

<u>No:</u>	BH2016/05331	<u>Ward:</u>	Regency Ward
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Flat 2 11 Sillwood Place Brighton BN1 2LH		
<u>Proposal:</u>	Erection of single storey rear extension to replace conservatory and internal alterations to layout of flat.		
<u>Officer:</u>	Ryan O'Sullivan, tel: 290480	<u>Valid Date:</u>	19.09.2016
<u>Con Area:</u>	Regency Square	<u>Expiry Date:</u>	14.11.2016
<u>Listed Building Grade:</u>	Grade II		
<u>Agent:</u>	Mrs Chloe Lewis 7 Queen Square Brighton BN1 3FD		
<u>Applicant:</u>	M Banner Flat 2 11 Sillwood Place Brighton BN1 2LH		

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** Listed Building Consent subject to the following Conditions and Informatives.

1 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.

2 Before works commence a full method statement detailing how the existing flint boundary wall will be protected and retained during construction works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

3 No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the new windows and doors 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 policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Existing Floor Plans and	16-130-01	B	26 January 2017

Elevations			
Floor plans and elevations proposed	16-130-02	B	26 January 2017
Block Plan Proposed	16-130-03	-	19 September 2016
Design and Access Statement	-	-	19 September 2016

2. RELEVANT HISTORY

BH2004/00270/FP - Construction of rear conservatory to ground floor flat. (Re-submission of Withdrawn application **BH2003/03481/FP**). Approved 17 March 2004

BH2004/00272/LB - Construction of rear conservatory and internal alterations to ground floor flat. (Re-submission of Withdrawn application BH2003/03532/LB). Approved 17 March 2004

3. REPRESENTATIONS

3.1 With reference to the associated Full Planning application No. **BH2016/05330**, **seven (7)** letters of representation have been received objecting to the proposed development for the following reasons:

- Works not in keeping with Grade II listed building and character of conservation area
- Extension would block daylight and sunlight to basement bedroom window and patio area (Basement Flat (Flat 1) 11 Sillwood Place), and cause overshadowing
- Loss of privacy
- Overlooking
- Increased noise disturbance
- Loss of visual amenity
- Construction phase disturbance

4. CONSULTATIONS

4.1 **Heritage:** No objection

The proposed internal alterations are comparatively minor and would not impact adversely on the surviving architectural and historic character of the interior.

4.2 Externally the existing early 20th century conservatory is of no significance and its replacement by a larger extension would still be appropriately subservient in scale and would cause no harm given the past degree of alterations to the rear elevations of numbers 10 and 11. A substantial garden area would remain. The extension would be a clearly contemporary addition but in sympathetic materials. The new south side wall would be built independently of the existing flint boundary wall, which would remain intact, though this would need to be controlled by condition.

5. MATERIAL CONSIDERATIONS

5.1 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

5.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

5.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

6. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
CP15 Heritage

Brighton & Hove Local Plan (retained policies March 2016):

HE1 Listed Buildings
HE4 Reinstatement of original features on Listed Buildings

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

Supplementary Planning Documents:

SPD09 Architectural Features
SPD12 Design guide for extensions and alterations

7. CONSIDERATIONS & ASSESSMENT

7.1 The main considerations in the determination of this application relate to the impact of the proposed works upon the appearance and historic character of the Grade II listed building.

7.2 **Design and Appearance:**

Subject to the receipt of acceptable details as required by the recommended conditions, and in concurrence with the comments of the Heritage Team, it is considered that the proposed works would not harm the historic character or appearance of the Grade II listed building, in accordance with policies HE1 of

the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

- 8. EQUALITIES**
- 8.1 None identified.