

119 Church Road [Paris Wine Bar]

BH2024/02981 & 02982
Full Planning & Listed Building Consent

5th March 2025



Brighton & Hove
City Council

Application Description

- ▶ Part-retrospective application for replacement boundary fencing and installation of a retractable canopy with associated works.

Location Plan



E.01

Aerial Photo of Site



3D Aerial Photo of Site

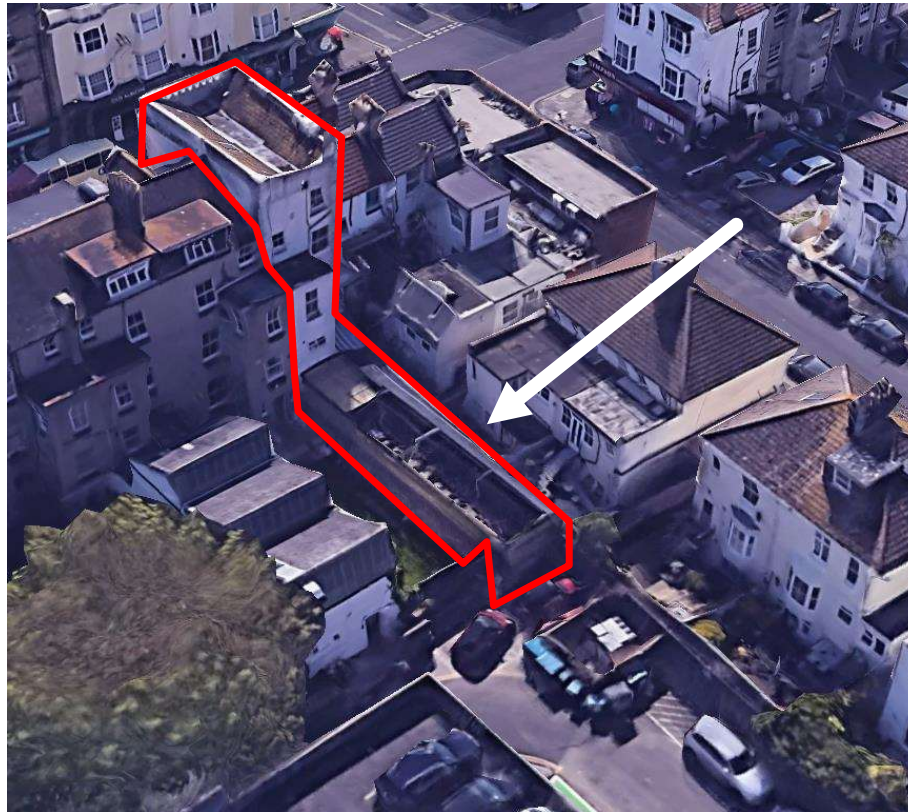
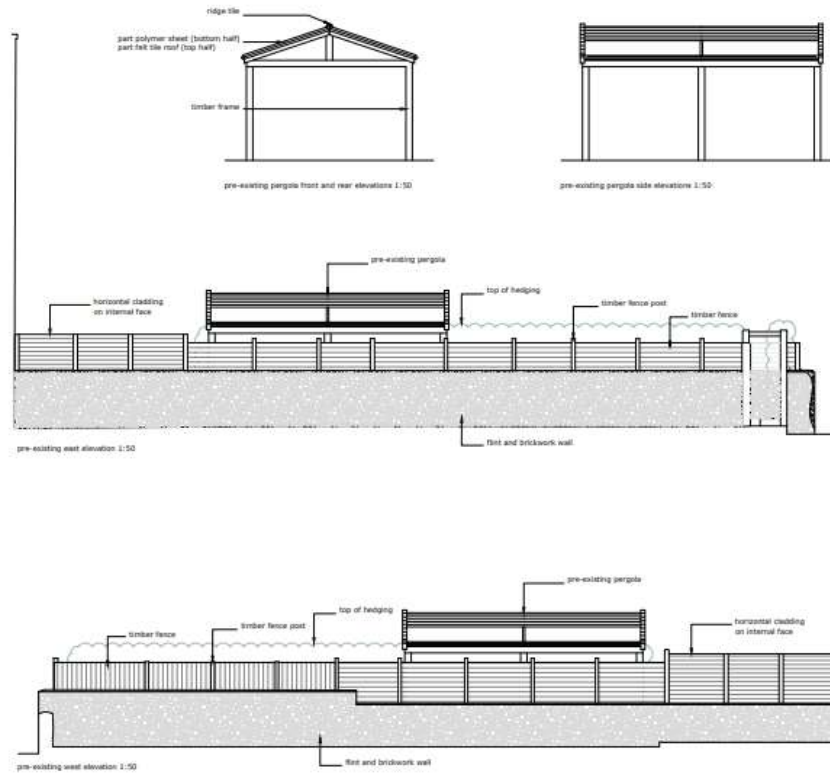


Photo of Site taken from Norton Road Car Park



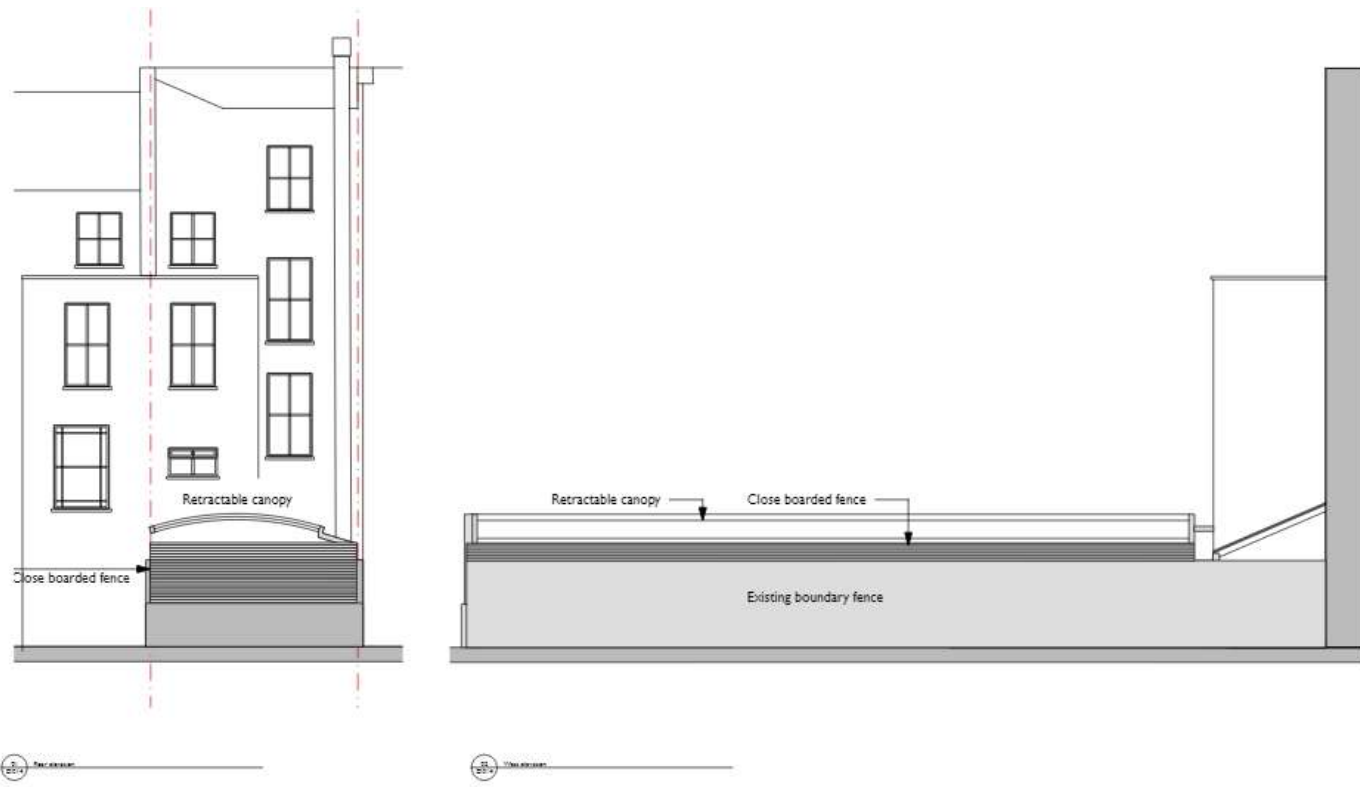
Pre-Existing Pergola Elevations



PE.04

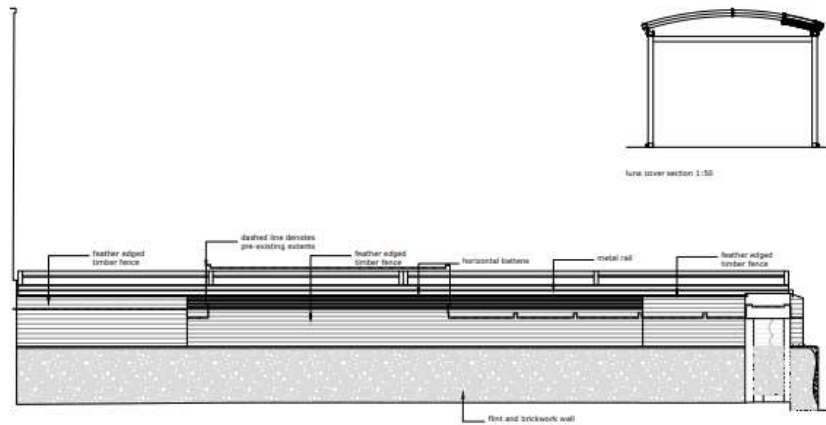
Previous Refused Elevations (BH2023/00086)

76

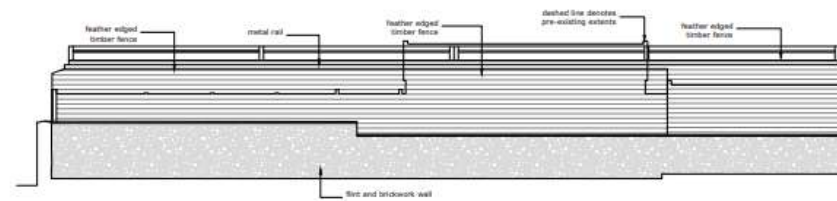


D.014 A

Proposed Elevations



proposed west elevation 1:50



proposed west elevation 1:50

P.04

Representations

- ▶ Letters of support received, raising the following material planning considerations:
 - ▶ Increased seating, particularly in cold weather.
 - ▶ Improves the business
 - ▶ Reduces noise output
 - ▶ Good design
- ▶ 12 received for BH2024/02981 (Full Planning)
- ▶ 20 received for BH2024/02892 (Listed Building Consent)

Key Considerations

- ▶ Impact on the historic significance of heritage assets including:
 - ▶ The host grade II listed building
 - ▶ The Avenues Conservation Area
 - ▶ The Cliftonville Conservation Area
- ▶ The Appeal Decision against the Listed Building Enforcement Notice, which dismissed a very similar development.

Conclusion and Planning Balance

- ▶ Development very similar to that found unacceptable and is the subject of a Listed Building Enforcement Notice. The applicant's appeal against this Notice was dismissed and they were required to remove the entire structure by June 2024.
- ▶ No significant changes have been proposed that would overcome the concerns, which relate to form, scale and materiality. There have been no changes in planning policy that would justify a different decision.
- ▶ The Planning Inspectorate has already judged that a development of this scale, form and materiality is an unacceptable addition to the building.
- ▶ The public benefits were considered under the previous Appeal and found not to be significant enough to outweigh the harm.
- ▶ **Recommend: Refuse both Planning Permission and Listed Building Consent**