

Flat 2, 31 Sussex Square

BH2024/03121 &

BH2024/03122

7th May 2025

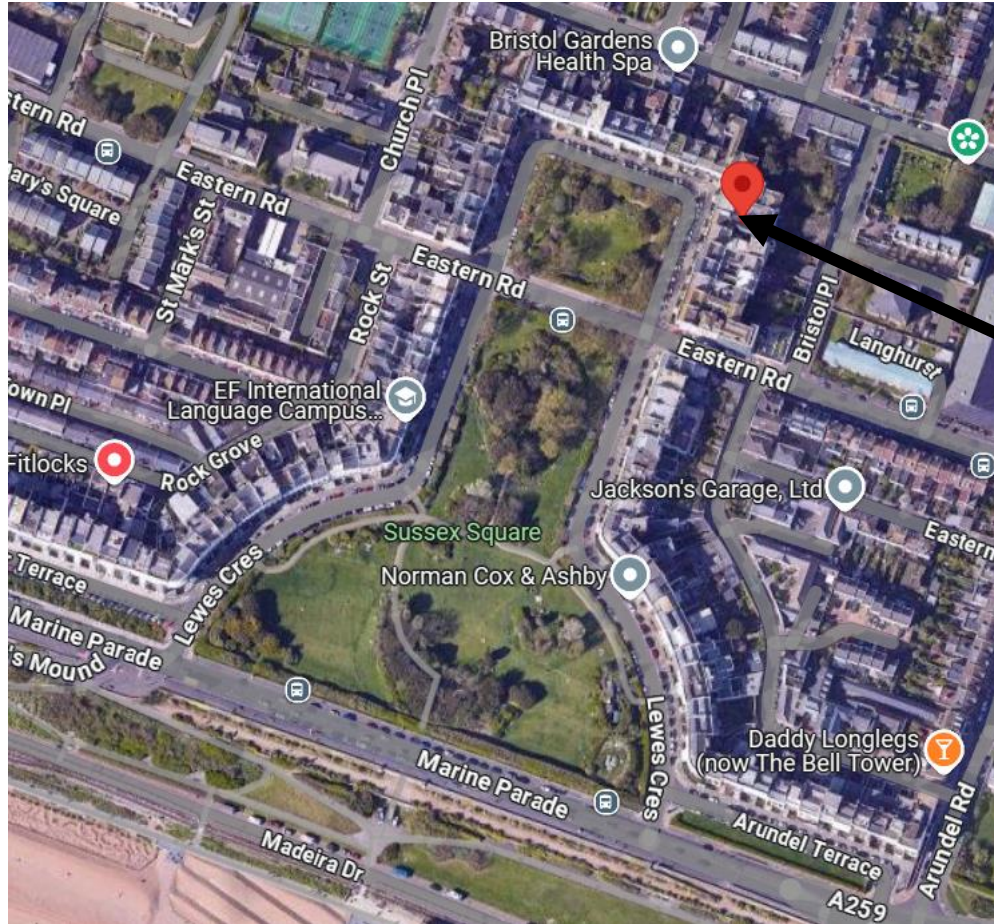


**Brighton & Hove
City Council**

Application Description

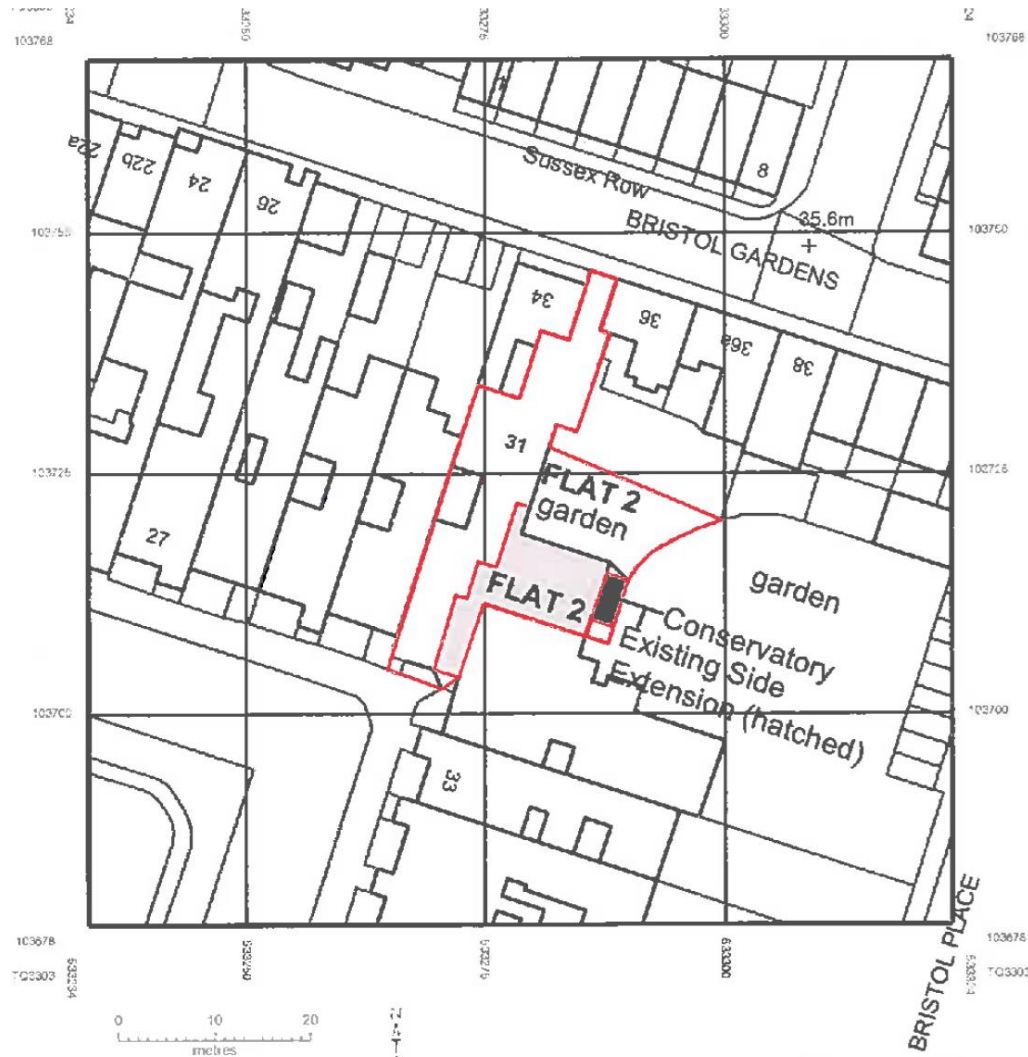
- ▶ Planning Permission and Listed Building Consent is being sought for the 'Replacement of existing conservatory glazed roof'.

Map of Application Site

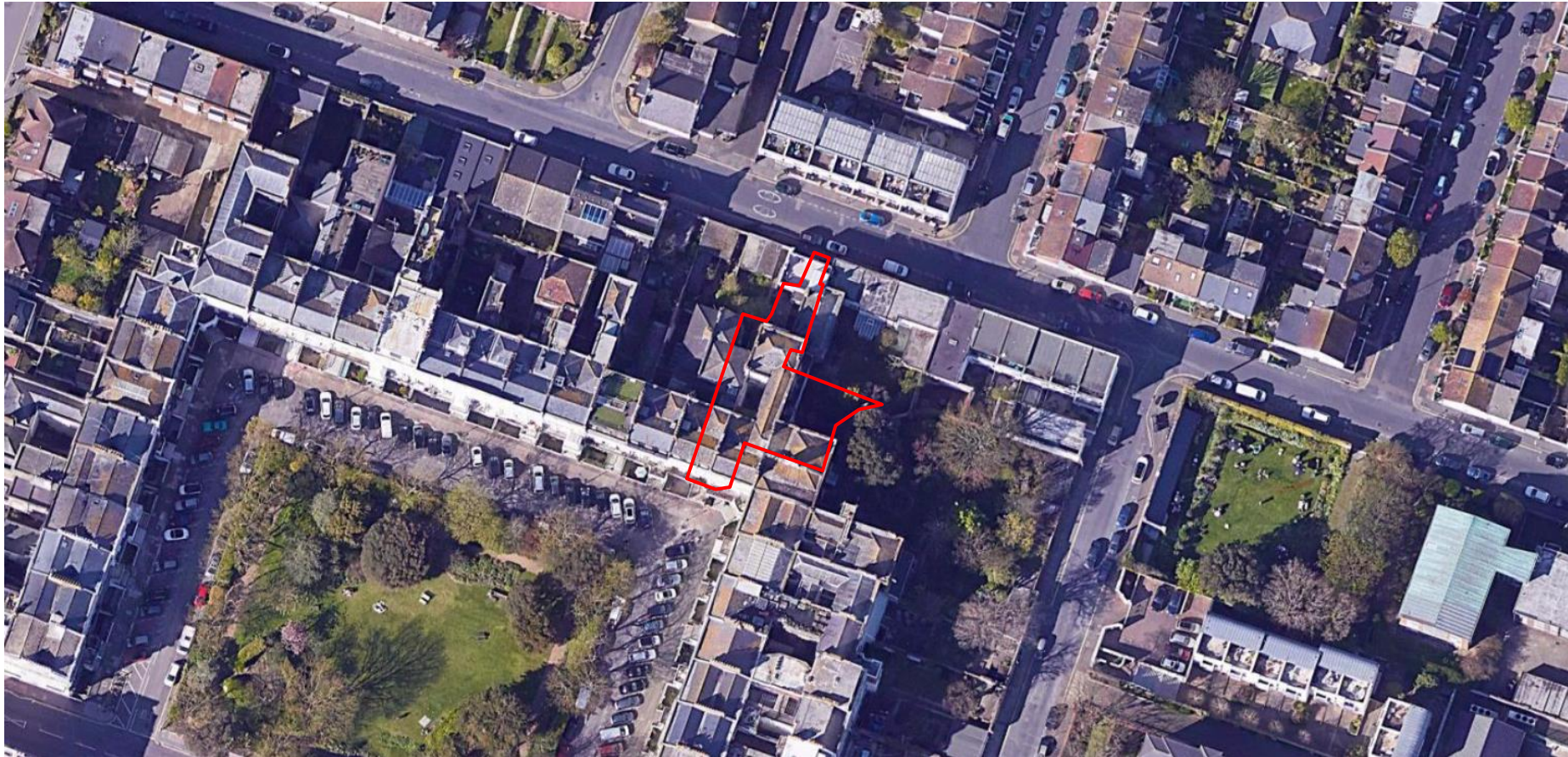


Application Site

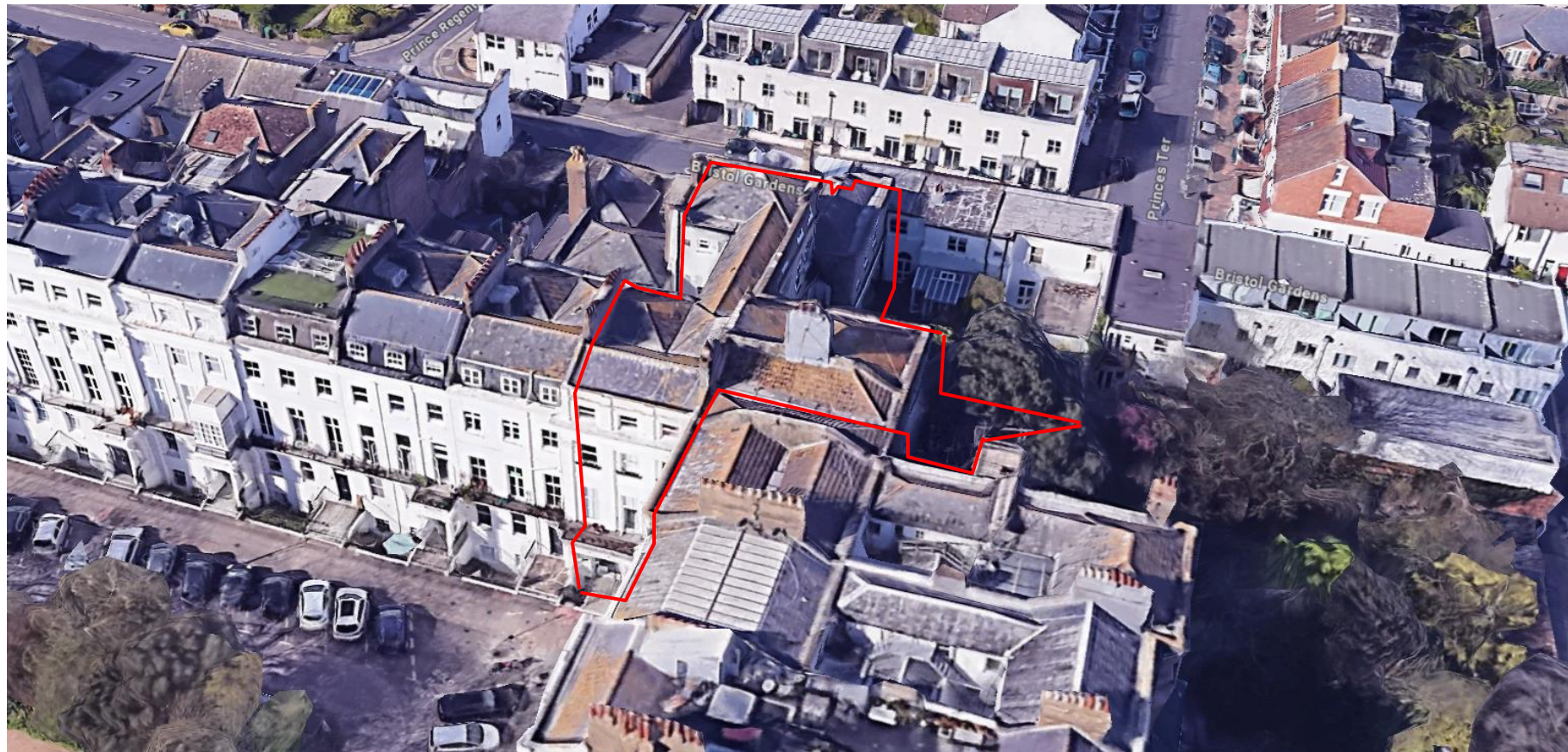
Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Application site entrance

Other Photo of Site



Tiles above the horizontal soil pipe connection through wall to be removed.



Rendered finish to be overclad with leadwork

Other Photo of Site

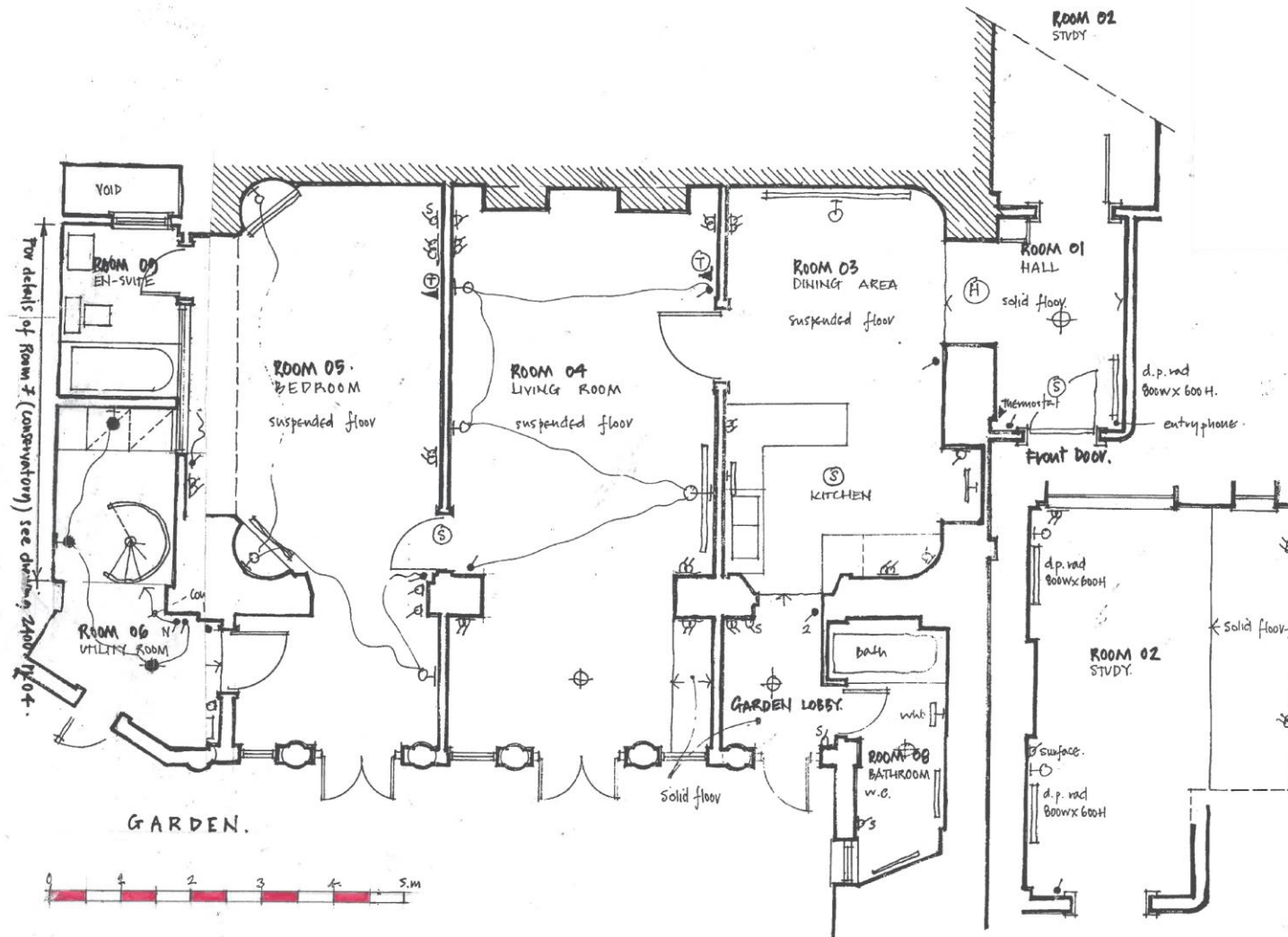


View from adjoining property. No work below stone coping to wall beneath

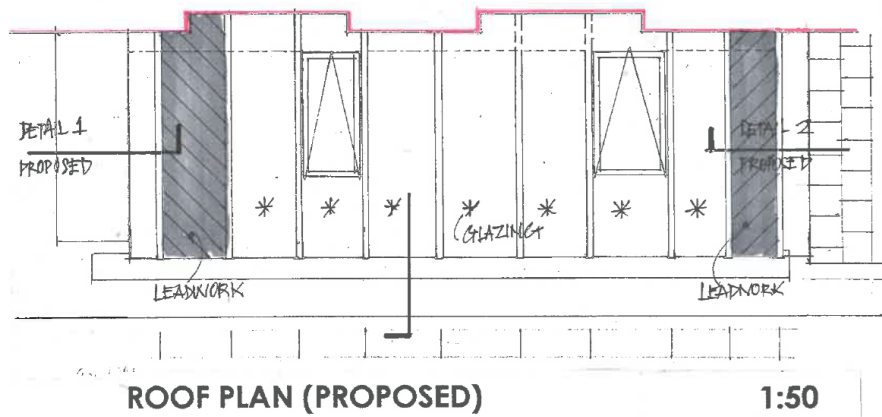
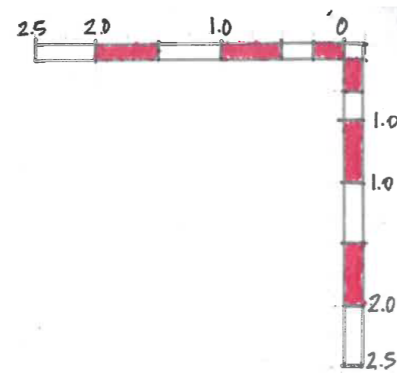
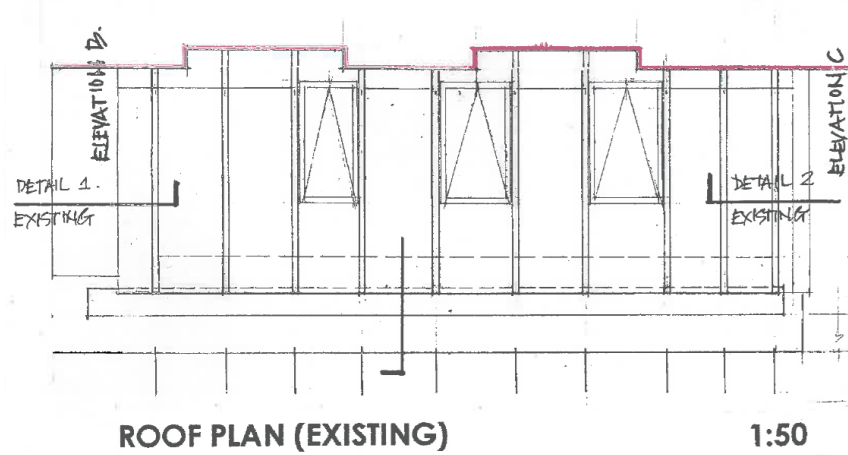


Hardwood rafters retained beneath new roof finishes

Existing Floor Plan



Roof Plans



Representations (BH2024/03121)

Representations have been received from 16 people, objecting to the proposed development for the following reasons:

- Roof covering is an eyesore and is not in keeping with the listed building.
- New glass windows would cause a loss of privacy and cause light pollution to neighbours.
- Concern about flat being used as a 'party house'.
- Potential safety impacts for asbestos and fire
- Noise from building works.
- Adverse impact on conservation area
- Land on which the lean-to structure sits is not within Flat 2's demise.
- Compromises lower level of the building.
- Restriction of view
- Inappropriate height of the development
- Overdevelopment
- Lack of planning permission for existing structure.
- Weight from a lead roof not sufficiently considered.

Representations (BH2024/03122 - LBC)

Representations have been received from 15 people, objecting to/supporting the proposed development for the following reasons:

- Roof covering is an eyesore and is not in keeping with the listed building.
- New glass windows would cause a loss of privacy and cause light pollution to neighbours.
- Concern about flat being used as a 'party house'.
- Potential safety impacts for asbestos.
- Noise from building works.
- Adverse impact on conservation area
- Land on which the lean-to structure sits is not within Flat 2's demise.
- Fire safety concerns.
- Compromises lower level of the building.
- Restriction of view
- Inappropriate height of the development
- Overdevelopment
- Lack of planning permission for existing structure.
- Weight from a lead roof not sufficiently considered
- Ownership/leasehold issues

Key Considerations

- ▶ Design and appearance
- ▶ Impacts on the Grade I listed Building
- ▶ Impacts on the Kemp Town Conservation Area
- ▶ Impacts on amenity.

Conclusion and Planning Balance

- ▶ As existing the conservatory is a modern addition to the Grade I listed building. It does not affect the special character of the listed building.
- ▶ The existing structure was regularised through a listed building consent application in 2004.
- ▶ No amenity harm is expected from the proposed development as the number of openable windows would decrease from three to two, the amount of clear glazing would also reduce with the revised roof design.
- ▶ A condition is recommended to seek details of internal works to make good the walls.
- ▶ The Planning Application and Listed Building Consent are both recommended for **APPROVAL**.

