

- 9.36. The proposal is considered to be in accordance with policy DM1 of City Plan Part Two and the NDSS (Nationally Described Space Standards).

Other matters

- 9.37. Party wall agreements are a private matter between landowners and do not form a material consideration in the determination of applications.
- 9.38. Concerns were raised that the drawings provided were inaccurate. The plans have been updated to clarify the materials in the dormer as it had originally stated conflicting materials to the window detail and a second rooflight to the proposed roof plan was missed.
- 9.39. Concerns were also raised that the new connection of rainwater goods has not been included on the proposed plans nor details of the new heating system. A condition is attached requiring details of rainwater goods, ventilation and position of any new flue from fitment of a new boiler are submitted to the LPA for approval prior to fitment.
- 9.40. Matters such as loss of property value, structural safety, and the impact of construction works are not material planning considerations.
- 9.41. A site visit has been undertaken to make an informed decision in addition to online mapping.

Conclusion

- 9.42. The proposed alterations are considered to result in less than substantial harm to the listed building and these alterations are balanced with a number of benefits to the appearance and historic character of the building resulting in a neutral and acceptable impact overall and the development would not cause harm to the character of the building or Conservation Area. Subject to the recommended conditions no harm is considered to result to neighbouring amenity nor would the proposal have a harmful impact on the Local Highways network or cause harm to biodiversity. The development is therefore considered to be in accordance with the Brighton and Hove City Plan Part One and Part Two.

10. EQUALITIES

- 10.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees and determined that the proposal would not give rise

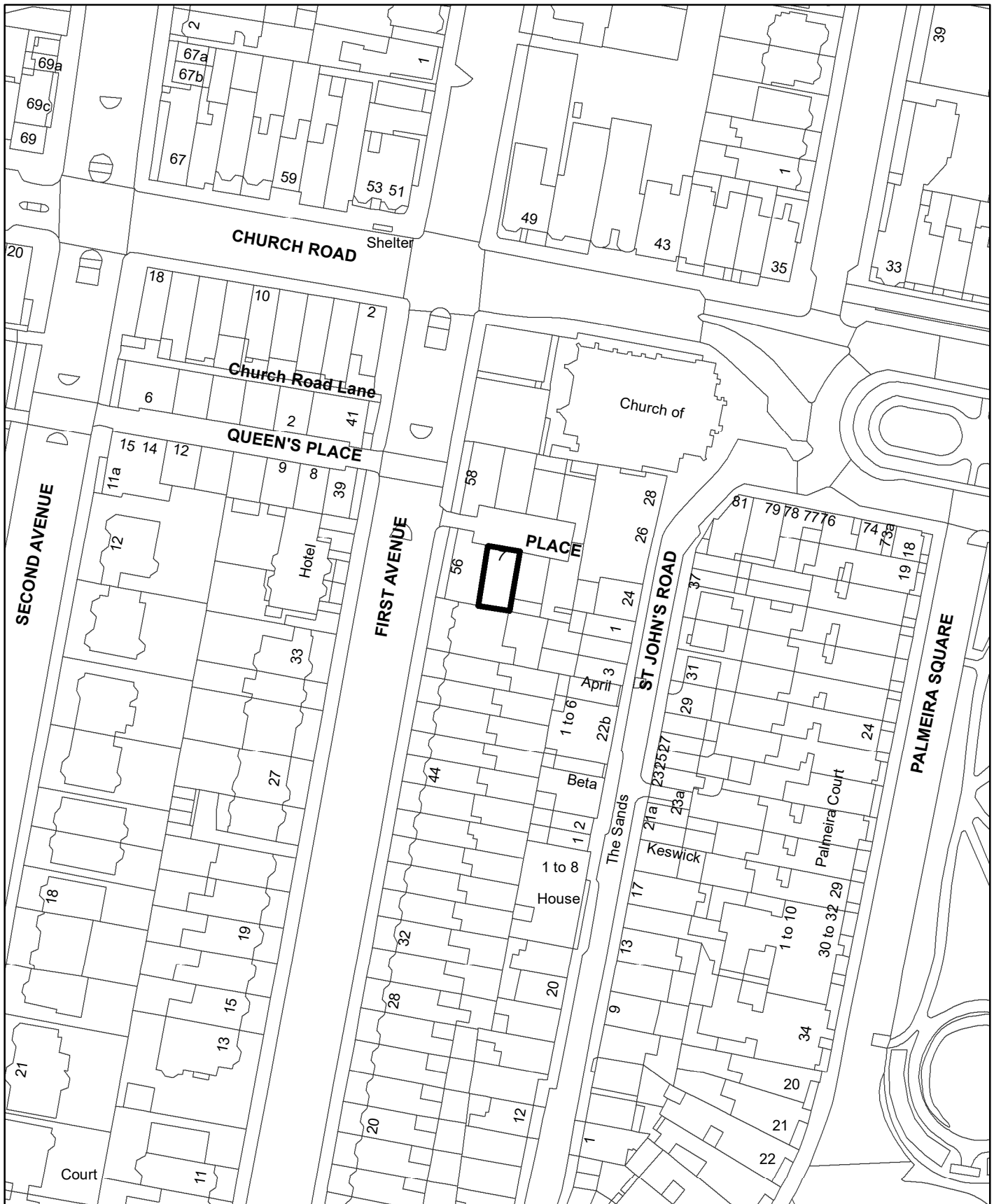
to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM D

**First Floor and Second Floor Flat,
7 St Johns Place
BH2025/01793
Listed Building Consent**

DATE OF COMMITTEE: 5th November 2025

BH2025/01793 - First Floor And Second Floor Flat, 7 St Johns Place



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2025/01793	<u>Ward:</u>	Brunswick & Adelaide Ward
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	First Floor And Second Floor Flat 7 St Johns Place Hove BN3 2FJ		
<u>Proposal:</u>	Listed Building Consent is sought for external and internal alterations including new fenestration, entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing flat roofed dormer with a new recessed internal roof terrace.		
<u>Officer:</u>	Charlotte Tovey, tel: 202138	<u>Valid Date:</u>	18.07.2025
<u>Con Area:</u>	The Avenues	<u>Expiry Date:</u>	12.09.2025
<u>Listed Building Grade:</u>		<u>EOT:</u>	07.11.2025
<u>Agent:</u>	ECE Planning Limited 64-68 Brighton Road Worthing BN112EN		
<u>Applicant:</u>	Ms Shadi Danin First Floor And Second Floor Flat 7 St Johns Place Hove BN3 2FJ		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed Drawing	BCO 2004	00	14-Oct-25
Report/Statement	Heritage Statement	PL3	14-Oct-25
Location Plan	BCO 1000	00	18-Jul-25
Proposed Drawing	BCO 2001	02	15-Oct-25
Proposed Drawing	BCO 2002	02	15-Oct-25
Proposed Drawing	BCO 2003	01	15-Oct-25
Proposed Drawing	BCO 1003	02	17-Oct-25
Proposed Drawing	BCO 1001	00	18-Jul-25

2. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. The development hereby permitted shall not be commenced until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a) Details of brick and tiling (including details of the colour of paintwork to be used on the timber stable door)
 - b) Details of all cladding to be used, including details of their treatment to protect against weathering

Development shall be carried out in strict accordance with the approved details.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
4. No works shall take place to the windows until full details of all sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be hardwood timber framed 12mm slimline double hung vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and maintained and retained as such thereafter.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
5. No cables, wires, aerials, pipework meter boxes, ventilation grilles, flues, rainwater goods shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
6. The rooflight(s) hereby approved shall have steel or cast metal frames, colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
7. All embedded steel to be removed from the masonry and affected areas made good in matching material to include lime based mortar and render. Surfaces to be finished to match the profile, texture and colour of the surrounding wall and retained as such thereafter.
Reason: To ensure the satisfactory preservation and appearance of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One.
8. The works hereby permitted shall not take place until full details of the proposed new internal doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning

Authority. All existing doors are to be retained, except where indicated on the drawings hereby approved. New doors shall be of traditional timber panel construction. Any fireproofing to doors should be an integral part of the door construction, and self-closing mechanisms, if required, shall be of the concealed mortice type.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One

9. All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One

10. The works hereby permitted shall not take place until full details of the proposed works including 1:20 scale sample elevations and sections and 1:1 scale joinery profiles of the new staircases have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION

- 2.1. The application site relates to a mid terraced dwellinghouse on the southern side of the mews at no. 7 St Johns Place, located at the north east end of First Avenue. The building occupies part of the ground floor, first floor and converted loft space. The west garage is not owned by the applicant and does not form part of this application.
- 2.2. This property is part of the Grade II listed mews buildings '1-7 St John's Place and 56 First Avenue', within The Avenues Conservation Area. The mews is an original element of the Stanford Estate by James Knowles and retains much evidence of its original purpose as service accommodation for the grander town houses of the estate, with ground floor carriage/coach entrances and first floor loading/winch-doors.

- 2.3. The mews is currently in use as a mixture of residential premises with some commercial businesses operating from the ground floor garages.

3. APPLICATION DESCRIPTION

- 3.1. Listed Building Consent is sought for external and internal alterations including new fenestration, new timber stable entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing front and rear flat roofed dormers with the rear dormer remodelled as a new recessed internal roof terrace.
- 3.2. The proposal has been amended during the course of the application to remove an originally proposed lift, removal of a newly proposed front window and to amend the entrance doors on the front elevation.

4. RELEVANT HISTORY

- 4.1. **PRE2025/00094** Pre application advice was sought by the applicant and following a site visit by the heritage officer in June 2025 advice was issued on the external and internal alterations proposed.

5. REPRESENTATIONS

- 5.1. In response to publicity, responses were received from three (3) individuals, objecting to the application and raising the following issues:
- The alterations would be detrimental to the Listed Building and Conservation Area
 - Noise disturbance from the new internal layout and recessed balcony
 - Concerns that the plans are inaccurate and not compliant with Building Regulations
 - Concerns on structural integrity
 - Concerns of drainage and rainwater run off
 - Loss of parking
 - The balcony is not in keeping with the heritage of the area
 - Concerns to the future use of building as an Airbnb
 - Loss of privacy

6. CONSULTATIONS

- 6.1. **Heritage:** No objection subject to conditions
Initial consultation received on the 18.09.2025:
The internal changes are likely to be acceptable (with the exception of the lift) when weighed against heritage benefits. Notwithstanding possible amenity issues, the design of the rear balcony is acceptable and would be an improvement on the existing poorly designed dormer. A more robust heritage

statement is needed and amendments to the internal layout removing the lift that was not included in the plans when pre application advice was sought.

Updated plans received 13.10.2025

- 6.2. Amendments have been made to the proposal including the removal of the previously proposed lift, the removal of the ground floor north elevation slot window, a revised stair configuration that retains the existing first to second floor staircase to minimise alteration to the spine wall. A new Georgian period style timber staircase is now proposed to replace the existing open treaded stairs. Amendments have also been made to the entrance door from the courtyard to introduce a new timber stable door. An internal glass lobby is now proposed.

Updated Heritage consultation received on the 14.10.2025

- 6.3. The applicant has submitted a revised heritage statement, which now meets the requirements of paragraph 207 of the NPPF. The proposed lift has been omitted, which is welcome. I am now content that the overall impact would be neutral, with a degree of harm and some clear direct heritage benefits/enhancements resulting in an overall acceptable scheme.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
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8. POLICIES

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CP15	Heritage

Brighton & Hove City Plan Part Two

DM26	Conservation Areas
DM27	Listed Buildings
DM29	The Setting of Heritage Assets

Supplementary Planning Guidance:
SPGBH11 Listed Building Interiors

Supplementary Planning Documents:
SPD09 Architectural Features

Other Documents

The Avenues Conservation Area character statement

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to the impact of the alterations on the Grade II Listed Building, their impact on the setting of the listed buildings within the Mews, and the wider Avenues Conservation Area.

9.2. In considering whether to grant listed building consent the Council has a statutory duty to 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. Moreover, when considering whether to grant listed building consent for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

9.3. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".

Existing Appearance

9.4. The application site has undergone many alterations in the past with previous ownership that has resulted in the loss of historic architectural features such as loss of the original windows and coach doors, fitment of a modern front door between the original openings, fitment of UPVC windows and juliette balconies on the first floor level, large rear and front dormers have all diluted the historic significance of the building.

9.5. These unsympathetic alterations have caused harm to the host property and the group of adjacent listed assets as well as the character and appearance of the Conservation Area. Internally many original features and plan form has been removed and the previous installation of a modern staircase to first and floor and attic level has diluted the significance of the listed building to a high level.

Engagement with the agent and the LPA

9.6. Initial pre application advice following a site visit from the heritage officer concluded that the overall poor condition of the building, both in terms of historic fabric and standard of accommodation. The interior of the heritage asset retains a fairly limited degree of historic character, however the original plan form remains legible.

- 9.7. During the course of the application satisfactory amendments have been received as described below and an updated Heritage Statement has been submitted PL3 dated 14.10.2025.

Front & Rear External Alterations

- 9.8. The plans seek to remove the non original UPVC door and glazing on the front and rear elevations including the removal of the Juliette balconies.
- 9.9. The proposals include a new timber 'stable door' to the ground floor front elevation as the main entrance to the building and timber framed sash windows at first floor level (front and rear) to reflect the design of the lost fenestrations. The drawings confirm that the new sash windows would be slimline 12mm hardwood timber units painted in off white. The glazing pattern would be similar to the design of no. 6 St Johns Place and the proposed windows would be a welcome change to the principle and rear elevations. A condition is attached requiring joinery details are submitted to the LPA for approval prior to installation in order to secure appropriate detailing.
- 9.10. The heritage statement and drawings confirm that the brickwork would be cleaned and repointed in lime mortar where necessary and the non original Juliette balconies carefully removed. A condition is recommended to ensure that where removed the surrounding brickwork is repaired and restored to match the existing. Further conditions are recommended to require joinery details of the glazing and entrance door, details of proposed materials and a further condition is recommended to ensure where features are removed the existing brickwork is cleaned and replaced to match.
- 9.11. Overall the proposed alterations to the front and rear elevations would result in an improvement to the appearance of the Grade II Listed Building resulting in several heritage benefits to the host property and also to the mews and other adjacent and nearby Listed Buildings.

Roof Alterations

- 9.12. The application also proposes to replace the existing red brown concrete roof tiles with natural slate tiles and the chimney stacks are proposed to be repaired. A new rooflight is proposed to the rear roof and all existing plastic rainwater goods are proposed to be replaced with heritage style UPVC fittings designed to replicate cast iron. Whilst this material is not commonly acceptable on a Listed Building in this case given the other heritage benefits and resulting appearance, this is considered acceptable in this instance.
- 9.13. The front and rear dormers would be remodelled and re-finished with zinc / aluminium standing seam roof and cladding. The new windows within the front dormer would be dark grey aluminium to match the appearance of the neighbouring properties on the principle elevation.
- 9.14. The rear dormer would be remodelled and mostly removed where it projects from the roof slope to create instead a recessed balcony with larger sliding doors set into the roof space. An aluminium handrail and glazed balustrade are also

proposed. Notwithstanding amenity considerations (that are considered under the associated full planning application), the re-design of the rear dormer with the proposed recessed balcony is in this instance considered acceptable. The proposal is considered to be an improvement on the existing poorly designed dormer. The existing dormer has been constructed with modern materials that jar with the other roof materials of the mews. Both front and rear dormers are visible from the public realm and the alterations are considered to be an improvement to the buildings character and appearance. Whilst it is unclear exactly when the dormers were constructed they have certainly been in place since 2011 and it would not be deemed reasonable to require their complete removal. The recessed design of the rear dormer is considered to lessen its impact overall and would have less visibility from the streetscene. The high level nature of the alteration together with the height of the building to the south at no. 54 First Avenue. would result in the appearance being suitably minimised and the proposed alterations would not negatively impact upon the Conservation Area.

- 9.15. The amendments to the front and rear dormers are considered to be overall enhancements to the appearance and historic character of the building as they replace and improve some of the more harmful alterations that have been previously taken place at the property.

Internal Alterations

- 9.16. Amendments have been made to the proposal from that originally submitted including the removal of a previously proposed lift and the removal of the ground floor front elevation slot window. A new Georgian period style timber staircase is now proposed to replace the existing open treaded stairs. Amendments have also been made to the entrance door from the courtyard to introduce a new timber stable door and an internal glass lobby is now proposed.
- 9.17. The planform of the new proposed layout is acceptable and would not cause harm to the character or historic significance of the building and conditions are recommended to ensure appropriate detailing is secured of the windows, doors and the internal staircase also.

Conclusion

- 9.18. Whilst some of the proposed alterations are considered to result in less than substantial harm to the building these alterations are balanced with a number of benefits to the appearance and historic character of the building resulting in a neutral and acceptable impact overall.
- 9.19. The proposed alterations would not harm the historic character or appearance of the Grade II Listed building or wider conservation area, in accordance with policies CP12 and CP15 of the Brighton & Hove City Plan Part One and policies DM18, DM21, DM26, DM27 and DM29 of the Brighton & Hove City Plan Part Two.

Others Matters

- 9.20. Concerns have been received in regards to a potential change of use of the building and the impact of the proposals upon neighbouring amenity more

generally will be considered under the associated full planning application BH2025/01792.

- 9.21. Concerns were raised that the drawings were inaccurate. The plans have been updated to clarify the materials and address any initial irregularities.
- 9.22. Concerns have been raised that the new connection of rainwater goods has not been included on the proposed plans nor details of the new heating system. A condition is attached to ensure that details of any new flue or other external installation are submitted to the LPA for approval.
- 9.23. Concerns have also been raised that the loss of the garage would have a detrimental impact on parking in the Mews and surrounding area. This is not a consideration for an application for Listed Building consent will be considered under the associated full planning application.
- 9.24. Should Listed Building Consent be granted the alterations would continue to be subject to an application to Building Control that would deal with matter of structural integrity of the building and require detailed drawings for building regulations purposes. The agent has confirmed there are two existing timber beams in the dormer, that are rotten due to water ingress and damp. They are being replaced smaller steels in the same position. These will span from party wall to party wall and will not jeopardise the existing building fabric. Party wall agreements are a private matter between landowners and do not form part of the decision making process for Listed Building Alterations.

10. EQUALITIES

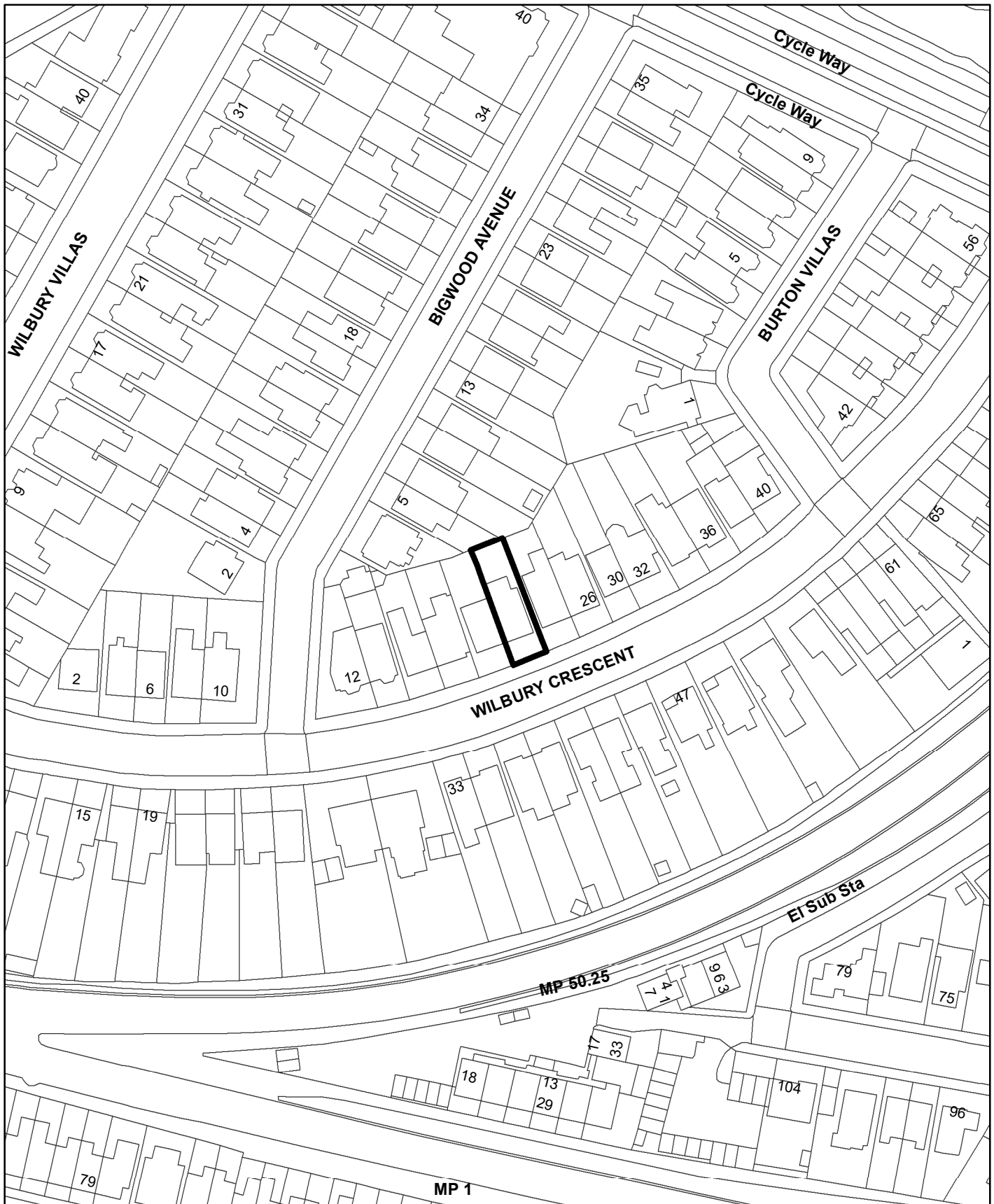
- 10.1. Section 149(1) of the Equality Act 2010 provides:
 - 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM E

**22A Wilbury Crescent
BH2025/01442
Full Planning**

DATE OF COMMITTEE: 5th November 2025

BH2025/01442 - 22A Wilbury Crescent



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2025/01442	<u>Ward:</u>	Goldsmid Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	22A Wilbury Crescent Hove BN3 6FJ		
<u>Proposal:</u>	Alterations to the roof including fitment of a flat roofed rear dormer, fitment of 2no. Velux rooflights to the front roof slope with new fenestration at the rear.		
<u>Officer:</u>	Charlotte Tovey, tel: 202138	<u>Valid Date:</u>	16.06.2025
<u>Con Area:</u>		<u>Expiry Date:</u>	11.08.2025
<u>Listed Building Grade:</u>		<u>EOT:</u>	07.11.2025
<u>Agent:</u>			
<u>Applicant:</u>	Ms Sophie Wolff 22a Wilbury Crescent Hove BN3 6FJ United Kingdom		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			13-Jun-25
Proposed Drawing	PL003 Elevations _ Section		13-Oct-25
Proposed Drawing	PL003 Floorplans		13-Oct-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. Unless otherwise shown on the drawings hereby approved, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM18/DM21 of City Plan Part Two and CP12 of City Plan Part One.

4. The dwelling hereby approved shall be implemented in strict accordance with the internal layouts detailed on the proposed floorplans PL003 received on 13.10.2025. The internal layouts shall be retained as first implemented thereafter.

Reason: To ensure an acceptable standard of accommodation for future occupiers is provided and maintained thereafter and to comply with policy DM1 of the Brighton and Hove City Plan Part Two

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the Environment Act 2021.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
4. The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting wild birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September so trees and scrub on the site should be assumed to contain nesting birds between these dates, unless a recent survey has been undertaken by a competent ecologist to show that it is absolutely certain that nesting birds are not present. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest. Planning permission for a development does not provide a defence against prosecution under this Act.
5. The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.

2. SITE LOCATION

- 2.1. The application site relates to a semi detached two storey dwellinghouse located on the north side of Wilbury Crescent at no. 22. The area is characterised by two storey properties with red tiled roofs. The application site has been subdivided into flats and the application relates to the first floor flat, Flat A. Searches have demonstrated that the subdivision of the flats is lawful and has been the case since 1993.
- 2.2. The site is not located within a conservation area or covered by an article 4 direction relating to extensions and alterations.

3. RELEVANT HISTORY

None found.

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for alterations to the roof including fitment of a flat roofed rear dormer, fitment of 2no. Velux rooflights to the front roof slope with new fenestration.
- 4.2. During the course of the application the proposal has been amended to reduce the scale of the rear dormer proposed so that is suitably subservient to the rear roof slope and to remove the originally proposed first floor juliette balcony and french doors. N Neighbouring properties have not been reconsulted as the amended plans are considered to be less harmful than those originally proposed.

5. REPRESENTATIONS

- 5.1. In response to publicity, responses were received from Five (5) individuals, objecting to the application and raising the following issues:
- Overlooking and loss of privacy
 - Overbearing
 - Noise
 - Insufficient parking
 - Overdevelopment of the site
 - Loss of light/ Overshadowing
 - Detrimental effect on property value
- 5.2. Full details of representations received can be found online on the planning register.

6. CONSULTATIONS

None received.

7. MATERIAL CONSIDERATIONS

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals

in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

- 7.1. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. **RELEVANT POLICIES & GUIDANCE**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design

Brighton & Hove City Plan Part Two:

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM33	Safe, sustainable and active travel
DM37	Green Infrastructure and Nature Conservation

Supplementary Planning Documents:

SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards
SPD17	Urban Design Framework

9. **CONSIDERATIONS & ASSESSMENT**

- 9.1. The main considerations in the determination of the application relate to the design and appearance of the proposal, the impact on the neighbouring amenity and the impact on the highway.

Design and Appearance

- 9.2. The proposal seeks to fit 2no. rooflights to the front roof slope close to the roof ridge and to extend the rear roof slope with the addition of a flat roofed rear dormer.

- 9.3. The proposed rooflights would be positioned either side of the gable fitted close to the ridge. The placement and scale of the rooflights proposed are considered to be well sited within the front roof slope so that they do not appear prominent or visually cluttered, leaving adequate unaltered roof space.
- 9.4. The front elevation of no. 22 Wilbury Crescent appears identical to its adjoining neighbour to the west, no. 20 although it is noted that 3no. rooflights have been installed on the neighbouring property.
- 9.5. All of the front roof slopes to the north side of Wilbury Crescent between no. 12- no. 38 have rooflights on the principal roof slope. Therefore taking into account the appearance of the street scene the proposed amendments are considered acceptable in this instance and would not cause harm to the character and appearance of the area. Whilst the property is divided into two flats, it is noted that if the property was in use as a single dwelling house no planning permission would be required for the installation of the front rooflights.
- 9.6. The application also seeks to extend the rear roof slope with the fitment of a flat roofed rear dormer. Other similarly scaled dormers are present to the rear roof slopes east of the site and in the wider area. Taking into account the rear context of the dwellings on Wilbury Crescent and the limited visibility from the public realm the principle of a box dormer extension is accepted.
- 9.7. Whilst it would occupy the majority of the rear roof-slope the dormer would not be visible above the ridge of the property. The dormer would be adequately set up from the eaves on the rear roof-slope. It is of note that, again, if the site were in use a single dwelling house a dormer of this scale and appearance could be theoretically constructed under Class B of the Town and Country Planning General Permitted Development Order and not require planning permission.
- 9.8. Amendments have been made to the scale of the rear dormer proposed reducing its size so that it is adequately set down from the ridge, in from the side of the roof slope and up from the eaves. The scale of the proposal is now considered to be acceptable leaving adequate visible roof space around the dormer cheeks. The materials would be tile hung to match the existing roof and this is recommended to be secured by condition. The two new windows proposed within the rear dormer are proportionate to this elevation and align with the existing first floor fenestration.
- 9.9. Taking into account the context of the rear elevations of Wilbury Crescent and amendments made to the first floor glazing, the design and appearance of the loft enlargement is considered to be acceptable and in accordance with policy CP12 of the Brighton and Hove City Plan Part One and policies DM18 and DM21 of the Brighton and Hove City Plan Part Two.

Impact on Neighbouring Amenity

- 9.10. Concerns were raised to the original proposal that the alterations to the first floor fenestration and new windows in the rear dormer would result in a loss of privacy to the adjoining neighbours and gardens to the north on Bigwood Avenue.

- 9.11. As above, amendments have been made to the proposal during the course of the application removing the first floor Juliette balcony and doors and instead proposing two windows which are small in scale and would serve two new bedrooms in the converted loft space. Whilst a new view will be obtained it is not considered to be materially different from existing views from the first floor fenestration sufficient to warrant refusal. It is noted that a degree of mutual overlooking of rear garden areas from the first floor windows is already present from the majority of properties in the immediate area. The scale of the windows are not considered to result in a loss of privacy to the adjoining neighbours or residents to the north of the site that would warrant refusal in line with Policy DM20 of City Plan Part Two.
- 9.12. Due to the position of the rooflights within the roof slope there would be no loss of privacy to the neighbours opposite on Wilbury Crescent as the rooflights would offer largely skyward views and the properties are separated by the existing highway.
- 9.13. Concerns were raised that the original proposal would be overbearing and result in a loss of outlook to the neighbours.
- 9.14. Satisfactory amendments have been made to the scale of the dormer proposed to ensure that it is set up from the eaves and in from the sides of the roof adjoining with no. 20 and no. 24 Wilbury Crescent. The scale is not considered to result in an overbearing form of development and it is considered to be sufficiently positioned within the rear roof slope.
- 9.15. Concerns were raised that the dormer would result in a loss of light to the gardens to the north on Bigwood Avenue and the neighbouring amenity.
- 9.16. The dormer would not result in a significant loss of light to the dwellings to the north on Bigwood Avenue due to the separation between the dwellings from the rear gardens. The property that would be most affected by the development would be the occupiers from the ground floor flat at no. 22 and there would be some impact to the side window in the converted loft space of no. 24 Wilbury Crescent.
- 9.17. The amendments made to the scale of the dormer are now adequately set up from the eaves and down from the ridge that the development would not result in further significant overshadowing to the occupiers of the ground floor flat than the existing roof form.
- 9.18. There would be some impact to the side window of no 24's converted loft space however this is understood to service a bathroom and is obscured glazed. Due to the position of the buildings of no. 22 and no. 24 to one another and the orientation of the site, the level of overshadowing to this window would be at the end of the day. It is not considered to be demonstrably more harmful than the existing levels of light due to the proximity of the buildings to one another that would warrant refusal.

- 9.19. Overall the amendments to the scale of the rear dormer now proposed is not considered to result in a significant loss of amenity to the adjoining neighbours that would warrant refusal and the proposal is therefore considered to be in accordance with policy DM20 of the Brighton and Hove City Plan Part Two.

Standard of Accommodation

- 9.20. The existing layout of the first floor flat is as a single storey two bedroom flat.
- 9.21. Concerns were raised that the original proposal of four bedrooms would result in overdevelopment of the site and the increase in occupancy would result in a detrimental level of noise to the adjoining neighbours.
- 9.22. Satisfactory amendments have been made to the internal layout that now proposes three bedrooms over two storeys as a C3 dwelling. The two new bedrooms in the roofspace would comply with the minimum floor space standards of 11.5msq for a double bedroom and would have a sufficient minimum width. The new layout would also exceed the minimum gross internal floorspace for a dwelling of this size 92msq.
- 9.23. The new staircase to the loft will reduce the size existing first floor front bedroom which would be indicated to be used as a study. A condition is recommended to ensure that this study is not used as a bedroom due to it's limited size. The new rooms in the loft would provide adequate light and ventilation and include a new shower room.
- 9.24. The first floor layout retains the existing 'living arrangement' where the most noise generated areas would be. As the proposal is for a residential dwelling, the increase in capacity from a two bed flat to a three bedroom flat is not considered to result in a detrimental level of noise that would be harmful to neighbouring occupiers.
- 9.25. Overall the proposed layout is considered to provide an acceptable standard of accommodation for the use of the existing and future occupiers in line with Policy DM1 of the Brighton and Hove City Plan Part Two and this is recommended to be secured by condition.

Biodiversity

- 9.26. The wildlife assessment submitted with the application demonstrated that the roof alterations would not impact a protect species that required further assessment. The site does not lie within a 200m of woodland. An informative is attached in regards to nesting birds and bats. The scheme was otherwise considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because it does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.

Sustainable Transport

- 9.27. Concerns were raised that the alterations would negatively affect parking provision in the area. The proposed new layout of the first floor and second floor would create a net increase in the number of bedrooms of one which is not

considered to result in an increase in trips to the site for a C3 dwellinghouse that would create an impact on the Local Highways network.

- 9.28. There would be otherwise be no change to the access for parking as part of the proposal.
- 9.29. The development is not considered to negatively impact the highway in accordance with policy CP9 of the Brighton and Hove City Plan Part One and policy DM33 of the Brighton and Hove City Plan Part Two.

Other Matters

- 9.30. Concerns were raised that the proposed alterations would have a detrimental impact on the property value of the neighbours home. Matters such as loss of property value are not a material planning consideration and cannot be weighed in the decision making process.

10. EQUALITIES

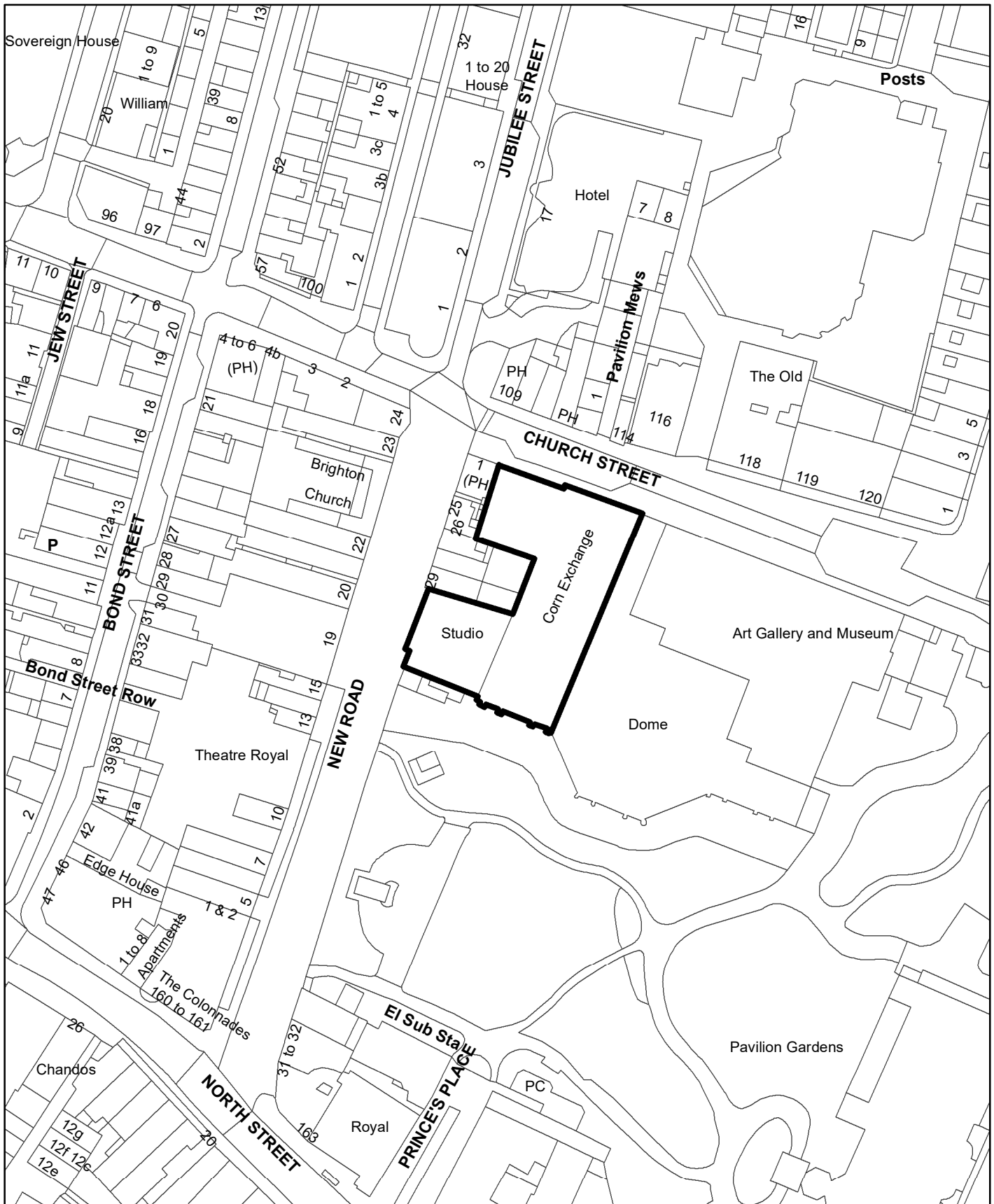
- 10.1. Section 149(1) of the Equality Act 2010 provides:
 - 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM F

**Corn Exchange, Church Street
BH2025/01655
Listed Building Consent**

DATE OF COMMITTEE: 5th November 2025

BH2025/01655 - Corn Exchange, Church Street



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2025/01655	<u>Ward:</u>	West Hill & North Laine Ward
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Corn Exchange Church Street Brighton BN1 1UE		
<u>Proposal:</u>	Installation of roof access systems.		
<u>Officer:</u>	Vinicius Pinheiro, tel: 292454	<u>Valid Date:</u>	01.08.2025
<u>Con Area:</u>	Valley Gardens	<u>Expiry Date:</u>	26.09.2025
<u>Listed Building Grade:</u>	<u>EOT:</u>		
<u>Agent:</u>	Will Davis Maritime House Brighton BN41 1WR United Kingdom		
<u>Applicant:</u>	Hazel Buck Hove Town Hall Norton Road Hove BN3 4AH		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			01-Jul-25
Proposed Drawing	003		01-Jul-25
Proposed Drawing	004		01-Aug-25
Proposed Drawing	005		01-Jul-25

2. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION

- 2.1. This application relates to the Corn Exchange, Church Street. This building together with the associated and attached Brighton Dome and Studio Theatre form a complex of different arts venues of the highest historical significance. The buildings as existing are the result of a number of conversions, alterations and additions over time but in a manner which presents a coherent street frontage to Church Street. The buildings are largely unified by the use of tan brick with stone dressings and by their architectural style and motifs.
- 2.2. This application relates to the Corn Exchange which is a grade I listed building, originally built as a riding school and stables by William Porden, between 1803-08, for the Prince of Wales, in connection with the Royal Pavilion, and extended in 1831.
- 2.3. These buildings occupy a very prominent place within the Valley Gardens conservation area and provide a very significant backdrop and setting to the registered park & garden (Grade II) of the Royal Pavilion gardens and form part of the setting of the Pavilion itself. They also form part of the setting of a number of other listed buildings in Church Street and New Road, including the Grade II* Theatre Royal.

3. RELEVANT HISTORY

- 3.1. **BH2025/01654** Installation of roof access systems. Concurrent full planning application under consideration
- 3.2. **BH2016/05127** Application for variation of condition 2 of application BH2014/02612 (Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations.) to allow amendments to drawings (additional plans received). Approved 24.01.2017
- 3.3. **BH2014/02613** Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Alterations to Corn Exchange including retractable seating beneath new balcony and replacement roof coverings. Alterations to Studio Theatre including new side balconies, lift, fire escape stairs and dressing rooms. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations. Approved 16.06.2015
- 3.4. **BH2014/02612** Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn

Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations.
Approved 10.11.2015

4. APPLICATION DESCRIPTION

- 4.1. Listed Building consent is sought for the installation of roof access systems. The proposed roof access system comprises the installation of guard rails to the existing rooflights; replacement of the existing caged ladder; gates added to the existing ladders; new ladders and steps; and new guard rails.

5. REPRESENTATIONS

None received

6. CONSULTATIONS

- 6.1. **Historic England** 07.08.2025 No comment
- 6.2. **Heritage** 15.10.2025 No objection
Although the building is listed, the roof is not of historic significance as it has been much altered in the past. Although the works to the south elevation would be partially visible, they are not considered harmful enough to warrant a refusal given that they would be obscured by the trees to the rear (Pavilion Gardens). The front alterations would be set away from the front elevation and are not considered harmful.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP15	Heritage

Brighton & Hove City Plan Part Two

DM26	Conservation Areas
DM27	Listed Buildings

Supplementary Planning Documents:

SPD09	Architectural Features
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Other Documents

Valley Gardens Conservation Area Character Statement

9. CONSIDERATIONS & ASSESSMENT

- 9.1. In considering whether to grant listed building consent the Council has a statutory duty to 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. Moreover, when considering whether to grant listed building consent for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.2. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".
- 9.3. The proposal comprises a series of external alterations to the building and it is understood that the proposed works are required to facilitate the safe maintenance of the roof by staff members. The proposed roof access system comprises the installation of guard rails to the existing rooflights; replacement of the existing caged ladder; gates added to the existing ladders; new ladders and steps; and new guard rails. All the works are proposed at roof level and the majority of the works would not be visible from the public realm.
- 9.4. To the south elevation, a new guard rail is proposed to the rear balcony at roof level. The guard rail would be metal and would have approximately 1.1 metres in height. Whilst the addition would be partially visible within the streetscene, as noted by the Heritage Officer, the works would be located adjacent to the park area to the rear and would be largely screened by existing tree coverage. It is therefore considered that the proposal would not result in any unacceptable impact upon the character or appearance of the building or the wider conservation area.

- 9.5. To the north elevation, at roof level the existing caged ladder is proposed to be replaced with a new caged ladder. It would be metal and would be approximately 2.5 metres in height. Furthermore, two new guard rails are proposed to be installed behind the existing parapet. They would be metal and approximately 1.1 metres in height. These elements would be added to the north elevation at roof level and would be set back approximately 2.5 metres from the front elevation meaning that they would not be readily visible from the public realm, thereby limiting any visual impact.
- 9.6. The remaining works, including the installation of gates to the ladders, additional ladders, and guard rails located on the roof, would not be visible from the public realm and are therefore considered to have a negligible impact on the external appearance of the building.
- 9.7. It is considered that the proposed works would not harm the historic character or appearance of the Grade I Listed Building or the wider conservation to warrant refusal. The development is considered to be in accordance with policies CP15 of the Brighton & Hove City Plan Part One and DM26 and DM27 of City Plan Part Two.

10. EQUALITIES

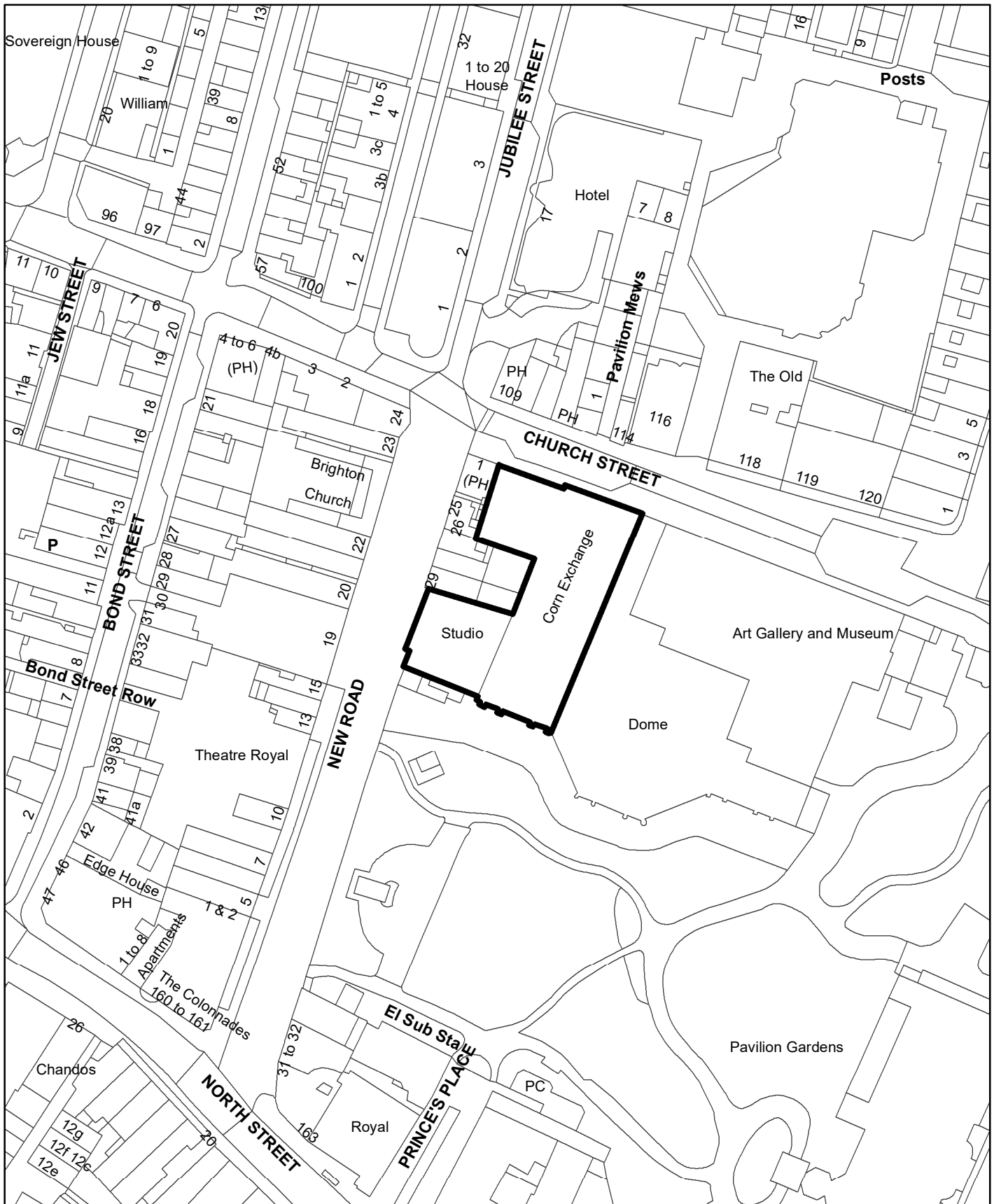
- 10.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM G

**Corn Exchange, Church Street
BH2025/01654
Full Planning**

DATE OF COMMITTEE: 5th November 2025

BH2025/01654 - Corn Exchange, Church Street



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2025/01654	<u>Ward:</u>	West Hill & North Laine Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Corn Exchange Church Street Brighton BN1 1UE		
<u>Proposal:</u>	Installation of roof access systems.		
<u>Officer:</u>	Vinicius Pinheiro, tel: 292454	<u>Valid Date:</u>	01.08.2025
<u>Con Area:</u>	Valley Gardens	<u>Expiry Date:</u>	26.09.2025
<u>Listed Building Grade:</u>	<u>EOT:</u>		
<u>Agent:</u>	Mr Will Davis Maritime House Brighton BN41 1WR United Kingdom		
<u>Applicant:</u>	Hazel Buck Hove Town Hall Norton Road Hove BN3 4AH		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			01-Jul-25
Existing Drawing	002		01-Jul-25
Proposed Drawing	003		01-Jul-25
Proposed Drawing	004		01-Aug-25
Proposed Drawing	005		01-Jul-25
Report/Statement	DESIGN AND ACCESS STATEMENT		01-Jul-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

Biodiversity Net Gain

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the Environment Act 2021.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

2. SITE LOCATION

- 2.1. This application relates to the Corn Exchange, Church Street. This building together with the associated and attached Brighton Dome and Studio Theatre form a complex of different arts venues of the highest historical significance. The buildings as existing are the result of a number of conversions, alterations and additions over time but in a manner which presents a coherent street frontage to Church Street. The buildings are largely unified by the use of tan brick with stone dressings and by their architectural style and motifs.
- 2.2. This application relates to the Corn Exchange which is a Grade I listed building, originally built as a riding school and stables by William Porden, between 1803-08, for the Prince of Wales, in connection with the Royal Pavilion, and extended in 1831.
- 2.3. These buildings occupy a very prominent place within the Valley Gardens conservation area and provide a very significant backdrop and setting to the registered park & garden (Grade II) of the Royal Pavilion gardens and form part of the setting of the Pavilion itself. They also form part of the setting of a number of other listed buildings in Church Street and New Road, including the Grade II* Theatre Royal.

3. APPLICATION DESCRIPTION

- 3.1. Planning permission is sought for the installation of roof access systems.

4. RELEVANT HISTORY

- 4.1. **BH2025/01655** Installation of roof access systems. Concurrent listed building consent application under consideration

- 4.2. **BH2016/05127** Application for variation of condition 2 of application BH2014/02612 (Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations.) to allow amendments to drawings (additional plans received). Approved 24.01.2017
- 4.3. **BH2014/02613** Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Alterations to Corn Exchange including retractable seating beneath new balcony and replacement roof coverings. Alterations to Studio Theatre including new side balconies, lift, fire escape stairs and dressing rooms. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations. Approved 16.06.2015
- 4.4. **BH2014/02612** Refurbishment and alterations to Corn Exchange, Studio Theatre and 29 New Road. Works include demolition of existing single storey link building and erection of three storey infill extension to West of Corn Exchange, incorporating new foyers, bar, box office, WCs, production space, public stairs and lifts. Renovation of existing café, to be opened to New Road and Royal Pavilion gardens. Installation of new plant equipment, alterations to entrances on New Road and Church Street and associated alterations. Approved 10.11.2015

5. REPRESENTATIONS

None

6. CONSULTATIONS

- 6.1. **Theatres Trust 21.08.2025** No objection
The Corn Exchange is a Grade I listed heritage asset and forms part of the Dome complex. The Dome venues have recently undergone a programme of refurbishment and restoration. Together, aside from their architectural and historic significance, they are important venues which contribute to the strength and diversity of Brighton's arts cultural offer, Paragraph 98 of the NPPF (2024) seeks planning decisions to plan positively for facilities of this nature.
- 6.2. The installation of roof access was included within the previous master applications for works at the venue and was permitted meaning the principle of such apparatus was accepted. However, elements of this were not taken forward due to the collapse of the contractor.

- 6.3. These proposals are similar in nature to the previous plans. There is demonstrable need to provide safe working conditions for staff and contractors needing to access roof areas for inspection and maintenance. Ultimately this is necessary for the upkeep and ongoing conservation and operation asset. This constitutes a public benefit.
- 6.4. Whilst by nature these are modern fixtures which do not contribute to significance there is minimal impact on the character and setting as they are largely concealed/Nonetheless with reference to paragraph 215 of the NPPF that harm is mitigated by the necessity of them being in place and the benefits they provide in ensuring safe working.
- 6.5. **Heritage** 15.10.2025 No objection
Although the building is listed, the roof is not of historic significance as it has been much altered in the past. Although the works to the south elevation would be partially visible, they are not considered harmful enough to warrant a refusal given that they would be obscured by the trees to the rear (Pavilion Gardens). The front alterations would be set away from the front elevation and are not considered harmful.
- 6.6. **Art & Culture** 05.08.2025 No comment

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP10	Biodiversity
CP12	Urban design
CP15	Heritage

Brighton & Hove City Plan Part Two:

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM26	Conservation Areas
DM27	Listed Buildings
DM37	Green Infrastructure and Nature Conservation

Supplementary Planning Document:

SPD09	Architectural Features
SPD12	Design Guide for Extensions and Alterations
SPD17	Urban Design Framework

Other Documents

Valley Gardens Conservation Area Character Statement

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the proposal, the impact to the streetscene, wider conservation area, adjacent listed buildings and the impact on neighbouring amenity.

Design and Appearance

- 9.2. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council has a statutory duty to 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. Moreover, when considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.3. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given “considerable importance and weight”.
- 9.4. The proposal comprises a series of external alterations to the building and it is understood that the proposed works are required to facilitate the safe maintenance of the roof. The proposed roof access system comprises the installation of guard rails to the existing rooflights; replacement of the existing caged ladder; gates added to the existing ladders; new ladders and steps; and new guard rails. All the works are proposed at roof level and the majority of the works would not be visible from the public realm.
- 9.5. To the south elevation, a new guard rail is proposed to the rear balcony at roof level. The guard rail would be metal and would have approximately 1.1 metres in height. Whilst the addition would be partially visible within the streetscene, as noted by the Heritage Officer, the works would be located adjacent to the park

area to the rear and would be largely screened by existing tree coverage. It is therefore considered that the proposal would not result in any unacceptable impact upon the character or appearance of the building or the wider conservation area.

- 9.6. To the north elevation, at roof level the existing caged ladder is proposed to be replaced with a new caged ladder. It would be metal and would be approximately 2.5 metres in height. Furthermore, two new guard rails are proposed to be installed behind the existing parapet. They would be metal and approximately 1.1 metres in height. These elements would be added to the north elevation at roof level and would be set back approximately 2.5 metres from the front elevation meaning that they would not be readily visible from the public realm, thereby limiting any visual impact.
- 9.7. The remaining works, including the installation of gates to the ladders, additional ladders, and guard rails located on the roof, would not be visible from the public realm and are therefore considered to have a negligible impact on the external appearance of the building.
- 9.8. It is considered that the proposed works would not harm the historic character or appearance of the Grade I Listed Building or the wider conservation to warrant refusal. The development is considered to be in accordance with policies CP15 of the Brighton & Hove City Plan Part One and DM26 and DM27 of City Plan Part Two.

Impact on Amenities

- 9.9. Policy DM20 of City Plan Part 2 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents or occupiers.
- 9.10. The impact on the adjacent properties have been fully considered in terms of overshadowing, daylight, sunlight, outlook and privacy and no significant harm as a result of the proposed development has been identified.
- 9.11. The proposed works would be confined to roof level and, due to their limited scale and position, are not considered to result in any material harm to the amenity or outlook of neighbouring properties.
- 9.12. Overall, it is considered that the proposed development would not cause adverse harm to the amenity of neighbours and would comply with DM20 of the Brighton and Hove City Plan Part 2.

Biodiversity Gain Plan

- 9.13. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because:
- It does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat;

10. EQUALITIES

10.1. Section 149(1) of the Equality Act 2010 provides:

- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

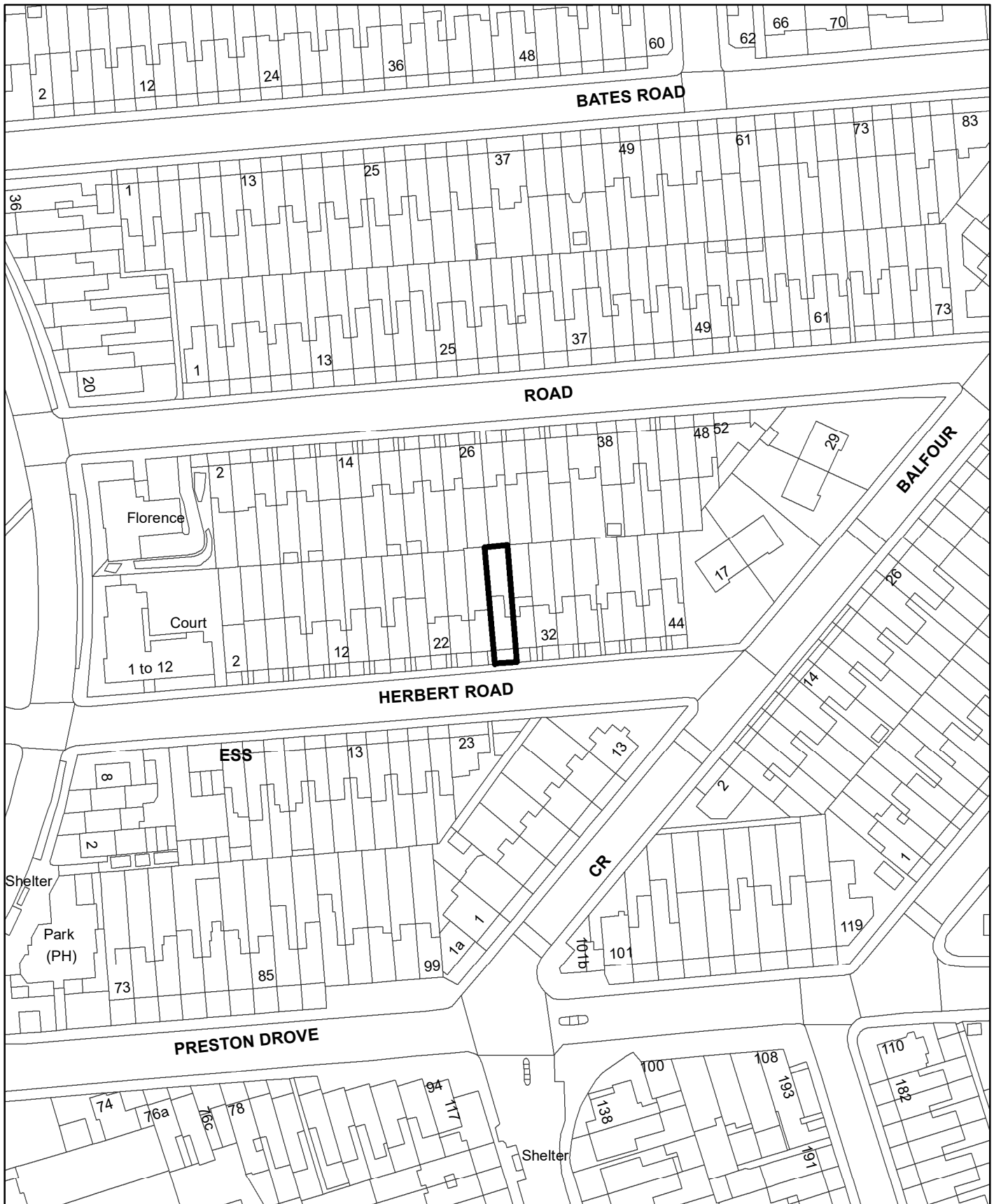
10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM H

**28 Herbert Road
BH2025/02245
Full Planning**

DATE OF COMMITTEE: 5th November 2025

BH2025/02245 - 28 Herbert Road



**Brighton & Hove
City Council**



N

Scale: 1:1,250

<u>No:</u>	BH2025/02245	<u>Ward:</u>	Preston Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	28 Herbert Road Brighton BN1 6PB		
<u>Proposal:</u>	Loft conversion with rear dormer and 3no front rooflights.		
<u>Officer:</u>	Charlotte Tovey, Tel: 202138	<u>Valid Date:</u>	11.09.2025
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	06.11.2025
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Sansom Consultants Ltd 30 Meadway Crescent Hove East Sussex BN3 7NL		
<u>Applicant:</u>	Mr Michael Hurley 28 Herbert Road Brighton BN1 6PB		

This application has been referred to Planning Committee for a decision as the applicant is a relative of a member of staff.

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and block plan			11-Sep-25
Proposed Drawing	Rev 1	Plans & Elevations	23-Sep-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. Unless otherwise shown on the drawings hereby approved, the external finishes of the rear dormer hereby permitted shall match in material, colour, style, bonding and texture those of the existing roof.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM18, DM21 of City Plan Part Two and CP12 of City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the Environment Act 2021.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.
4. The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting wild birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September so trees and scrub on the site should be assumed to contain nesting birds between these dates, unless a recent survey has been undertaken by a competent ecologist to show that it is absolutely certain that nesting birds are not present. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest. Planning permission for a development does not provide a defence against prosecution under this Act.
5. The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300

2. SITE LOCATION

- 2.1. The application site relates to a three storey red brick Victorian terrace dwellinghouse located on the north side of Herbert Road at no. 28. The building has been subdivided and the application relates to the ground floor and first floor maisonette.
- 2.2. The site is not located within a conservation area or article 4 directive. The very western end of Herbert Road is sited within the Preston Park Conservation Area although the boundary of this lies approx. 50m west of the site. The application

site itself is neither within nor adjacent to the boundary of the Preston Park Conservation Area.

3. RELEVANT HISTORY

None found.

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for a loft conversion consisting of a new rear dormer and 3no. front rooflights. The proposed dormer would be tile hung to match the existing roof tiles with white UPVC windows. Three rooflights are proposed to be installed on the front roof slope.

5. REPRESENTATIONS

None received.

6. CONSULTATIONS

None received.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP12	Urban design

Brighton & Hove City Plan Part Two:

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations

Supplementary Planning Documents:

SPD12	Design Guide for Extensions and Alterations
SPD17	Urban Design Framework

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of the application relate to the design and appearance of the proposal, the impact on the street scene and the impact on the neighbouring amenity.

Design and Appearance

- 9.2. The proposal seeks to fit 3no. rooflights to the front roof slope close to the roof ridge and to extend the rear roof slope with the addition of a flat roofed rear dormer.
- 9.3. Recently taken aerial imagery of the site demonstrates that there a number of rooflights visible on Herbert Road, most notably at no. 30 the adjoining neighbour. Due to the context of the street scene, the number and position of the rooflights in this instance would be acceptable. It would not result in harm to the appearance of the building or street scene that would warrant refusal and the presence of the front gable on the principle elevation will somewhat limit the appearance of the rooflights as proposed. Whilst the property is divided into two flats, it is noted that if the property was in use as a single dwelling house no planning permission would be required for the installation of the front rooflights.
- 9.4. The plans also seek to extend the rear roof slope with the fitment of a flat roofed rear dormer. The proposal would be of a similar scale to the dormer present at the adjoining property at no. 30. The application form confirms that the material finish will be tile hung to match the existing roof and the new windows would be white UPVC.
- 9.5. Whilst it would occupy the majority of the rear roof-slope the dormer would not be visible above the ridge of the property. The dormer would be adequately set up from the eaves on the rear roof-slope and the plans show the chimney stack is to be retained. There are further examples of similarly scaled dormers within the road and adjacent and nearby streets. It is of note that, again, if the site were in use a single dwelling house a dormer of this scale and appearance could be theoretically constructed under Class B of the Town and Country Planning General Permitted Development Order and not require planning permission.
- 9.6. The fitment of white UPVC windows to the roof addition is considered acceptable given that they are suitably scaled and positioned within the dormer, aligning with the first floor fenestration.

- 9.7. In this instance the scale and design of the rear dormer would not be visible from the public realm and due to the context of other similar developments upon the rear roof slopes on Herbert Road it is not considered that the proposal would cause any demonstrable harm to the character and appearance of the area.
- 9.8. The proposed development is considered to have an acceptable impact to the appearance of the building that would not result in harm to the character of the area in accordance with policy CP12 of City Plan Part One and policies DM18 and DM21 of City Plan Part Two.

Impact on Neighbouring Amenity

- 9.9. Due to the position of the rooflights within the roof slope there would be no loss of privacy to the neighbours opposite on Herbert Road as the rooflights would offer largely skyward views and the properties are separated by the existing highway.
- 9.10. The new windows in the rear dormer would create a new view from the converted loft space however the views obtainable from the windows would be very similar to those possible from the existing second floor windows. The properties of Herbert Road and Gordon Road are separated by their long gardens and the new windows would not result in a loss of privacy over and above the existing situation to warrant refusal of the application. The properties to the rear are sited approx. 30m to the north of the site. This separation distance is considered to be sufficient to mitigate any harmful loss of privacy.
- 9.11. The dormer would be adequately set up from the eaves such that it would function and read as an addition to the roof and it would not result in an overbearing form of development to the occupiers of the lower ground floor flat or harmfully otherwise impact upon the amenity of other neighbouring occupiers.
- 9.12. Due to the orientation of the site and position of the dormer below the ridge of the principle roof, the proposal is not considered to result in a loss of sunlight/daylight or cause any harmful overshadowing to neighbouring occupiers.
- 9.13. The development is not considered to cause any demonstrable harm to neighbouring amenity and is considered to accord with policy DM20 of the City Plan Part Two.

Standard of Accommodation

- 9.14. The enlargement of the loft space would provide 1no. additional double bedroom approximately 20msq with an ensuite shower room.
- 9.15. The new bedroom would exceed the minimum width of 2.75m and the windows and rooflights proposed would provide adequate light and ventilation to the occupiers of the new bedroom.
- 9.16. The extended dwelling would have three bedrooms over three stories and would exceed the minimum gross internal floorspace of 99msq.

- 9.17. Whilst the converted loft room would not meet the internal head height of 2.3m the overall dwelling would comply with part (i) of the Nationally described space standards that requires 75% of the gross internal floorspace to exceed 2.3m.
- 9.18. The proposal would accord with policy DM1 of City Plan Part Two and the Nationally described space standards (NDSS).

Biodiversity

- 9.19. The wildlife assessment submitted with the application demonstrated that the roof alterations would not impact a protect species that required further assessment. The site does not lie within a 200m of woodland. An informative is attached in regards to nesting birds and bats. The scheme was otherwise considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because it does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.

Sustainable Transport

- 9.20. There would be no change to the access for parking. The loft alterations would provide a single additional bedroom which is not considered to result in an increase in trips to the site for a C3 dwellinghouse that would have a material impact on the Local Highway Network.

Other Matters

Not applicable.

10. EQUALITIES

- 10.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

PLANNING COMMITTEE

Agenda Item 146

Brighton & Hove City Council

NEW APPEALS RECEIVED BETWEEN 04/09/2025 - 01/10/2025

Ward name	Appeal Ref	Appeal Application Number	Address	Development Description	Appeal Status	Appeal Received Date	Application Decision Level
Round Hill	APL2025/00069	BH2025/00195	7 Mayo Road, Brighton BN2 3RJ	Alterations to the existing building to insert 1no rooflight to the front roof slope and 2no rooflights to the rear roof slope and subdivision of the existing building to create 1no. self-contained flat (C3) at lower ground floor level and alter the layout of the existing small house in multiple occupation (C4) on the upper floors.	APPEAL IN PROGRESS	15/09/2025	Delegated
Regency	APL2025/00067	BH2025/00484	30 Upper North Street, Brighton BN1 3FG	Change of use from residential flat (C3) and shop (E) to 6no bedroom small house in multiple occupation (C4) including new doors, rear lightwell and associated works.	APPEAL IN PROGRESS	04/09/2025	Delegated
Regency	APL2025/00070	BH2025/00385	Advertising Right Adjacent 56 Preston Street, Brighton BN1 2HE	Display of 1no non-illuminated wall-mounted billboard sign to side elevation.	APPEAL IN PROGRESS	18/09/2025	Delegated
Regency	APL2025/00068	BH2025/00883	Westmoreland Court,	Prior Approval for the erection of an additional	APPEAL IN PROGRESS	05/09/2025	Delegated

			Goldsmid Rd, Hove BN3 1QE	two storeys to provide 2no two-bedroom flats and 2no one-bedroom flats (C3).			
Whitehawk & Marina	APL2025/00066	BH2025/00989	Spindrift Cottage, 3 Roedean Way, Brighton BN2 5RJ	Roof alterations to form additional storey, three storey side extension, single storey rear extension with rooflights, front extension including glazed guarding balconies, revised fenestration, landscaping alterations and associated works.	APPEAL IN PROGRESS	04/09/2025	Delegated

PLANNING COMMITTEE

Agenda Item 148

Brighton & Hove City Council

APPEAL DECISIONS FOR THE PERIOD BETWEEN 17/09/2025 - 21/10/2025

Ward name	Appeal Application Number	Address	Development Description	Appeal Type	Appeal Decision	Planning Application Number	Application Decision Level
Central Hove	APL2024/00094	Church Hall, St Andrews Church, 163 Church Road, Hove BN3 2AD	Alterations to existing hand car wash to increase the number of parking spaces from 2no to 8no parking spaces and change the operating hours from 07:00-15:00 Mondays to Saturdays (as currently) to 08:00-19:00 Mondays to Sundays.	Against Refusal	Appeal Dismissed	BH2024/01010	Delegated
	APL2025/00044	10 Victoria Grove, Hove BN3 2LJ	Installation of replacement awnings and frame, tiling, replacement of bi-fold windows with sash windows, painting of fascia panel, increased height of front boundary planters and any associated works (retrospective).	Against Refusal	Appeal Dismissed	BH2024/01661	Delegated
	APL2025/00045	10 Victoria Grove, Hove BN3 2LJ	Installation of replacement awnings and frame, tiling, replacement of bi-fold windows with sash windows, painting of fascia panel, increased height of front boundary planters and any associated works (retrospective).	Against Refusal	Appeal Dismissed	BH2024/01662	Delegated
	APL2025/00048	25 Osborne Villas, Hove BN3 2RD	Replacement of existing side and rear windows with UPVC windows.	Against Refusal	Appeal Dismissed	BH2025/00380	Delegated

Goldsmid	APL2025/00049	Larch House, Wilbury Villas, Hove BN3 6GS	Prior approval for erection of two additional storeys.	Against Refusal	Appeal Dismissed	BH2025/00174	Delegated
	APL2025/00050	72 Goldstone Villas, Hove BN3 3RU	Erection of 1no three storey, two-bedroom dwelling (C3) fronting Ethel Street.	Against Refusal	Appeal Dismissed	BH2025/00168	Delegated
Regency	APL2025/00011	132 Kings Road, Brighton BN1 2HH	Erection of an additional storey to create 1no two-bedroom flat (C3) with front roof terrace and stone balustrade. Installation of a new lift and stairwell. Revised fenestration to front and rear elevation.	Against Refusal	Appeal Allowed	BH2023/03417	Planning (Applications) Committee
	APL2025/00012	132 Kings Road, Brighton BN1 2HH	Erection of an additional storey to create 1no. two-bed flat (C3) with front roof terrace with stone balustrade. Installation of a new lift and stairwell. Internal alterations to layout of existing flats. Revised fenestration to front and rear elevation.	Against Refusal	Appeal Allowed	BH2023/03418	Planning (Applications) Committee
Rottingdean & West Saltdean	APL2024/00086	Brighton Gasworks, Land Bounded by Roedean Road (B2066), Marina Way and Boundary Road, Brighton BN2 5TJ	Comprehensive mixed-use redevelopment comprising site preparation and enabling works, demolition of existing buildings and structures; provision of new buildings comprising residential use (Use Class C3) and flexible non-residential floorspace (Use Class E), new private and communal amenity space,	Against Refusal	Appeal Allowed	BH2021/04167	Planning (Applications) Committee

			public realm, landscaping; car and cycle parking, highway works, access and servicing arrangements; associated plant, infrastructure and other associated works including interim works.				
	APL2025/00053	3 Cliff Top Heights, Cranleigh Avenue, Rottingdean, Brighton BN2 7FX	Application to remove condition 5 of planning permission BH2014/03110 (with regards to plot 3 only) which removed the right to make any extension or alteration without planning permission.	Against Refusal	Appeal Dismissed	BH2024/02852	Delegated
West Hill & North Laine	APL2024/00049	36 Kensington Gardens, Brighton BN1 4AL	Appeal against	Against Enforcement Notice	Appeal Dismissed		
	APL2024/00091	33 Buckingham Street, Brighton BN1 3LT	Certificate of lawfulness for existing use as 7no self-contained flats (C3).	Against Refusal	Appeal Allowed	BH2024/00736	Delegated
	APL2025/00017	Flat 1, 48 Buckingham Road, Brighton BN1 3RQ	Replace timber-framed window and French doors to rear with new uPVC window and French doors. (Retrospective)	Against Refusal	Appeal Dismissed	BH2024/01499	Delegated
	APL2025/00052	45 Trafalgar Street, Brighton BN1 4ED	Application to vary conditions 1, 3, 5, 6. of planning permission BH2020/03021 to amend the east facade to include a new front door in a revised location, replacement fenestration and recovering the main pitched roofs.	Against Refusal	Appeal Dismissed	BH2024/00328	Delegated
Westdene & Hove Park	APL2025/00059	77A Dyke Rd Avenue, Hove BN3 6DA	Erection of a guard rail at first floor level.	Against Refusal	Appeal Dismissed	BH2025/00975	Delegated

