

52 Brunswick Place

BH2024/02422

5th February 2025

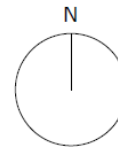
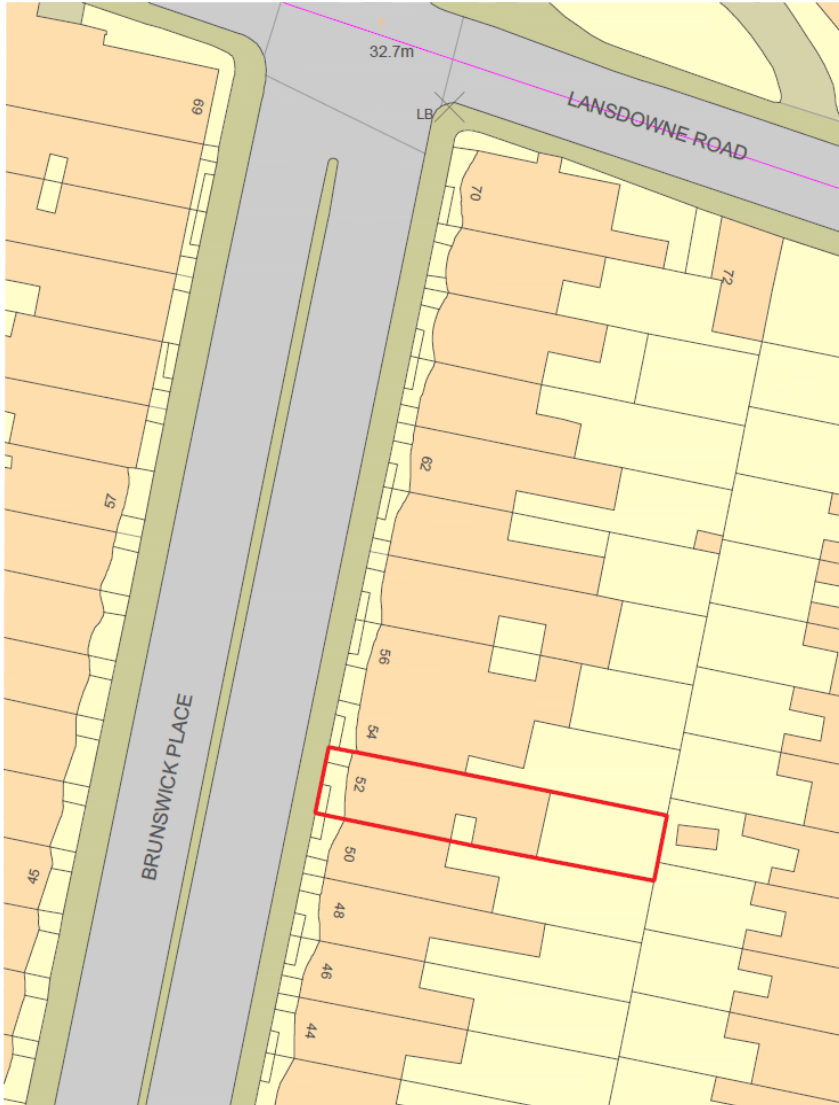


Brighton & Hove
City Council

Application Description

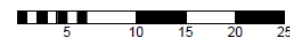
- ▶ Removal of external spiral staircase and relocation of existing fire escape,
- ▶ Installation of French doors to allow access to lower ground floor & ground floor courtyards, minor internal reconfigurations to provide additional bedroom to Flat 1,
- ▶ New access and provision of terrace area for Flat 2 with privacy screening and minor internal reconfigurations for Flats 1, 2, 3, 4, Lower Ground Floor Flat A and Lower Ground Floor Flat B.

Location Plan



OS MAP - SCALE 1:500

Scale in Metres



Aerial Photo of Site



3D Aerial Photo of Site



Photo of Site showing rear elevation



Rear elevation showing existing spiral staircase



Rear elevation, lower ground floor



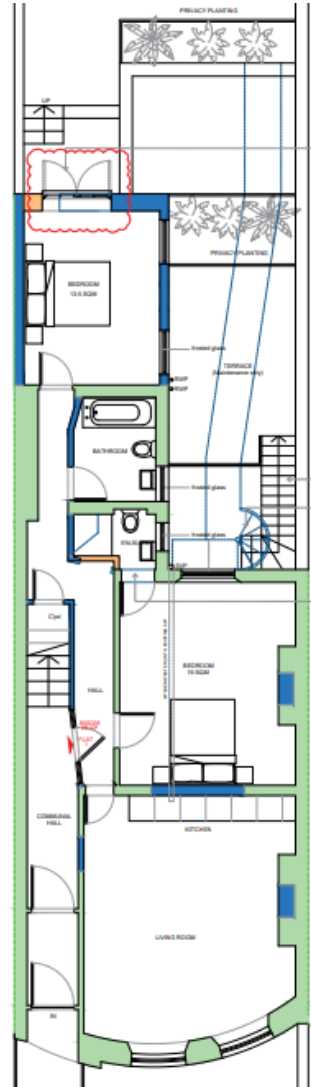
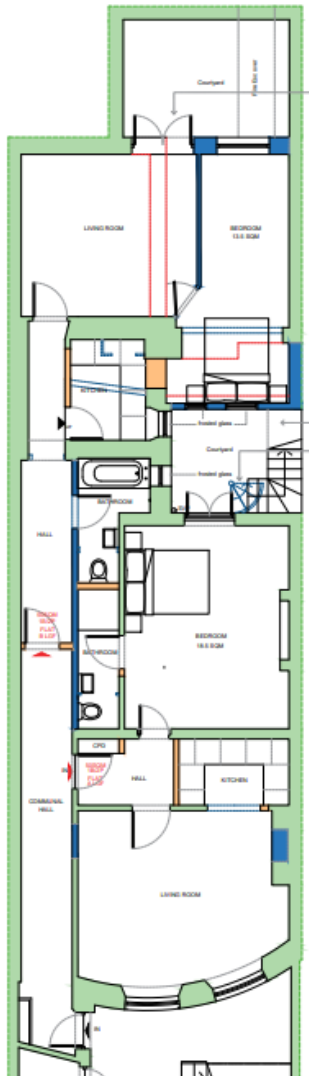
Photo of site showing rear walkway and garden



Existing Plans (lower, ground and first)



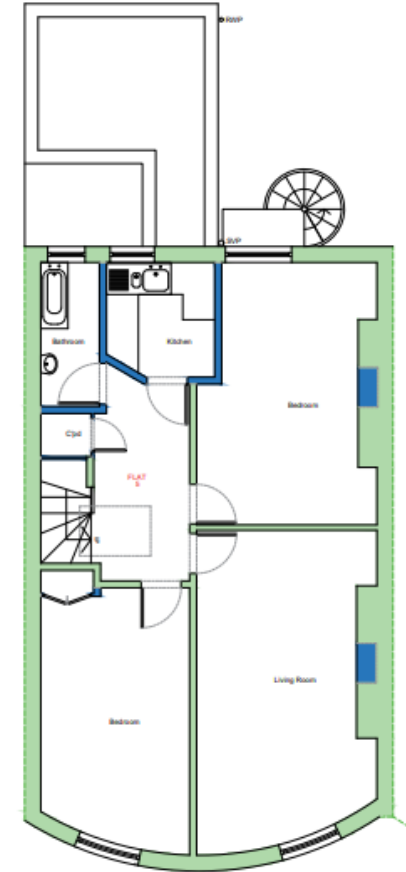
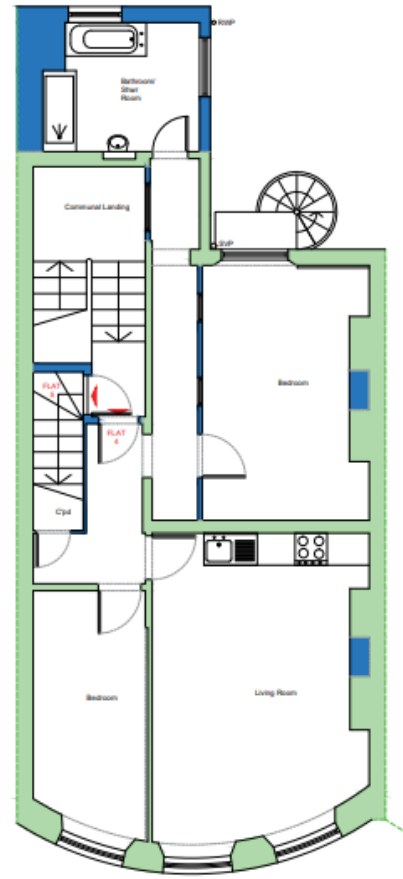
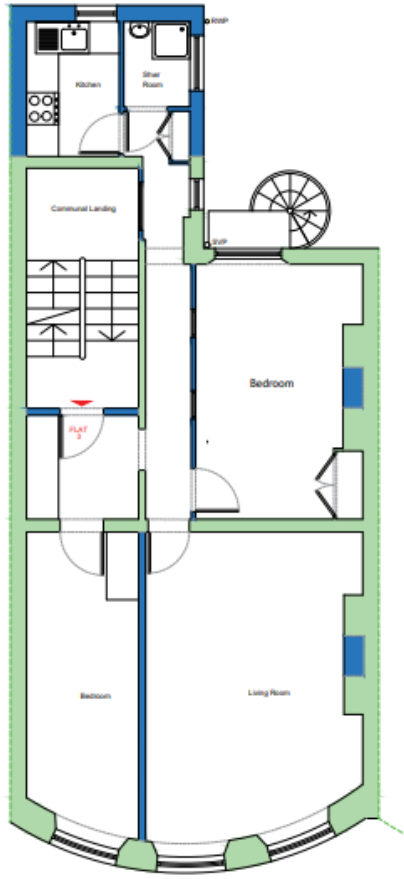
Proposed Plans (lower, ground and first)



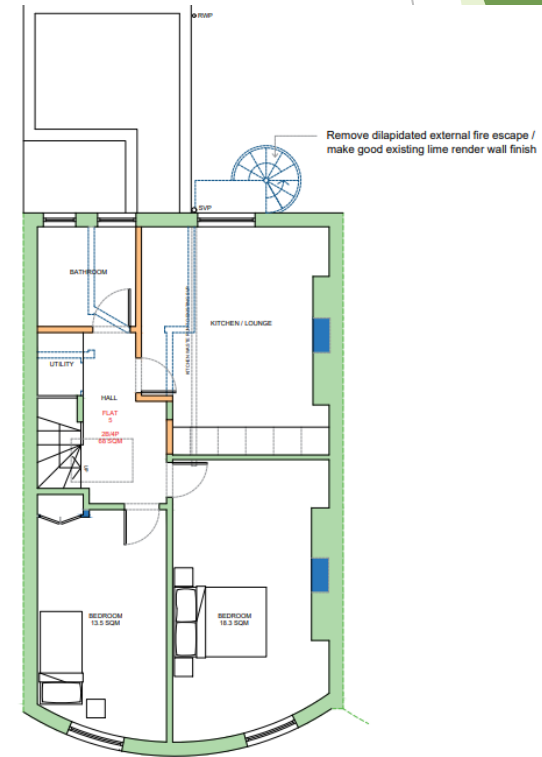
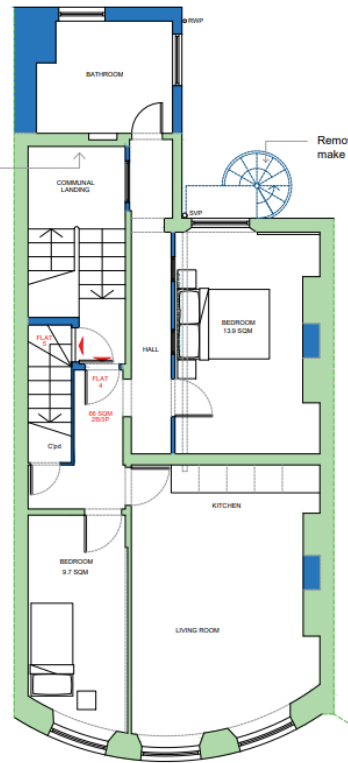
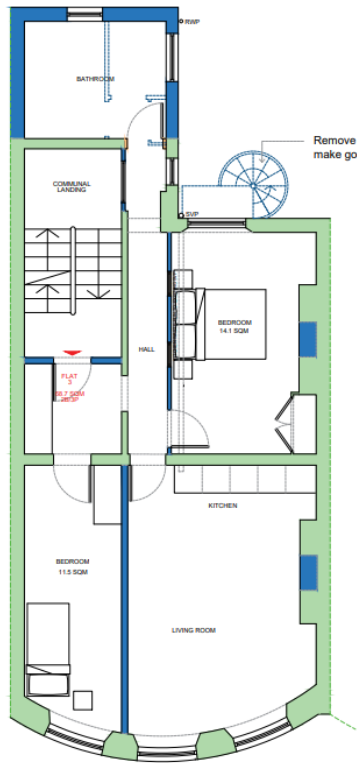
D03 - New Period correct french doors with brick arch intel over - see accompanying 1:5 Details

Remove dilapidated external fire escape / make good existing lime render wall finish

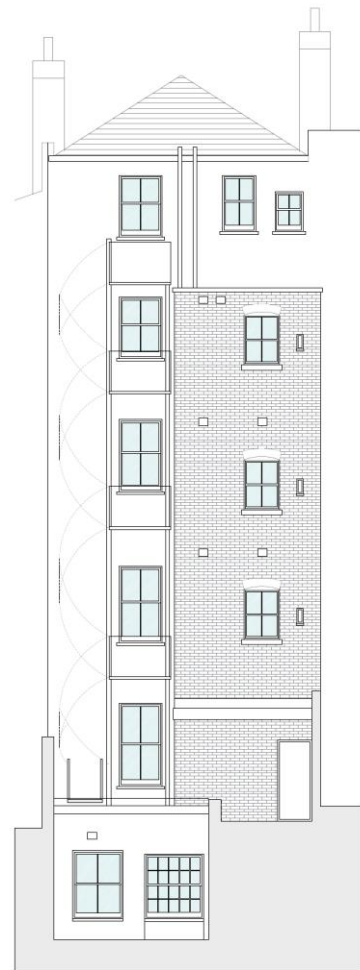
Existing Plans (second, third and fourth)



Proposed Plans (second, third and fourth)



Existing & Proposed Rear Elevation



East Elevation - Existing
Scale in Metres

Existing



East Elevation - Proposed
Scale in Metres

Proposed

Remove dilapidated external fire escape /
make good existing lime render wall finish

D03 - New Period correct french doors with brick
arch lintel over - see accompanying 1.5 Details

New frosted glass privacy screen

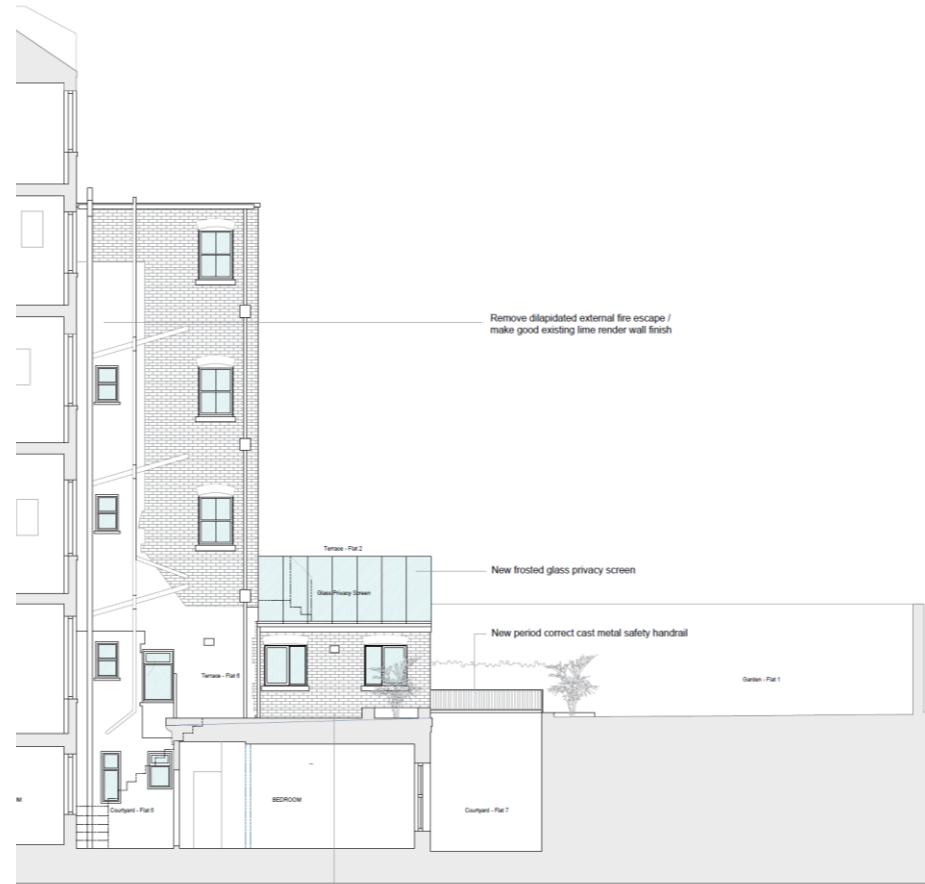
D02 - New Period correct french doors with brick
arch lintel over - see accompanying 1.5 Details

D01 - New Period correct french doors with brick
arch lintel over - see accompanying 1.5 Details

Existing & Proposed South Elevation

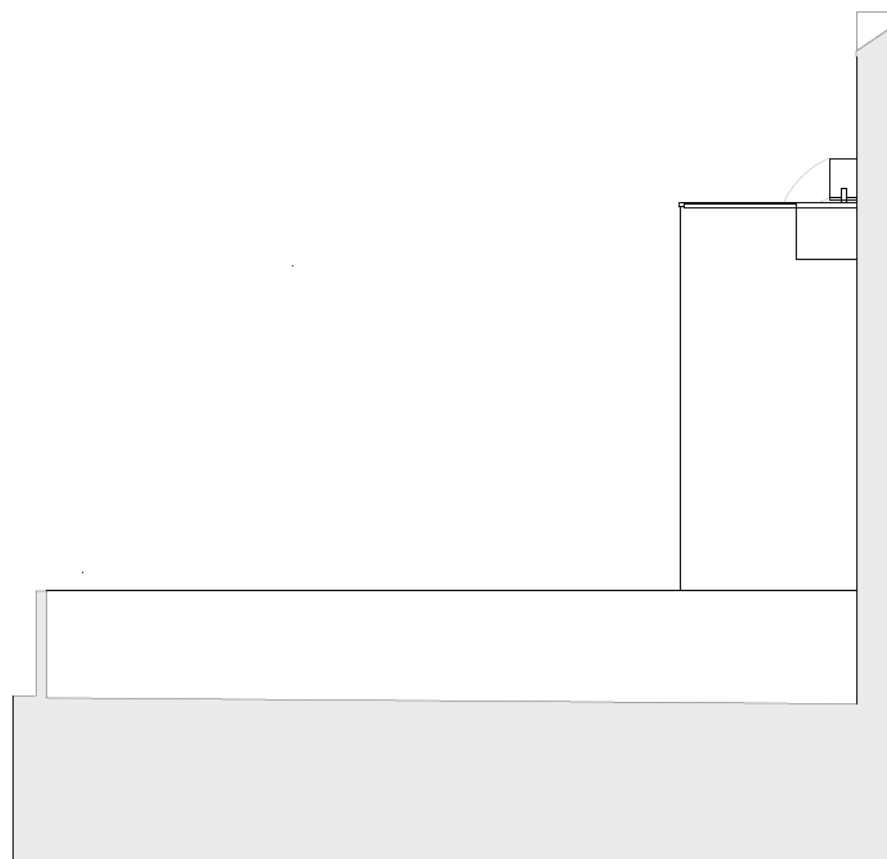


Existing



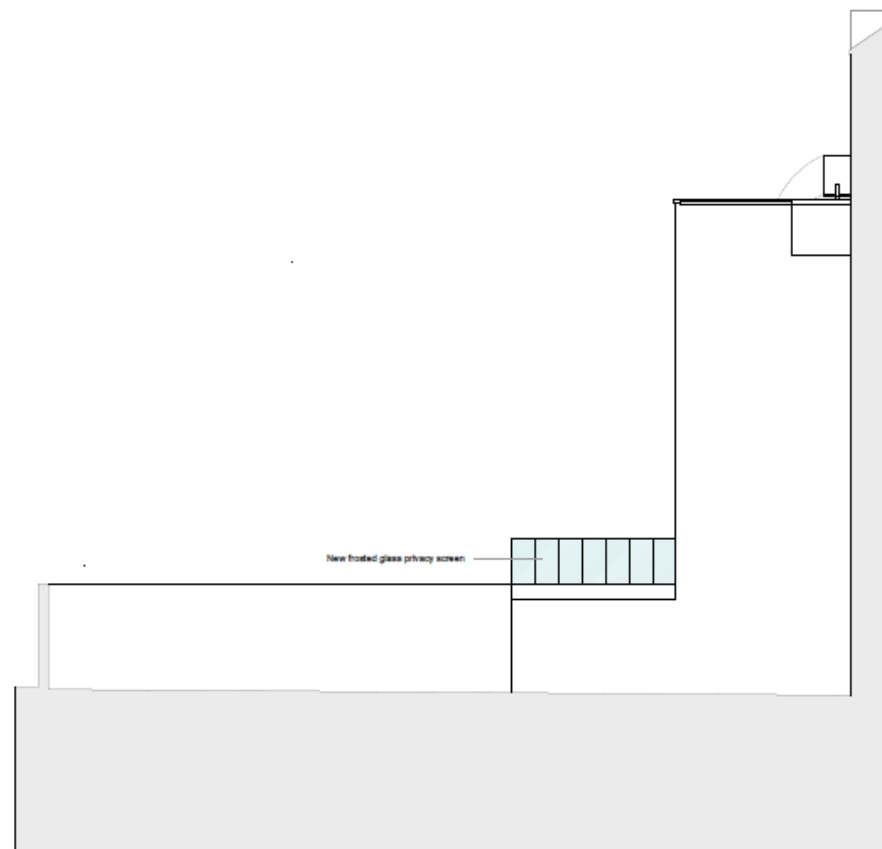
Proposed

Existing and Proposed North Elevation



North Elevation - Existing
Scale in Metres
0 1 2 3 4 5

Existing



North Elevation - Proposed
Scale in Metres
0 1 2 3 4 5

Proposed

Representations

One (1) letter of objection has been received, summarised as follows:

- Harm to neighbouring amenity by way of increased enclosure and noise, and loss of light and privacy
- Poor design and harm to the character of the listed building

Key Considerations

- Impact of the proposals on the historic character and appearance of the Grade II Listed Building

Conclusion and Planning Balance

- ▶ Externally, the proposals relate to the rear part of the building which is of lower historic significance due to the number of later alterations that have taken place,
- ▶ Internally, the proposals involve relatively minor interventions where the planform has already been altered,
- ▶ The proposals have been amended to reflect the comments of the Council's Heritage Officers,
- ▶ It is considered that the special interest of the listed building would not be further impacted by these changes,
- ▶ Recommend approval, subject to conditions.

