

Exton House, 4 Second Avenue

BH2024/00942

5th February 2025

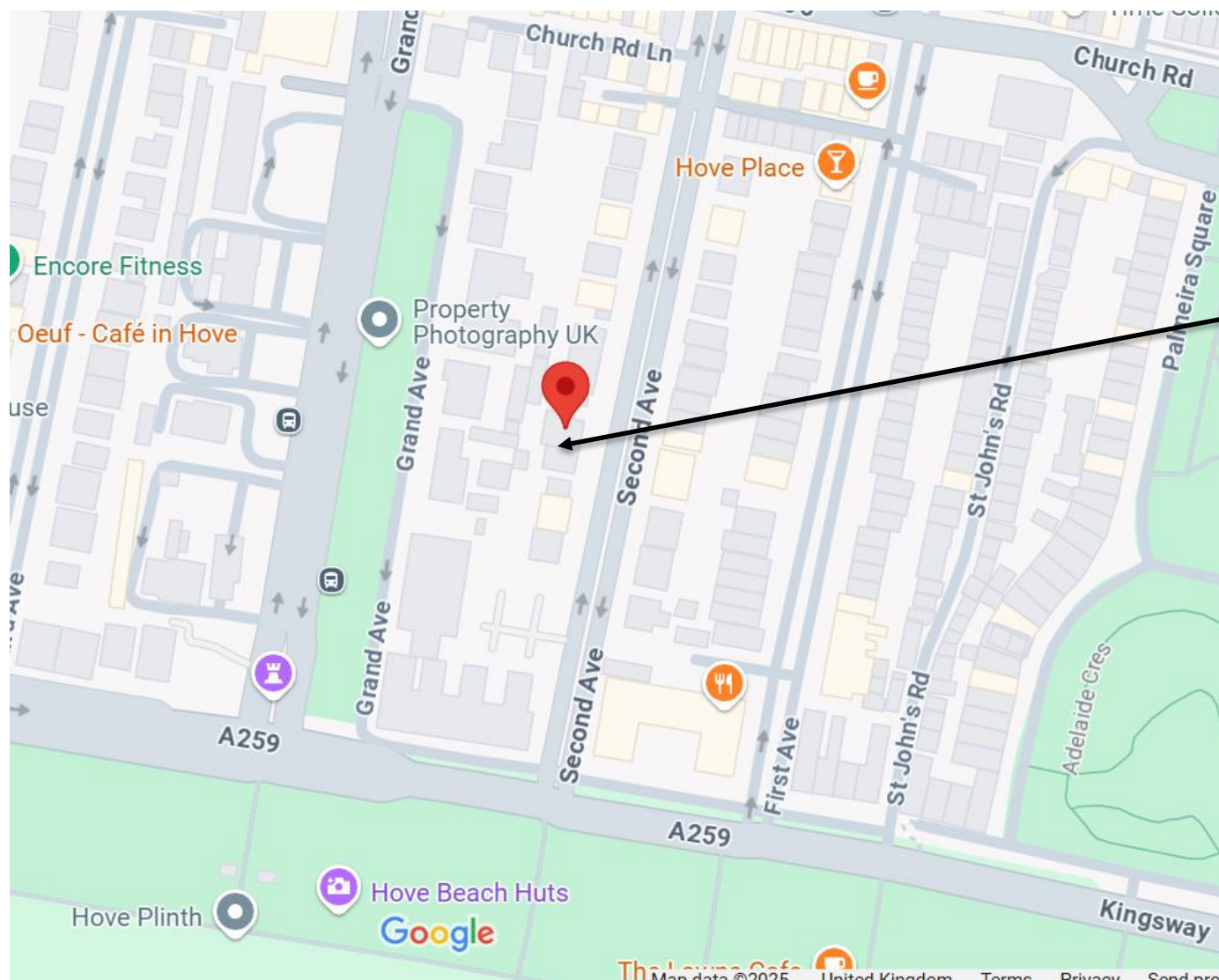


Brighton & Hove
City Council

Application Description

- ▶ Listed Building Consent application for:
Internal alterations to the layouts of the eleven (11) existing self-contained flats.

Map of Application Site

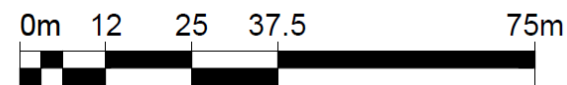


Site

Location Plan



Site

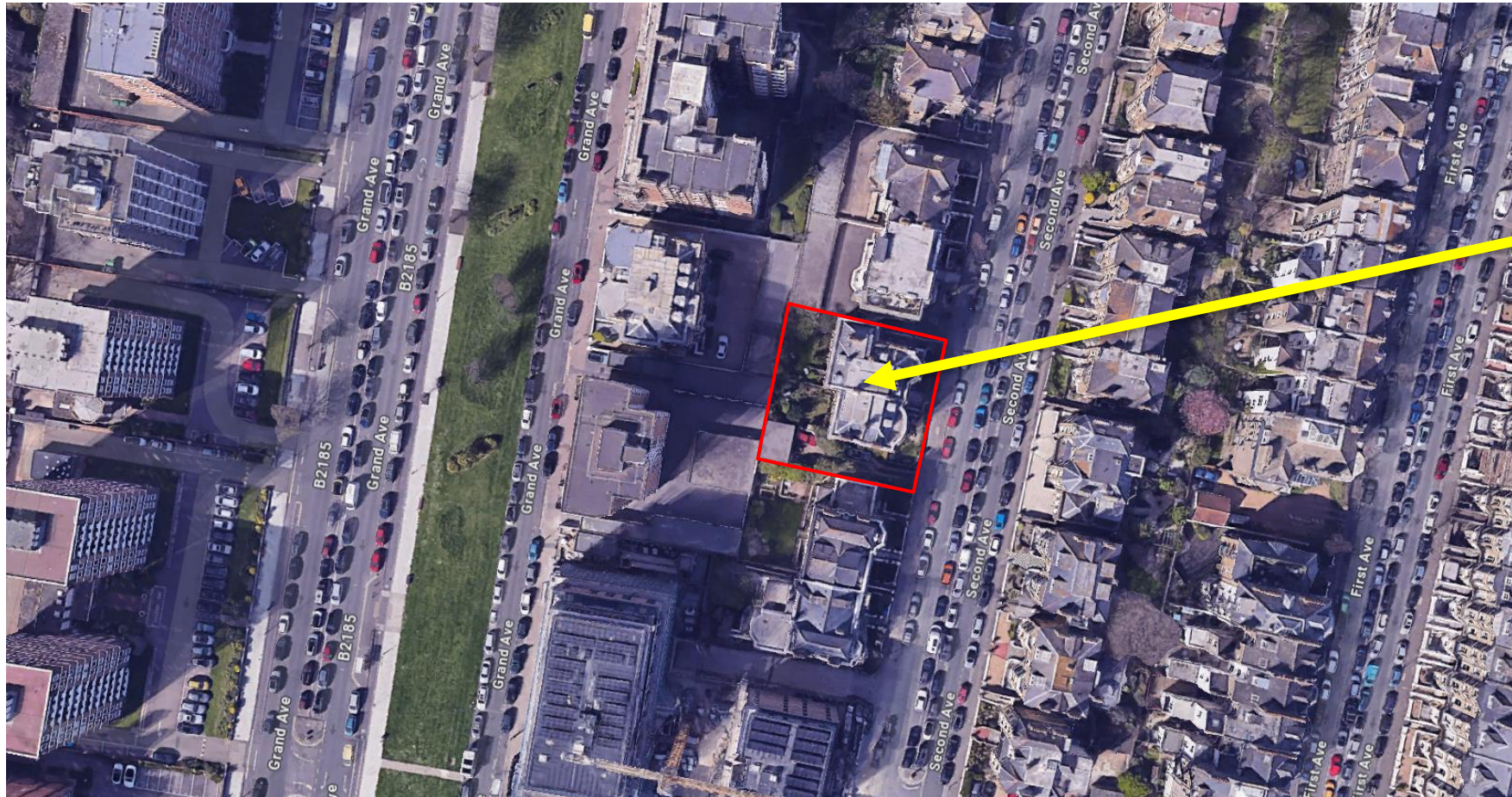


1:1250

LOCATION PLAN
Scale 1:1250 @ A3



Aerial Photo of Site



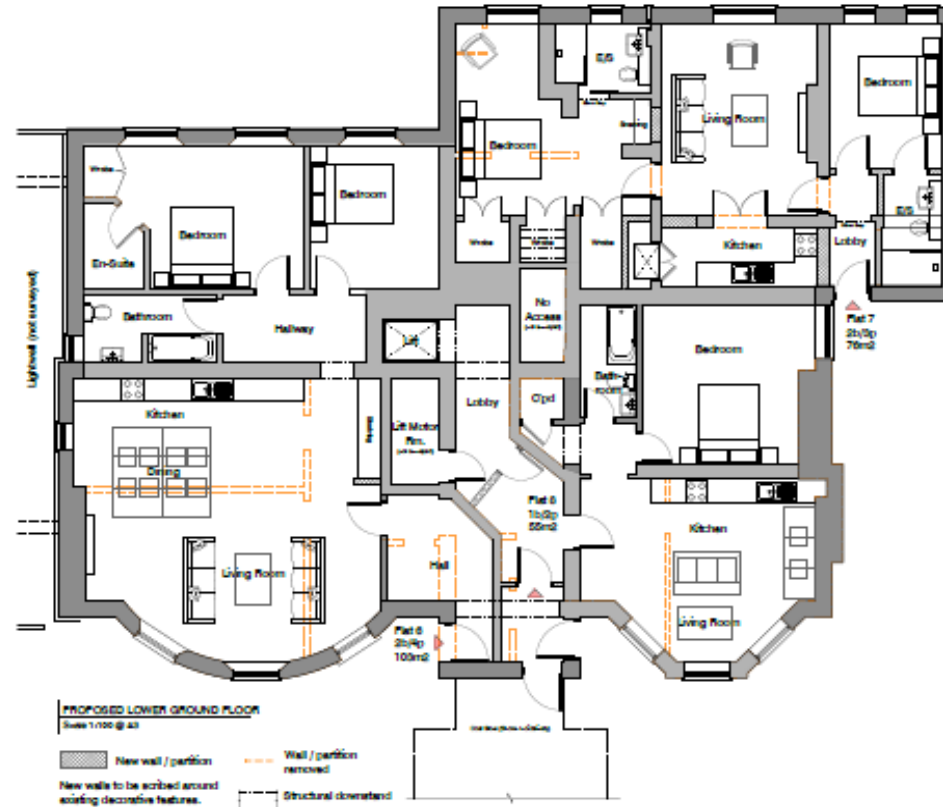
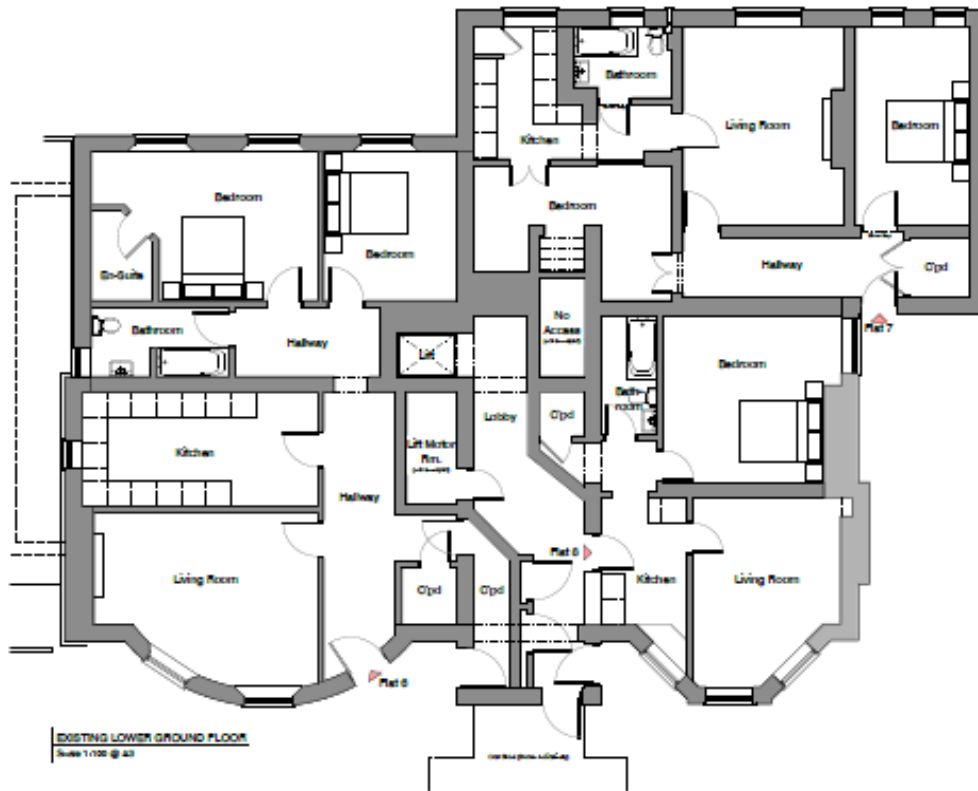
Site

3D Aerial Photo of Site

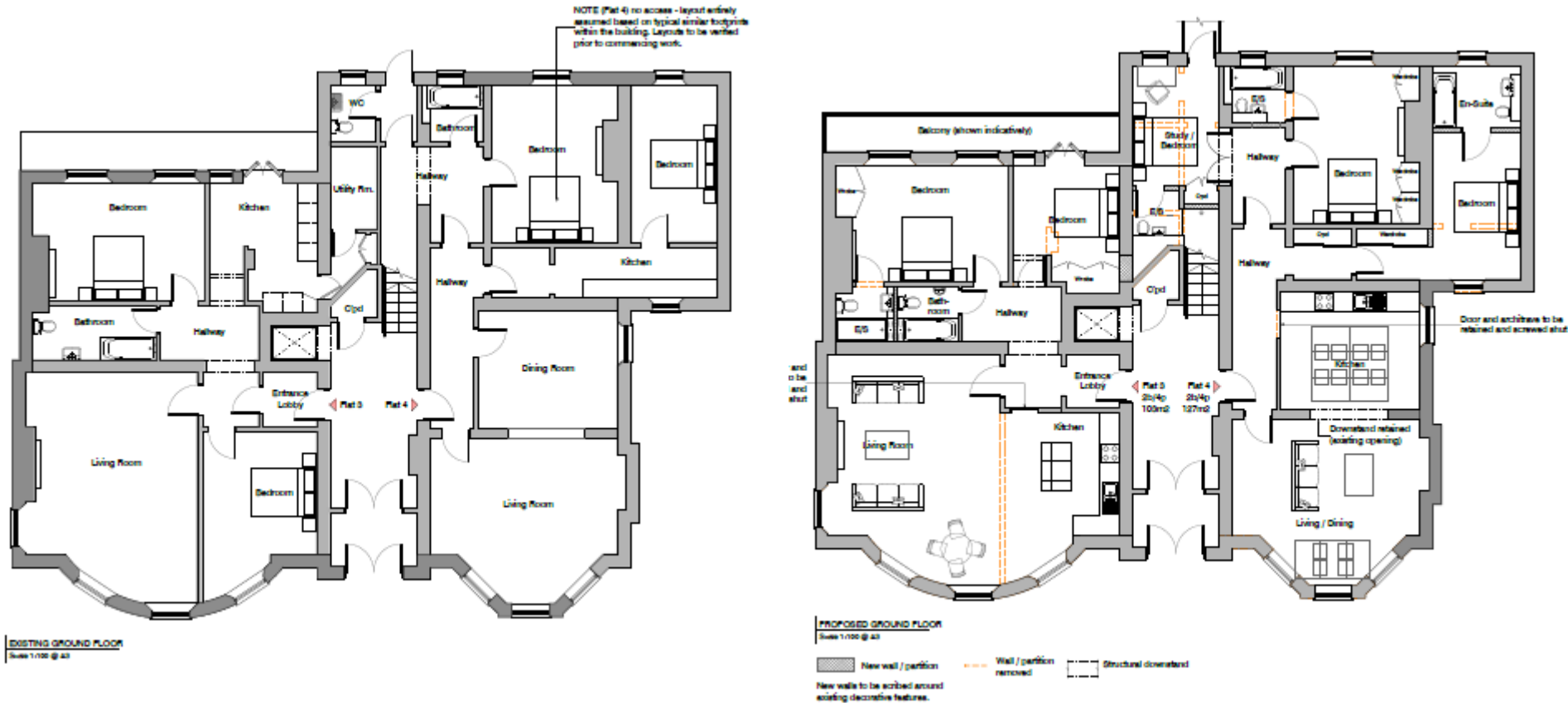


Site

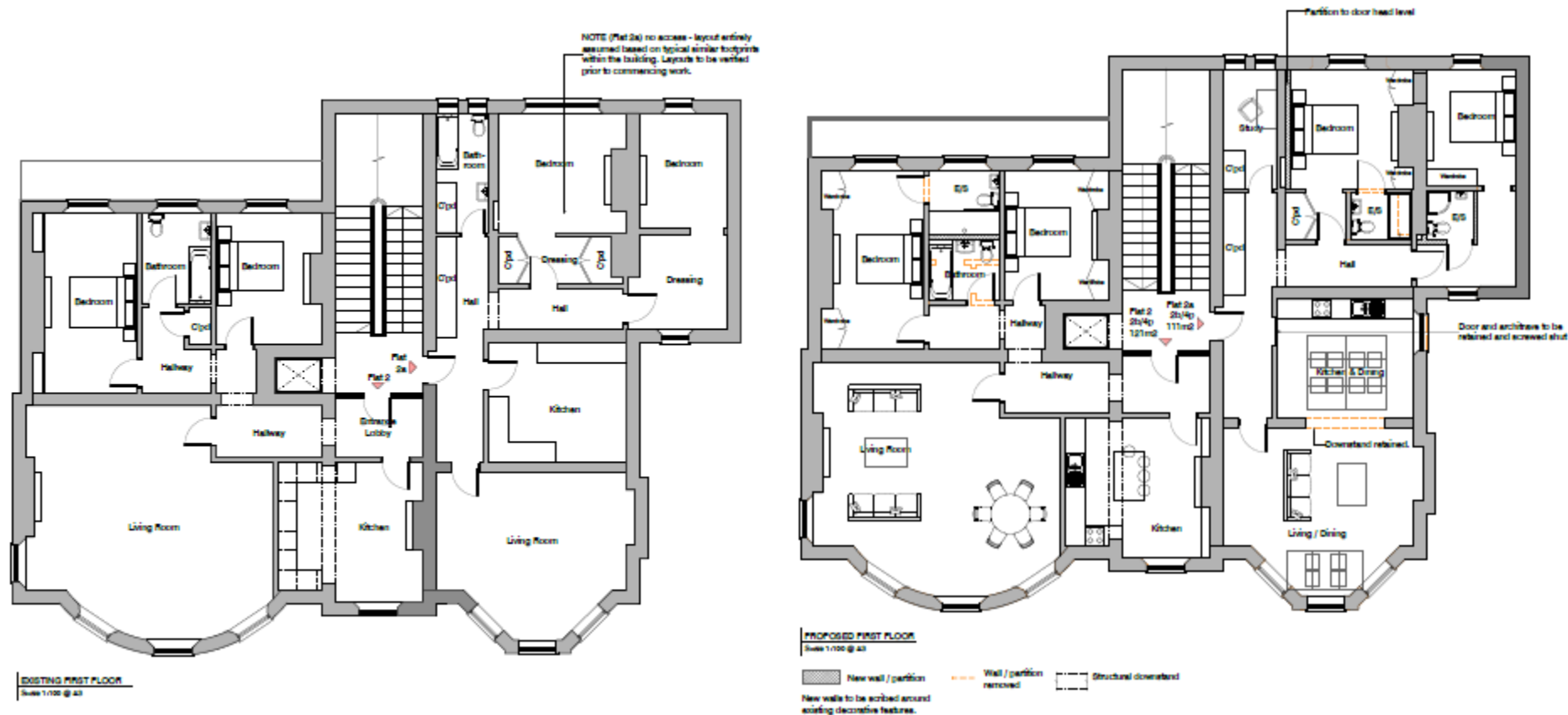
Existing & Proposed Lower Ground Floor



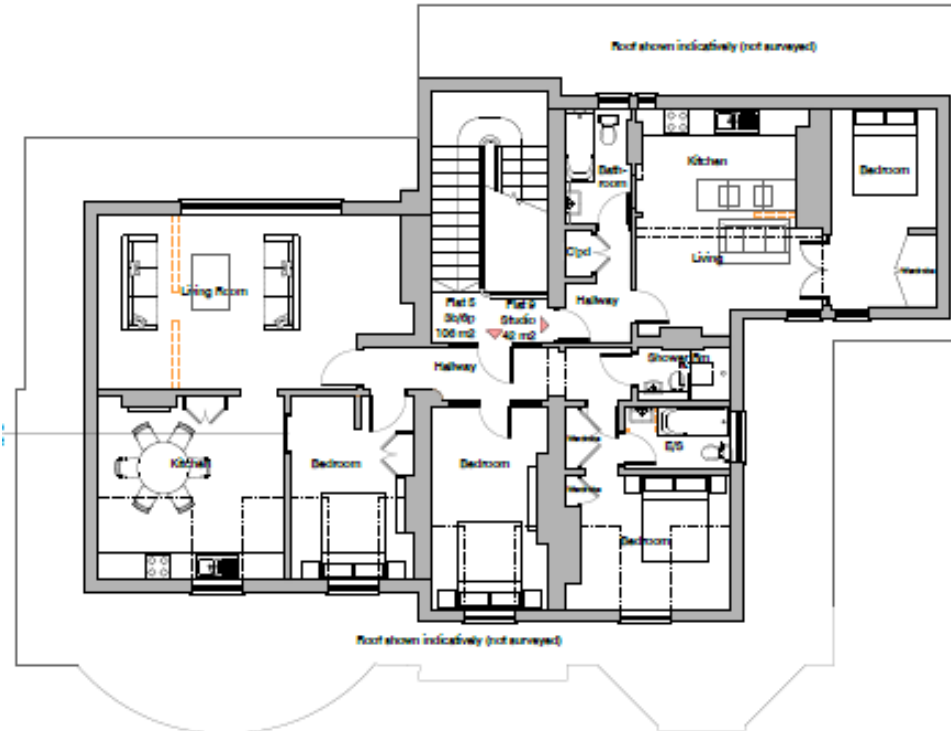
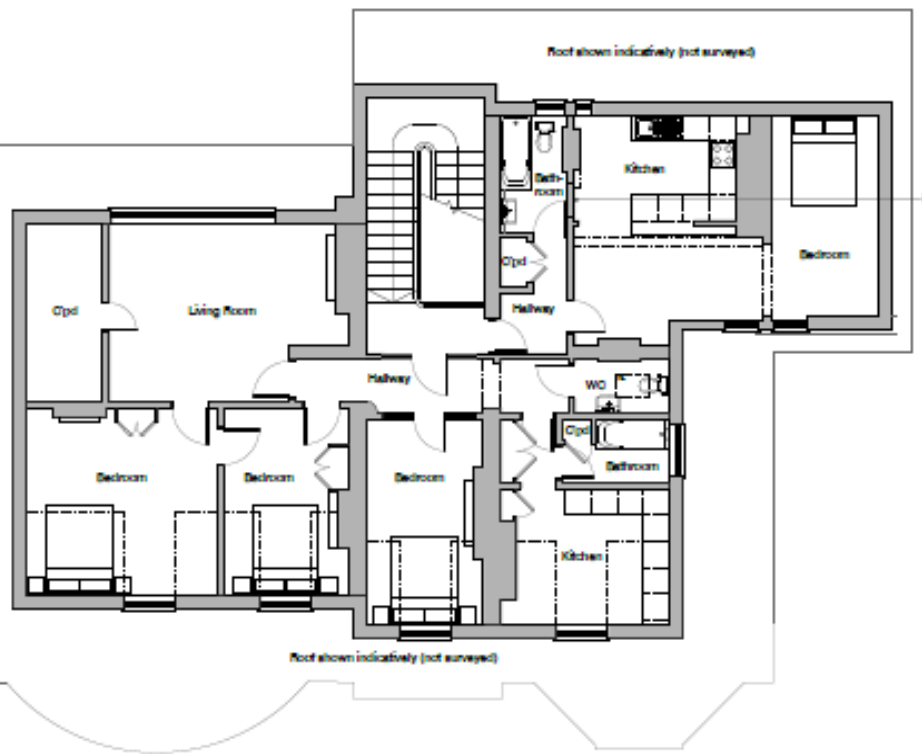
Existing & Proposed Ground Floor



Existing & Proposed 1st Floor



Existing & Proposed 3rd Floor



PROPOSED THIRD FLOOR
Scale 1:100 @ A3

New wall / partition
 Wall / partition removed
 Structural downstand
 New walls to be scribed around existing decorative features.

Representations

- ▶ Nine objections received including from Council from British Archaeology. Issues raised:
 - ▶ Removal of historic features from within building including marble fireplace, stained glass windows, doorways and doors, mouldings, original wall.
 - ▶ Factual inaccuracies within Heritage Statement.
 - ▶ No consultation with tenants/residents of flats.

Conclusion and Recommendation

- ▶ Works would be entirely internal – main historic significance of Listed Building is exterior which would be untouched;
- ▶ Works clarified by agent to confirm historic features including fireplaces, stained glass windows, mouldings would not be affected;
- ▶ Heritage Officer satisfied that works would maintain the historic features of the building and overall be beneficial through removing partition walls that currently divide up historic spaces.
- ▶ **Recommend: Grant Listed Building Consent**

