

Cllr. Marianna Ebel
BH2020/01275 – Dubarry House, Hove Park Villas

28th May 2020:

I am objecting to planning application BH2020/01275 based on the significant negative impact on the character of the Dubarry building.

I recognise that the application site has been subject to a previous application to committee with an appeal ruling that means the principle of development on the roof is lost.

However, with this new planning application the applicant plans to change the entire roof line of this local landmark. This would irreversibly alter this unique building. Though not statutorily listed, the building is recognised in the Local List of Heritage Assets where its “strong horizontal emphasis” [1] is mentioned. This highlights the relevance of the building to the character of the local area and its place in local architecture. The building lies in close proximity to the Hove Station Conservation Area which means the bulk of new build atop the existing building needs to be considered in terms of the impact on the Conservation Area in accordance with local plan policy HE6, specifically

Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

- a. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area &
- c. no harmful impact on the townscape and roofscape of the conservation area [2]

I believe the development not only contravenes this policy but the general thrust of CP15 of the City Plan Part 1 which states that “the city’s historic environment will be conserved and enhanced”.

The applicant plans to build only three additional flats and I believe that this does not outweigh the negative effect this will have on the host building.

QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development is well designed. I believe any alteration to the roof line of the Dubarry building will significantly alter the character of the building to its detriment. The proposed changes are not well enough designed to compensate for this.

I therefore ask you to refuse planning permission for this application and request that the application is heard at the planning committee.

