



PLANNING COMMITTEE LIST

Brighton & Hove COUNCILLOR REPRESENTATION **City Council**

Cllr. Alison Thomson

BH2024/02268 - 132 Kings Road

8th November 2024:

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse affect on listed building
- Adversely affects Conservation Area
- Because of the Additional Traffic
- Detrimental affect on property value
- Inappropriate Height of Development
- Overdevelopment
- Poor design
- Traffic or Highways

Comment: This is the third time the owner of the property has sought planning permission for the oldest building on Brighton seafront. In 2021, there was an application for a four-storey extension on top of the existing three storeys. This was rejected - for good reason. Then in April this year, a further application for a less extensive development was also rejected.

In 2021 the heritage officer said the application had failed to adequately describe the significance of the site as required by paragraph 189 of the NPPF. It was deemed not in keeping with the heritage of the area. This building is one of a pair of late-18th-century villas, so it's an intrinsic part of our heritage.

The building has a cased-in balcony on the first floor. but this should not detract from what's above it - this is a historic and architecturally important building and developing something modern on top is not in keeping with what's there.

I hope you will reject this application for the same reasons the previous two were rejected.

