

Hill House, 53 Western Road

BH2020/01466 (for full planning permission)

BN2020/01467 (for listed building consent)



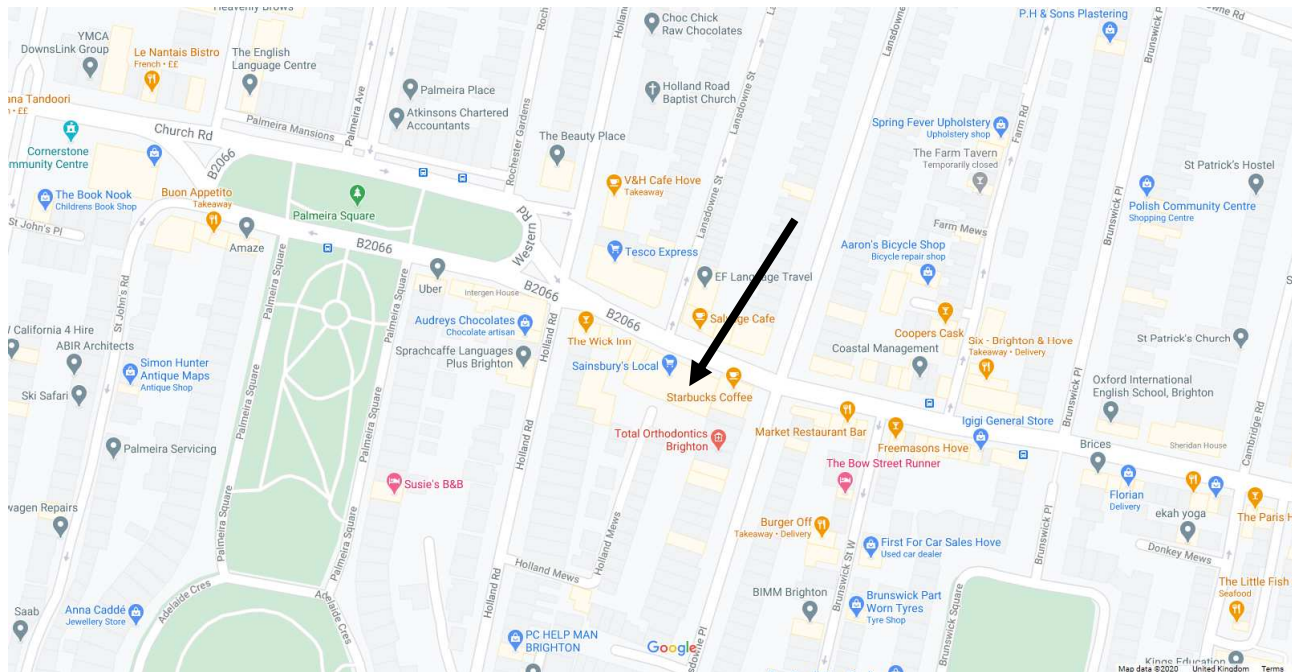
**Brighton & Hove
City Council**

Description of Applications

Full Planning Permission and Listed Building Consent sought for:

Proposed roof extension to adapt the existing mansard roof and provide 8no additional flats (C3) incorporating new terraces for the third and fourth floors, replacement of all windows, improvement of the existing third floor residential accommodation and associated works.

Map of application site

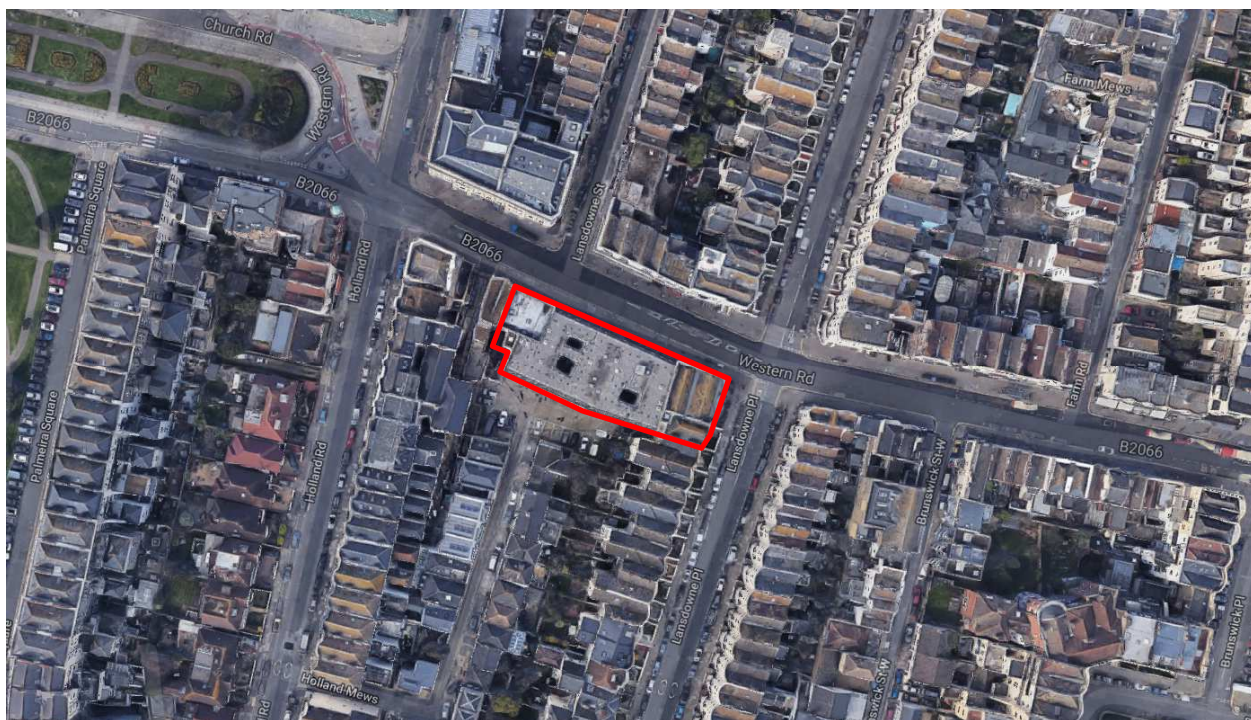


Location Plan

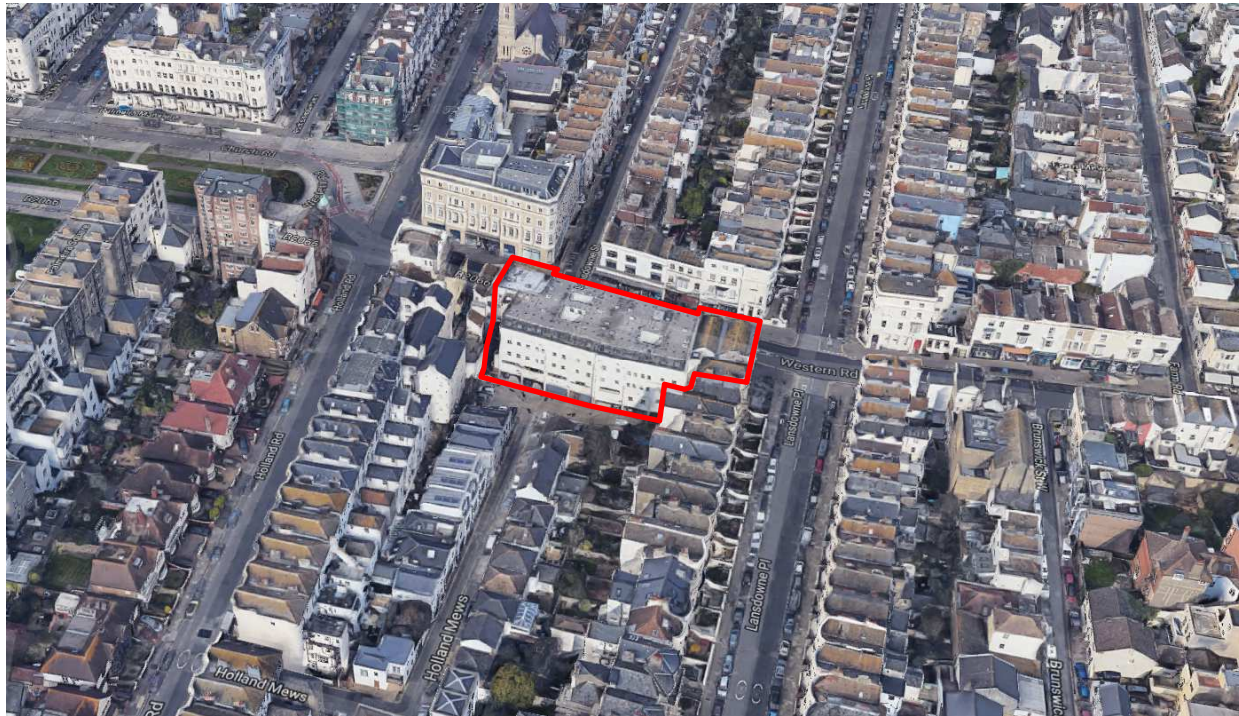


1967-P-001

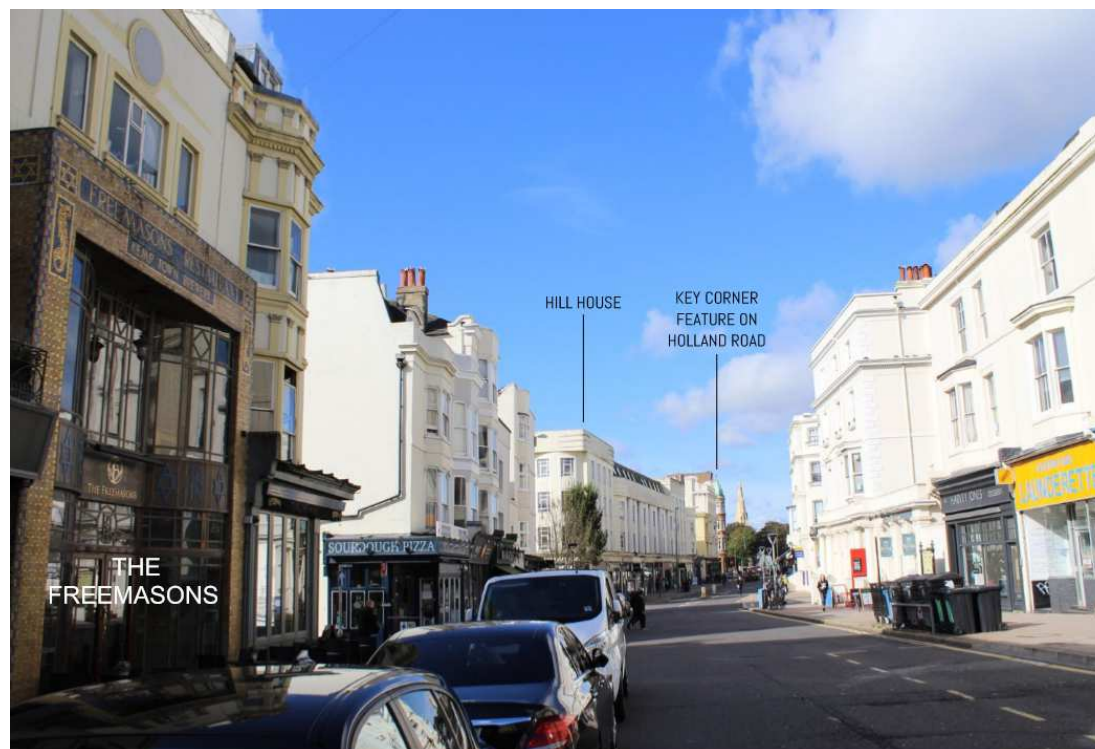
Aerial photo(s) of site



3D Aerial photo of site



Western Road (facing West)



Context: Western Road (facing West)



Western Road (facing East)



Context: Western Road (facing East)



Existing Block Plan



1967-P-003

Proposed Block Plan



1967-P-003



Existing Front Elevation



1967-P-011

Proposed Front Elevation



1967-P-028 A

Existing Rear Elevation



1967-P-012

Proposed Rear Elevation



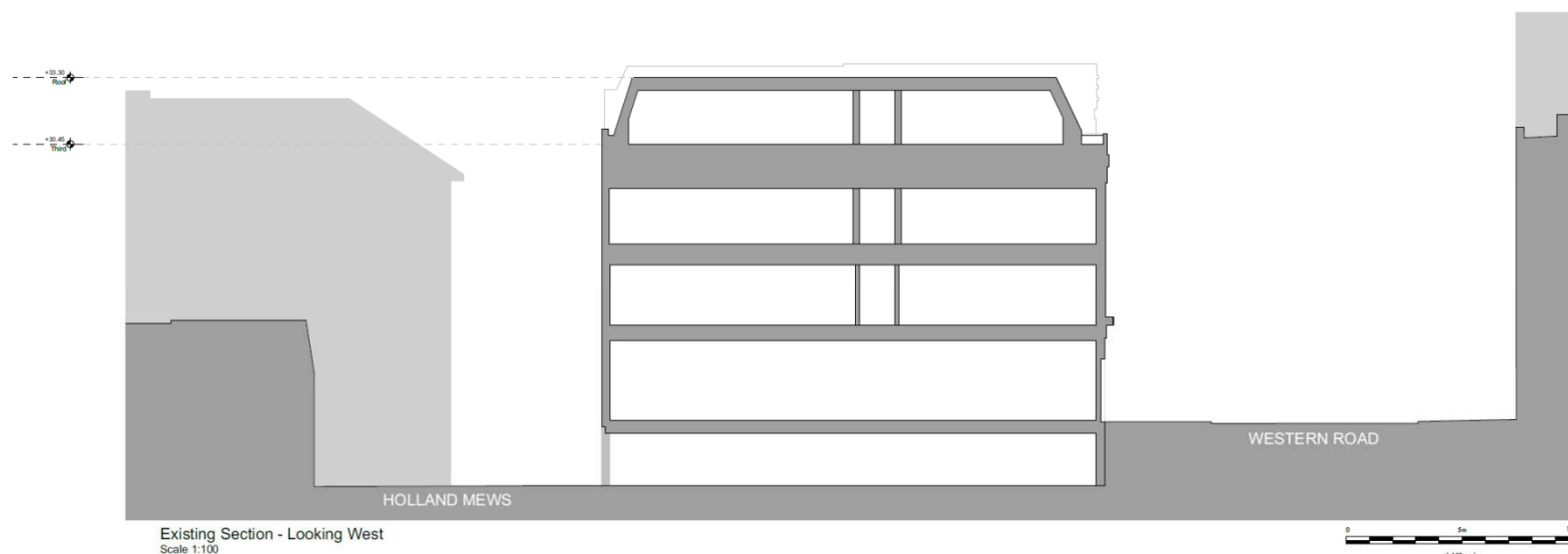
1967-P-031

Contextual Front Elevation

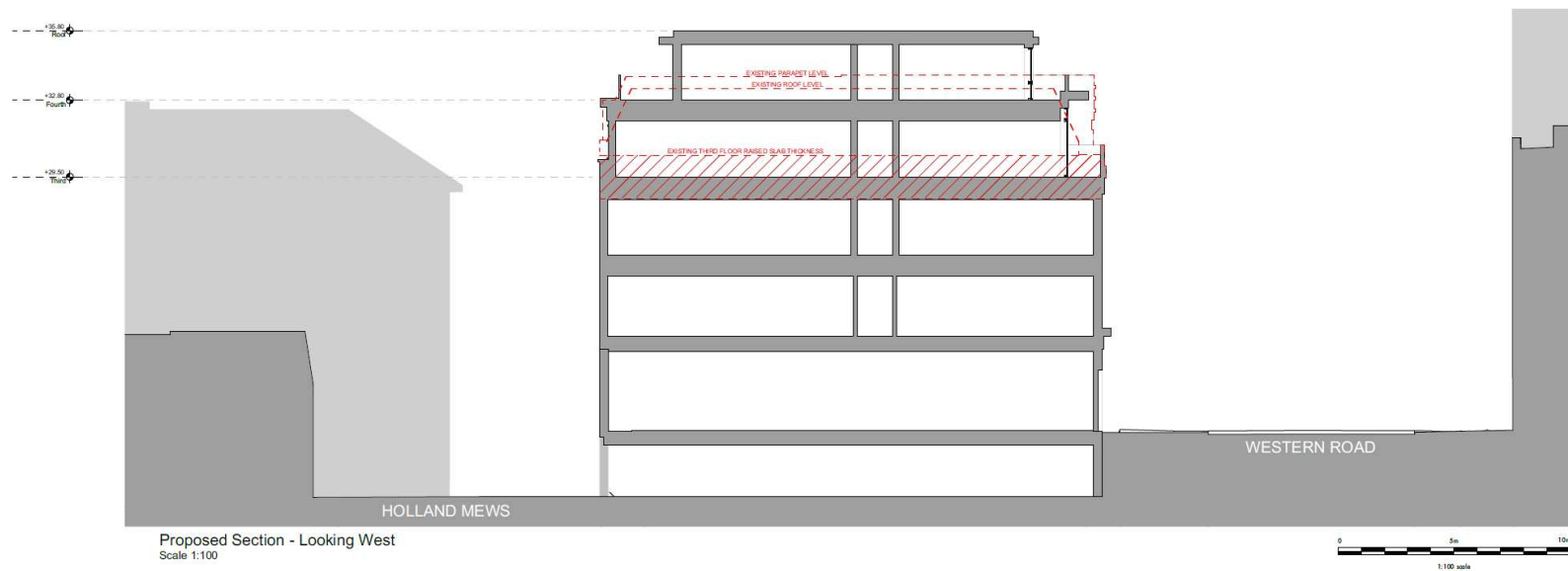


1967-P-027 A

Existing Site Section(s)



Proposed Site Section(s)



1967-P-036

Existing Western Road Elevations

EXISTING WESTERN ROAD ELEVATIONS



Proposed Western Road Elevations

PROPOSED WESTERN ROAD ELEVATIONS



Proposed Western Road Elevations

PROPOSED WESTERN ROAD ELEVATIONS

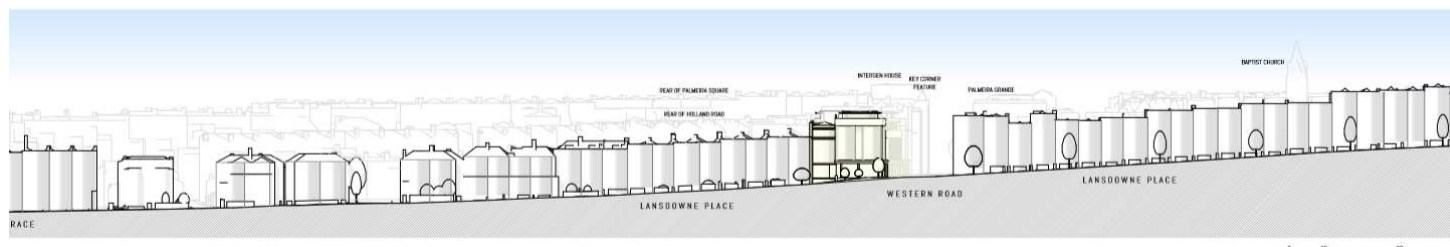


Existing Lansdowne Place Elevations



Proposed Lansdowne Place Elevations

PROPOSED LANSDOWNE PLACE ELEVATIONS



Key Considerations in the Application

- Principle of the development;
- Affordable housing
- Design and heritage
- Biodiversity and landscaping
- Impact on neighbouring amenity
- Standard of accommodation
- Impact on highway
- Sustainability.

S106 table

Affordable housing:

20% financial contribution (calculated at
£477,500)

Conclusion and Planning Balance

Planning application:

- Small contribution to housing targets;
- High quality of architecture outweighs the less than substantial harm to heritage assets;
- Good standard of accommodation;
- No significant impact on neighbouring amenity

Recommend – minded to grant, subject to conditions and completion of s106 legal agreement.

Listed Building Consent:

High quality of architecture outweighs the less than substantial harm to heritage assets

Recommend: approve, subject to conditions

