

<u>No:</u>	BH2025/01793	<u>Ward:</u>	Brunswick & Adelaide Ward
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	First Floor And Second Floor Flat 7 St Johns Place Hove BN3 2FJ		
<u>Proposal:</u>	Listed Building Consent is sought for external and internal alterations including new fenestration, entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing flat roofed dormer with a new recessed internal roof terrace.		
<u>Officer:</u>	Charlotte Tovey, tel: 202138	<u>Valid Date:</u>	18.07.2025
<u>Con Area:</u>	The Avenues	<u>Expiry Date:</u>	12.09.2025
<u>Listed Building Grade:</u>		<u>EOT:</u>	07.11.2025
<u>Agent:</u>	ECE Planning Limited 64-68 Brighton Road Worthing BN112EN		
<u>Applicant:</u>	Ms Shadi Danin First Floor And Second Floor Flat 7 St Johns Place Hove BN3 2FJ		

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** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed Drawing	BCO 2004	00	14-Oct-25
Report/Statement	Heritage Statement	PL3	14-Oct-25
Location Plan	BCO 1000	00	18-Jul-25
Proposed Drawing	BCO 2001	02	15-Oct-25
Proposed Drawing	BCO 2002	02	15-Oct-25
Proposed Drawing	BCO 2003	01	15-Oct-25
Proposed Drawing	BCO 1003	02	17-Oct-25
Proposed Drawing	BCO 1001	00	18-Jul-25

2. 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.

3. The development hereby permitted shall not be commenced until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a) Details of brick and tiling (including details of the colour of paintwork to be used on the timber stable door)
 - b) Details of all cladding to be used, including details of their treatment to protect against weathering

Development shall be carried out in strict accordance with the approved details.
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 works shall take place to the windows until full details of all sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be hardwood timber framed 12mm slimline double hung vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and maintained and retained as such thereafter.
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.
5. No cables, wires, aerials, pipework meter boxes, ventilation grilles, flues, rainwater goods shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing 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.
6. The rooflight(s) hereby approved shall have steel or cast metal frames, colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
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.
7. All embedded steel to be removed from the masonry and affected areas made good in matching material to include lime based mortar and render. Surfaces to be finished to match the profile, texture and colour of the surrounding wall and retained as such thereafter.
Reason: To ensure the satisfactory preservation and appearance 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.
8. The works hereby permitted shall not take place until full details of the proposed new internal doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning

Authority. All existing doors are to be retained, except where indicated on the drawings hereby approved. New doors shall be of traditional timber panel construction. Any fireproofing to doors should be an integral part of the door construction, and self-closing mechanisms, if required, shall be of the concealed mortice type.

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

9. All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with 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

10. The works hereby permitted shall not take place until full details of the proposed works including 1:20 scale sample elevations and sections and 1:1 scale joinery profiles of the new staircases have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, 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. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION

- 2.1. The application site relates to a mid terraced dwellinghouse on the southern side of the mews at no. 7 St Johns Place, located at the north east end of First Avenue. The building occupies part of the ground floor, first floor and converted loft space. The west garage is not owned by the applicant and does not form part of this application.
- 2.2. This property is part of the Grade II listed mews buildings '1-7 St John's Place and 56 First Avenue', within The Avenues Conservation Area. The mews is an original element of the Stanford Estate by James Knowles and retains much evidence of its original purpose as service accommodation for the grander town houses of the estate, with ground floor carriage/coach entrances and first floor loading/winch-doors.

- 2.3. The mews is currently in use as a mixture of residential premises with some commercial businesses operating from the ground floor garages.

3. APPLICATION DESCRIPTION

- 3.1. Listed Building Consent is sought for external and internal alterations including new fenestration, new timber stable entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing front and rear flat roofed dormers with the rear dormer remodelled as a new recessed internal roof terrace.
- 3.2. The proposal has been amended during the course of the application to remove an originally proposed lift, removal of a newly proposed front window and to amend the entrance doors on the front elevation.

4. RELEVANT HISTORY

- 4.1. **PRE2025/00094** Pre application advice was sought by the applicant and following a site visit by the heritage officer in June 2025 advice was issued on the external and internal alterations proposed.

5. REPRESENTATIONS

- 5.1. In response to publicity, responses were received from three (3) individuals, objecting to the application and raising the following issues:
- The alterations would be detrimental to the Listed Building and Conservation Area
 - Noise disturbance from the new internal layout and recessed balcony
 - Concerns that the plans are inaccurate and not compliant with Building Regulations
 - Concerns on structural integrity
 - Concerns of drainage and rainwater run off
 - Loss of parking
 - The balcony is not in keeping with the heritage of the area
 - Concerns to the future use of building as an Airbnb
 - Loss of privacy

6. CONSULTATIONS

- 6.1. **Heritage:** No objection subject to conditions
Initial consultation received on the 18.09.2025:
The internal changes are likely to be acceptable (with the exception of the lift) when weighed against heritage benefits. Notwithstanding possible amenity issues, the design of the rear balcony is acceptable and would be an improvement on the existing poorly designed dormer. A more robust heritage

statement is needed and amendments to the internal layout removing the lift that was not included in the plans when pre application advice was sought.

Updated plans received 13.10.2025

- 6.2. Amendments have been made to the proposal including the removal of the previously proposed lift, the removal of the ground floor north elevation slot window, a revised stair configuration that retains the existing first to second floor staircase to minimise alteration to the spine wall. A new Georgian period style timber staircase is now proposed to replace the existing open treaded stairs. Amendments have also been made to the entrance door from the courtyard to introduce a new timber stable door. An internal glass lobby is now proposed.

Updated Heritage consultation received on the 14.10.2025

- 6.3. The applicant has submitted a revised heritage statement, which now meets the requirements of paragraph 207 of the NPPF. The proposed lift has been omitted, which is welcome. I am now content that the overall impact would be neutral, with a degree of harm and some clear direct heritage benefits/enhancements resulting in an overall acceptable scheme.

7. MATERIAL CONSIDERATIONS

- 7.1. 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.
- 7.2. 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; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. POLICIES

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
DM29	The Setting of Heritage Assets

Supplementary Planning Guidance:
SPGBH11 Listed Building Interiors

Supplementary Planning Documents:
SPD09 Architectural Features

Other Documents

The Avenues Conservation Area character statement

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to the impact of the alterations on the Grade II Listed Building, their impact on the setting of the listed buildings within the Mews, and the wider Avenues Conservation Area.

9.2. 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.

9.3. 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 area should be given "considerable importance and weight".

Existing Appearance

9.4. The application site has undergone many alterations in the past with previous ownership that has resulted in the loss of historic architectural features such as loss of the original windows and coach doors, fitment of a modern front door between the original openings, fitment of UPVC windows and juliette balconies on the first floor level, large rear and front dormers have all diluted the historic significance of the building.

9.5. These unsympathetic alterations have caused harm to the host property and the group of adjacent listed assets as well as the character and appearance of the Conservation Area. Internally many original features and plan form has been removed and the previous installation of a modern staircase to first and floor and attic level has diluted the significance of the listed building to a high level.

Engagement with the agent and the LPA

9.6. Initial pre application advice following a site visit from the heritage officer concluded that the overall poor condition of the building, both in terms of historic fabric and standard of accommodation. The interior of the heritage asset retains a fairly limited degree of historic character, however the original plan form remains legible.

- 9.7. During the course of the application satisfactory amendments have been received as described below and an updated Heritage Statement has been submitted PL3 dated 14.10.2025.

Front & Rear External Alterations

- 9.8. The plans seek to remove the non original UPVC door and glazing on the front and rear elevations including the removal of the juliette balconies.
- 9.9. The proposals include a new timber 'stable door' to the ground floor front elevation as the main entrance to the building and timber framed sash windows at first floor level (front and rear) to reflect the design of the lost fenestrations. The drawings confirm that the new sash windows would be slimline 12mm hardwood timber units painted in off white. The glazing pattern would be similar to the design of no. 6 St Johns Place and the proposed windows would be a welcome change to the principle and rear elevations. A condition is attached requiring joinery details are submitted to the LPA for approval prior to installation in order to secure appropriate detailing.
- 9.10. The heritage statement and drawings confirm that the brickwork would be cleaned and repointed in lime mortar where necessary and the non original juliette balconies carefully removed. A condition is recommended to ensure that where removed the surrounding brickwork is repaired and restored to match the existing. Further conditions are recommended to require joinery details of the glazing and entrance door, details of proposed materials and a further condition is recommended to ensure where features are removed the existing brickwork is cleaned and replaced to match.
- 9.11. Overall the proposed alterations to the front and rear elevations would result in an improvement to the appearance of the Grade II Listed Building resulting in several heritage benefits to the host property and also to the mews and other adjacent and nearby Listed Buildings.

Roof Alterations

- 9.12. The application also proposes to replace the existing red brown concrete roof tiles with natural slate tiles and the chimney stacks are proposed to be repaired. A new rooflight is proposed to the rear roof and all existing plastic rainwater goods are proposed to be replaced with heritage style UPVC fittings designed to replicate cast iron. Whilst this material is not commonly acceptable on a Listed Building in this case given the other heritage benefits and resulting appearance, this is considered acceptable in this instance.
- 9.13. The front and rear dormers would be remodelled and re-finished with zinc / aluminium standing seam roof and cladding. The new windows within the front dormer would be dark grey aluminium to match the appearance of the neighbouring properties on the principle elevation.
- 9.14. The rear dormer would be remodelled and mostly removed where it projects from the roofslope to create instead a recessed balcony with larger sliding doors set into the roofspace. An aluminium handrail and glazed balustrade are also

proposed. Notwithstanding amenity considerations (that are considered under the associated full planning application), the re-design of the rear dormer with the proposed recessed balcony is in this instance considered acceptable. The proposal is considered to be an improvement on the existing poorly designed dormer. The existing dormer has been constructed with modern materials that jar with the other roof materials of the mews. Both front and rear dormers are visible from the public realm and the alterations are considered to be an improvement to the buildings character and appearance. Whilst it is unclear exactly when the dormers were constructed they have certainly been in place since 2011 and it would not be deemed reasonable to require their complete removal. The recessed design of the rear dormer is considered to lessen its impact overall and would have less visibility from the streetscene. The high level nature of the alteration together with the height of the building to the south at no. 54 First Avenue. would result in the appearance being suitably minimised and the proposed alterations would not negatively impact upon the Conservation Area.

- 9.15. The amendments to the front and rear dormers are considered to be overall enhancements to the appearance and historic character of the building as they replace and improve some of the more harmful alterations that have been previously taken place at the property.

Internal Alterations

- 9.16. Amendments have been made to the proposal from that originally submitted including the removal of a previously proposed lift and the removal of the ground floor front elevation slot window. A new Georgian period style timber staircase is now proposed to replace the existing open treaded stairs. Amendments have also been made to the entrance door from the courtyard to introduce a new timber stable door and an internal glass lobby is now proposed.
- 9.17. The planform of the new proposed layout is acceptable and would not cause harm to the character or historic significance of the building and conditions are recommended to ensure appropriate detailing is secured of the windows, doors and the internal staircase also.

Conclusion

- 9.18. Whilst some of the proposed alterations are considered to result in less than substantial harm to the building these alterations are balanced with a number of benefits to the appearance and historic character of the building resulting in a neutral and acceptable impact overall.
- 9.19. The proposed alterations would not harm the historic character or appearance of the Grade II Listed building or wider conservation area, in accordance with policies CP12 and CP15 of the Brighton & Hove City Plan Part One and policies DM18, DM21, DM26, DM27 and DM29 of the Brighton & Hove City Plan Part Two.

Others Matters

- 9.20. Concerns have been received in regards to a potential change of use of the building and the impact of the proposals upon neighbouring amenity more

generally will be considered under the associated full planning application BH2025/01792.

- 9.21. Concerns were raised that the drawings were inaccurate. The plans have been updated to clarify the materials and address any initial irregularities.
- 9.22. Concerns have been raised that the new connection of rainwater goods has not been included on the proposed plans nor details of the new heating system. A condition is attached to ensure that details of any new flue or other external installation are submitted to the LPA for approval.
- 9.23. Concerns have also been raised that the loss of the garage would have a detrimental impact on parking in the Mews and surrounding area. This is not a consideration for an application for Listed Building consent will be considered under the associated full planning application.
- 9.24. Should Listed Building Consent be granted the alterations would continue to be subject to an application to Building Control that would deal with matter of structural integrity of the building and require detailed drawings for building regulations purposes. The agent has confirmed there are two existing timber beams in the dormer, that are rotten due to water ingress and damp. They are being replaced smaller steels in the same position. These will span from party wall to party wall and will not jeopardise the existing building fabric. Party wall agreements are a private matter between landowners and do not form part of the decision making process for Listed Building Alterations.

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 determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

