

46 Queens Gardens

BH2020/01509

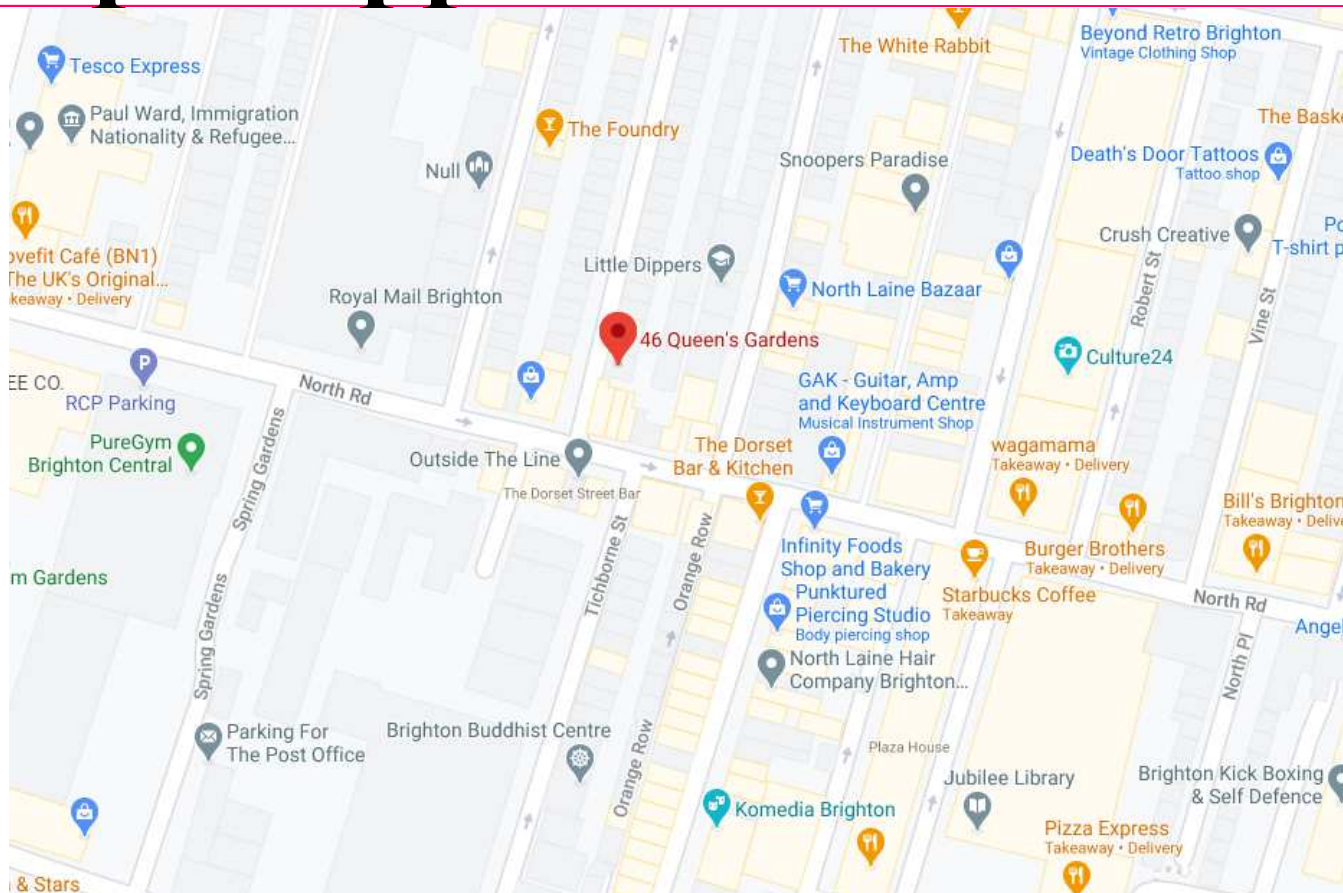


**Brighton & Hove
City Council**

Application Description

- Loft conversion incorporating the installation of one front and one rear conservation style rooflight and the replacement of windows and doors to the rear and side elevations with uPVC double glazed units, and the replacement of front windows and doors with timber double glazed units to match existing, and associated works.

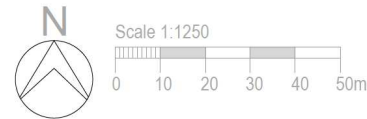
Map of application site



Existing Location Plan



Location Plan 1:1250



1918 PL1 01

Aerial photo of site



3D Aerial photo of site



Street photos of site



Street photos of site



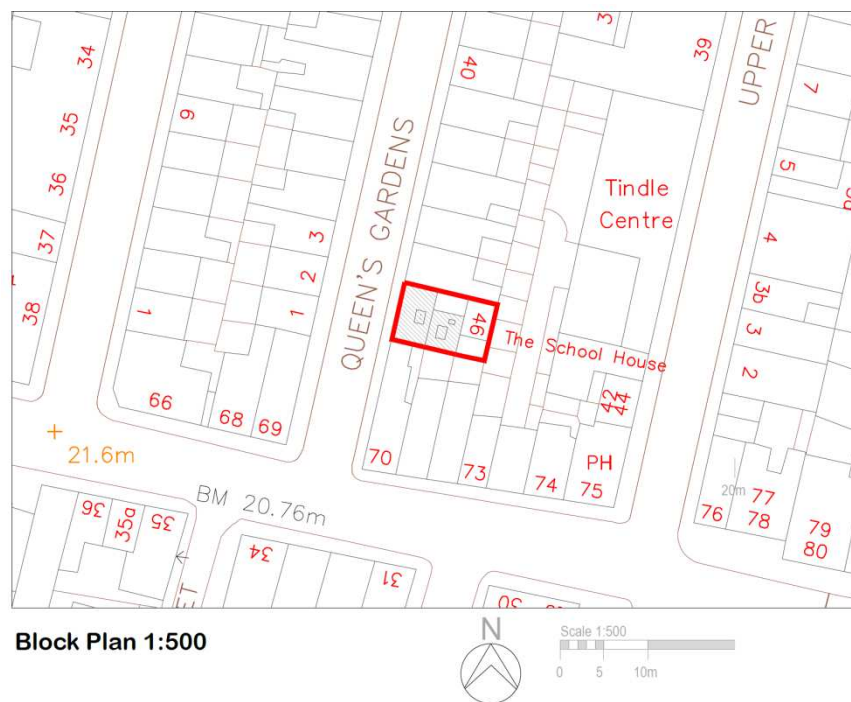
Street photos of site



Other photos of site

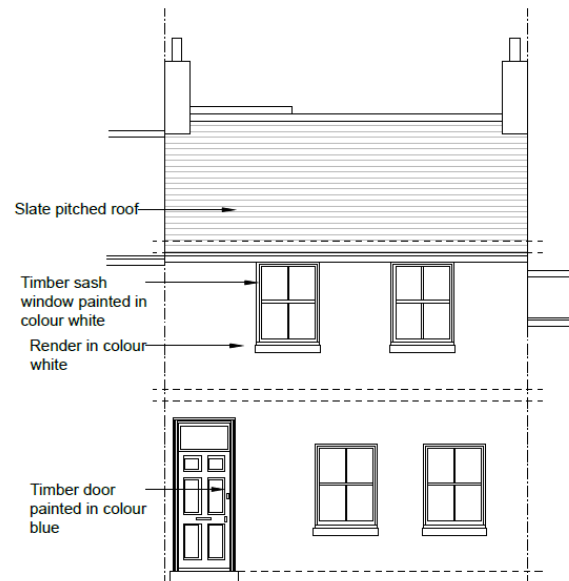


Existing Block Plan



1918 PL1 01

Existing Front Elevation

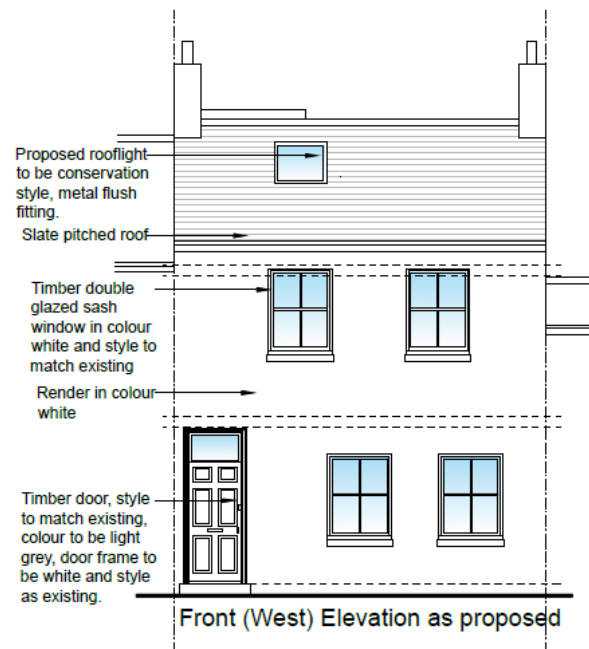


Front (West) Elevation as being built

Certificate of Lawfulness for proposed conversion of 2no flats to 1no residential dwelling (C3) (Ref: BH2016/05033)

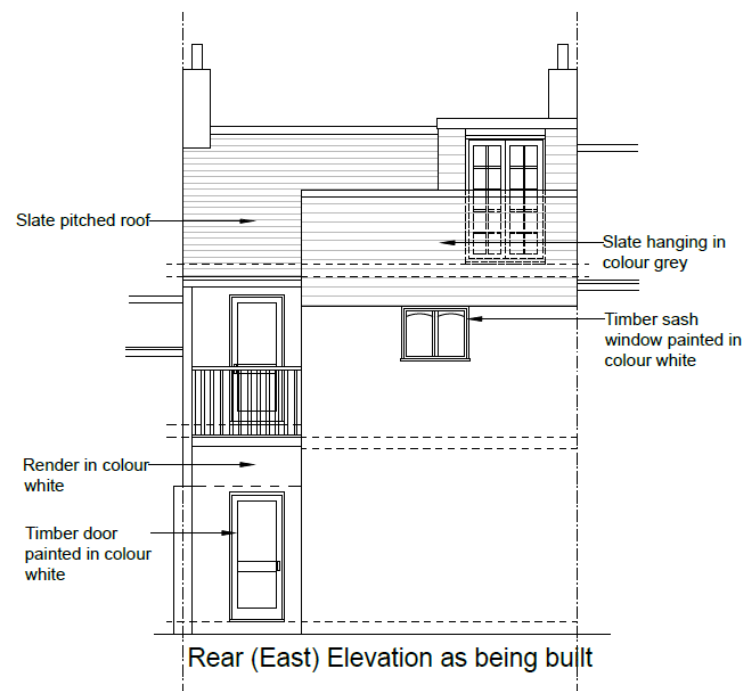
1918 PL1 06

Proposed Front Elevation



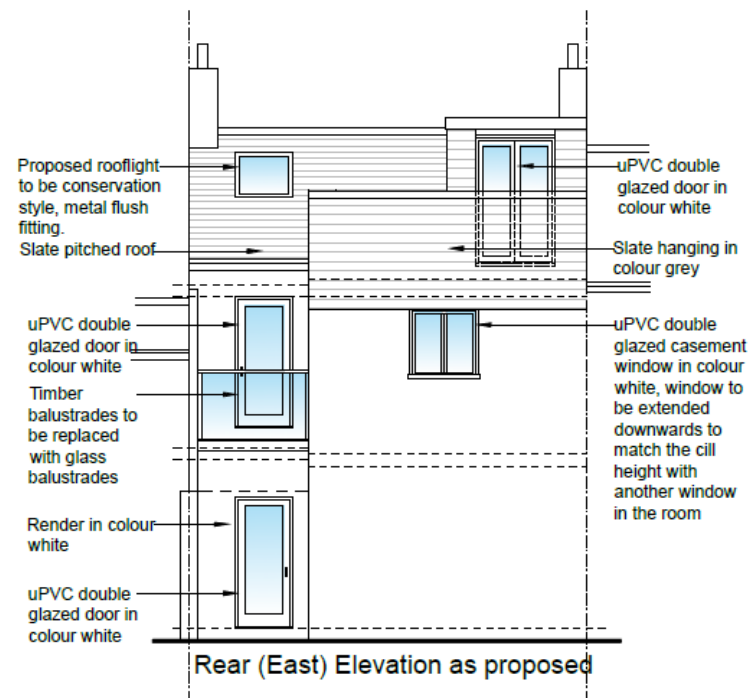
1918 PL1 07 C

Existing Rear Elevation



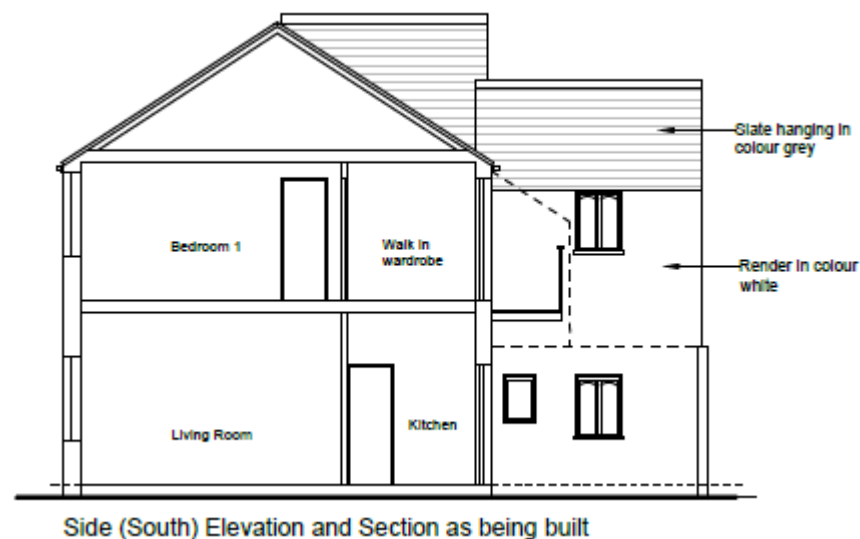
1918 PL1 06

Proposed Rear Elevation



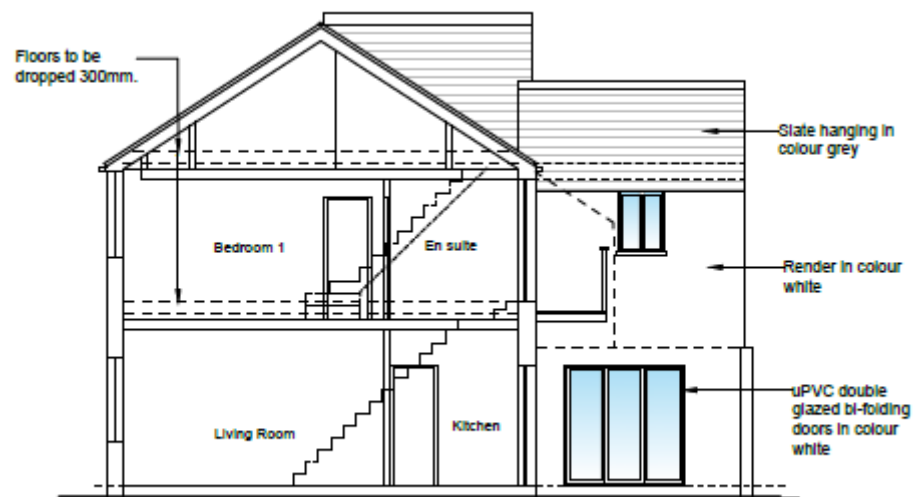
1918 PL1 07 C

Existing Site Section



1918 PL1 06

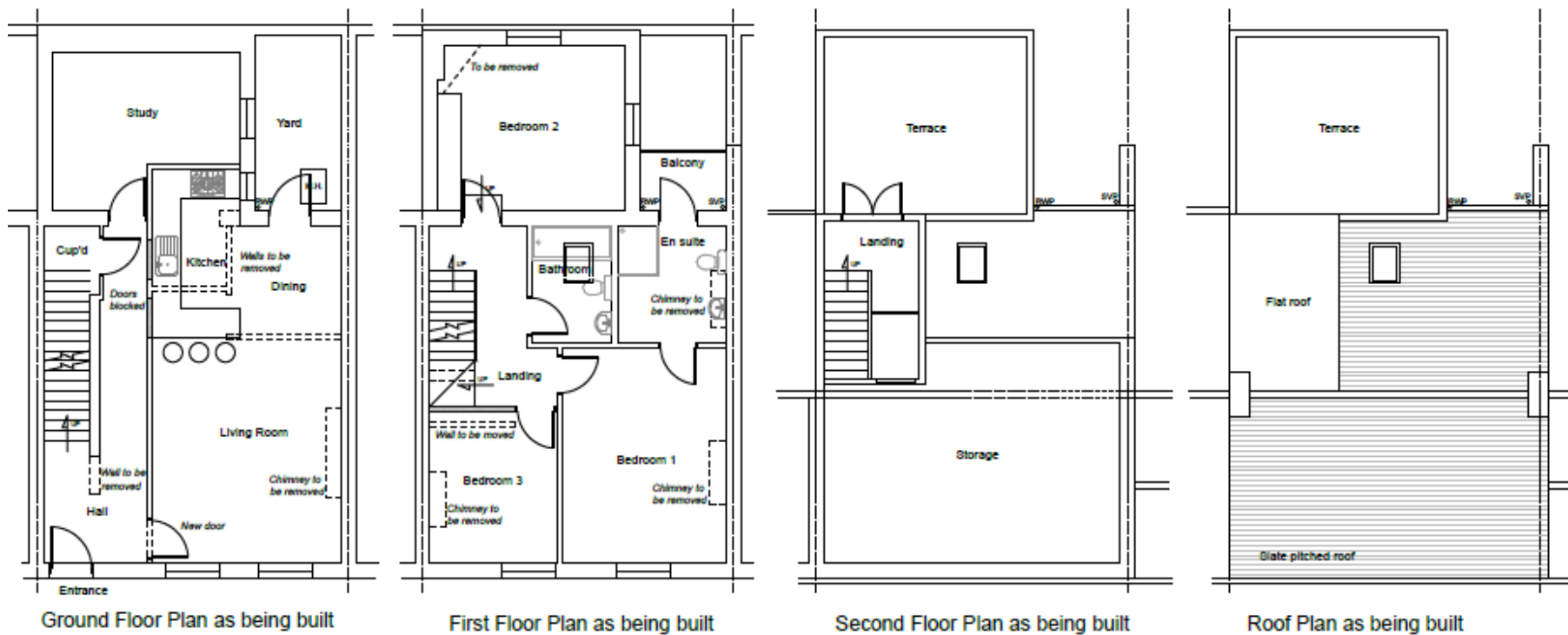
Proposed Site Section



Side (South) Elevation and Section as proposed

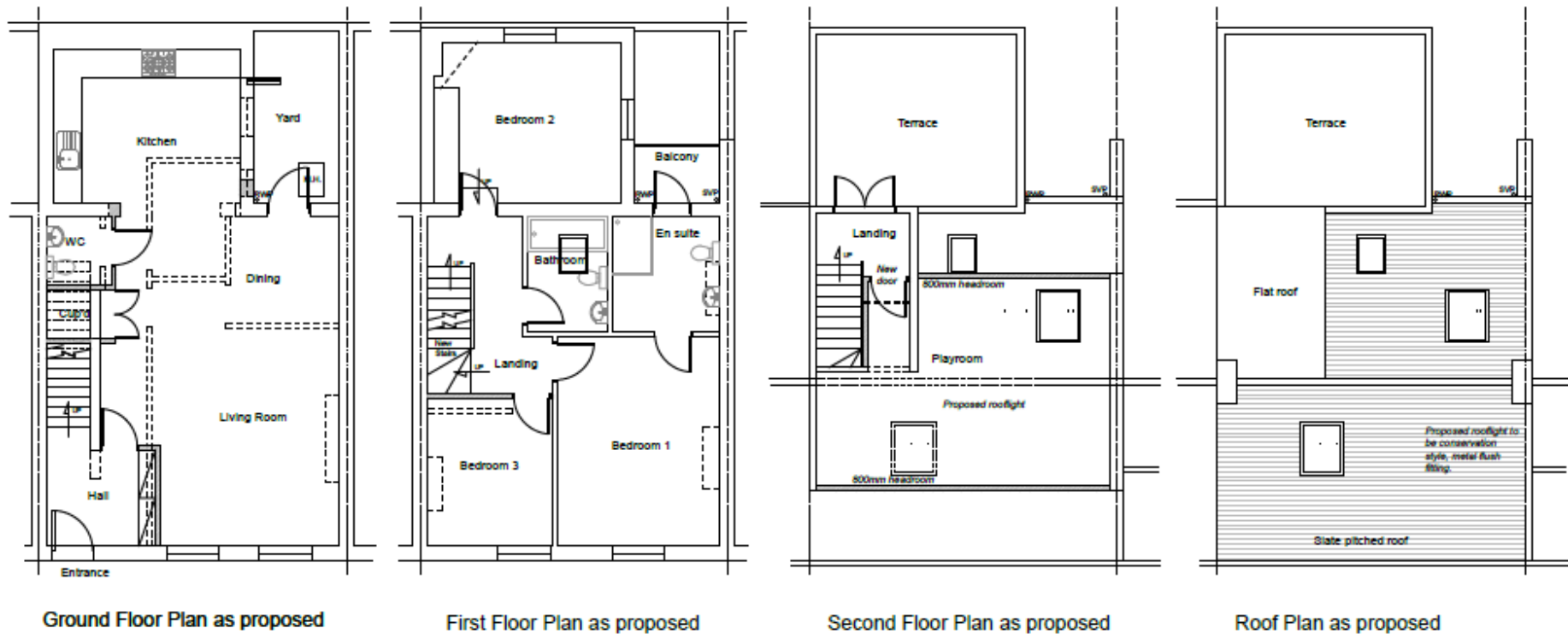
1918 PL1 07 C

Existing Floor Plans



1918 PL1 03

Proposed Floor Plans



1918 PL1 04 C

Key Considerations in the Application

- Impact on the North Laine conservation area
- Design and appearance of the fenestration
- Impact on the amenities of local residents

Conclusion and Planning Balance

- The fenestration is acceptable in terms of appearance
- No significant amenity impacts have been identified
- The scheme satisfactorily overcomes the previous refusal (BH2019/03445) reasons by not altering the ridge height, proposing timber fenestration to the front elevation, reducing the number, size and positioning of the front rooflights
- Further details of the windows and entrance door to the street elevation will be secured by condition in order to preserve the character of the conservation area

