

<b><u>No:</u></b>	<b>BH2025/01527</b>	<b><u>Ward:</u></b>	<b>West Hill &amp; North Laine Ward</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>Brighton Dome Church Street Brighton BN1 1UE</b>		
<b><u>Proposal:</u></b>	<b>External repairs including masonry repairs, repointing, paint removal, render repairs, repairs to stonework including merlons, pinnacles and cornices, application of limewash coating to stonework and renders. Low pressure jet washing, window repair and redecoration.</b>		
<b><u>Officer:</u></b>	Mark Thomas, tel: 292336	<b><u>Valid Date:</u></b>	17.06.2025
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	12.08.2025
<b><u>Listed Building Grade:</u></b>			
<b><u>Agent:</u></b>	Brighton And Hove City Council Hove Town Hall Norton Road Hove BN3 3BQ		
<b><u>Applicant:</u></b>	Brighton Dome And Brighton Festival Brighton Dome Church Street Brighton BN1 1UE		

## 1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** Listed Building Consent subject to the following Conditions and Informatives.

### Conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.  
**Reason:** To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. Unless otherwise set out in the submitted drawings and Heritage Statement, or otherwise agreed, the external finishes of the works hereby permitted, including any making good, shall match in material, colour, style, bonding and texture those of the existing building.  
Should any new materials be found to be required for the approved development, full details and/or samples of these shall be submitted to and approved in writing by the Local Planning Authority prior to being used.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
3. The limewashing hereby approved shall not be commenced until samples/details, including details of pigmentation/colour, have been submitted to and approved in writing by the Local Planning Authority. The limewash should also be applied to a test area on the site, and details of the result of this test included for consideration.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

4. No low pressure jet washing to the facades of the building shall take place until a test of a small sample area has been undertaken to the satisfaction of the Local Planning Authority.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed Drawing	002		17-Jun-25
Proposed Drawing	003		17-Jun-25
Proposed Drawing	004		17-Jun-25
Location and block plan	000		17-Jun-25
Report/Statement	Design And Access		17-Jun-25
Report/Statement	Heritage Statement		17-Jun-25

## 2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1. Brighton Dome is a Grade I listed building, and forms part of a complex of buildings within the Brighton Pavilion Estate and includes the Corn Exchange and Museum. The group of buildings form an orientalist streetscape onto Church Street and onto the Pavilion Gardens. The buildings occupy a prominent place within the Valley Gardens Conservation Area and provide a significant backdrop and setting to the registered park & garden (grade II) of the Royal Pavilion gardens and form part of the setting of the Pavilion itself. The buildings also form part of the setting of a number of other listed buildings in Church Street and New Road, including the grade II\* Theatre Royal.
- 2.2. Listed Building Consent is sought for restoration of the exterior of the building, including repairs and redecoration.

## 3. RELEVANT HISTORY

- 3.1. **BH2023/00098** Installation of 2no butterfly awnings, guillotine windows, wrap around planters and glazed screen, to accommodate outside restaurant dining area to West and South of Studio Theatre. Approved 11.04.2023
- 3.2. There are also various consents for advertisements and internal alterations to the building which are not directly relevant to the current proposals.

#### **4. REPRESENTATIONS**

None received

#### **5. CONSULTATIONS**

##### **5.1. Heritage: No objection**

- The proposed works does amount to a fairly comprehensive restoration which will require some replacement of materials.
- The need for the repair and restoration of the building is acknowledged, but some of materials should be better justified and specified in the proposal. If necessary, these issues can be addressed in conditions.
- Any replacement materials should be prepared on site and inspected to compare with the original. This will include mortars, paints and cills.
- New features such as doors should be shown in section drawings and submitted to the council before work commences.
- Cleaning methods of brick or render should be carried out in a small area to ensure that the method does not harm the surface of the building. DOFF cleaning process may still too abrasive for some surfaces so it is important the wherever it is specified it will not cause harm.
- The removal of plant growth from the building is in principle acceptable. However, special care should be taken with how this is removed.
- No new materials should be used in the making good of this material when masonry is replaced and made good.
- Wherever any new materials are replaced they shall be specified they shall match exactly the existing materials or until any other materials are approve in conditions prior to commencement of works.

##### **5.2. Historic England No comments**

#### **6. MATERIAL CONSIDERATIONS**

6.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

6.2. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove City Plan Part Two (adopted October 2022);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

## 7. RELEVANT POLICIES & GUIDANCE

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP15	Heritage

#### Brighton & Hove City Plan Part Two:

DM26	Conservation Areas
DM27	Listed Buildings

#### Supplementary Planning Documents:

SPD09	Architectural Features
SPG11	Listed Building Interiors

## 8. CONSIDERATIONS & ASSESSMENT

- 8.1. The main considerations in the determination of this application relate to the impacts of the proposed works on the historic character and appearance of the Grade I Listed Building and the wider Conservation Area.
- 8.2. In considering whether to grant listed building consent the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Moreover, when considering whether to grant listed building consent for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 8.3. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation should be given "considerable importance and weight".

### **External Alterations:**

- 8.4. The application proposes masonry repairs, repointing, paint removal, render repairs, repairs to stonework including merlons, pinnacles and cornices, application of limewash coating to stonework and renders, low-pressure jet washing, window repair and redecoration. The application also included like-for-like replacement of doors, although it has been confirmed by the applicant that these works no longer form part of the proposals.

### Masonry repairs

- 8.5. The proposed masonry repairs would comprise lime-based render and clay bricks to match the existing. There is no objection to these works subject to matching materials to be secured by condition.

### High level merlons and surrounding reconstituted stonework

- 8.6. The proposal includes vegetation removal and low pressure jet washing. There is no objection to vegetation removal, subject to making good of any damage, including repointing of any affected mortar joints.
- 8.7. The low pressure jet washing is considered acceptable and should first be tested on a small area to ensure that no harm would be caused to the external surface of the building which would be secured by condition.
- 8.8. The proposal also includes general repairs to cracking and spalling, including to the parapet, to which there is no objection. These works should be carried out in materials to match the existing unless specifically specified otherwise in the submitted plans and Heritage Statement.

High level pinnacles

- 8.9. The proposal is for low-pressure jet washing. As above, this should first be tested on a small area and is proposed to be secured by condition.

Rendered aedicules, paint removal and limewashing

- 8.10. The proposal is for removal of existing non-breathable masonry paint from the rendered aedicules, string courses and decorative cornices and merlons and the render treated instead with a lime wash which would better allow the building to 'breathe'. The Heritage Officer has raised no objection to this proposal, although details of pigment added to the wash has not been specified and shall, therefore, be secured by condition. The limewash should be tested on a small area and the results of testing shall be included within the submission of details pertaining to the condition.

Cornices

- 8.11. Vegetation removal and low-pressure jet washing is acceptable in principle subject to the considerations of similar works set out above. There is no objection to the repair of minor and hairline cracking as set out in the submission documents.

Window repairs

- 8.12. Windows would have linseed oil-based putty applied and general repairs and repainting including single glazed pane replacements where required. There is no objection to these works.

## **9. CONCLUSION**

- 9.1. The works are for repair and restoration of the Grade I Listed Building and do not involve the loss of historic fabric. The proposals are considered to suitably protect and preserve the special historical interest of the Listed Building and would not cause any harm in heritage terms subject to the necessary conditions to secure appropriate methods and materials. The proposals are considered to be in accordance with policies CP15 of the Brighton and Hove City Plan Part One and DM27 of the Brighton and Hove City Plan Part Two which seek to conserve and enhance the city's historic environment.

## **10. EQUALITIES**

10.1. Section 149(1) of the Equality Act 2010 provides:

- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
  - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.