

First Floor And Second Floor Flat, 7 St Johns Place

BH2025/01792 (FP)

And

BH2025/01793 (LBC)

5th November 2025

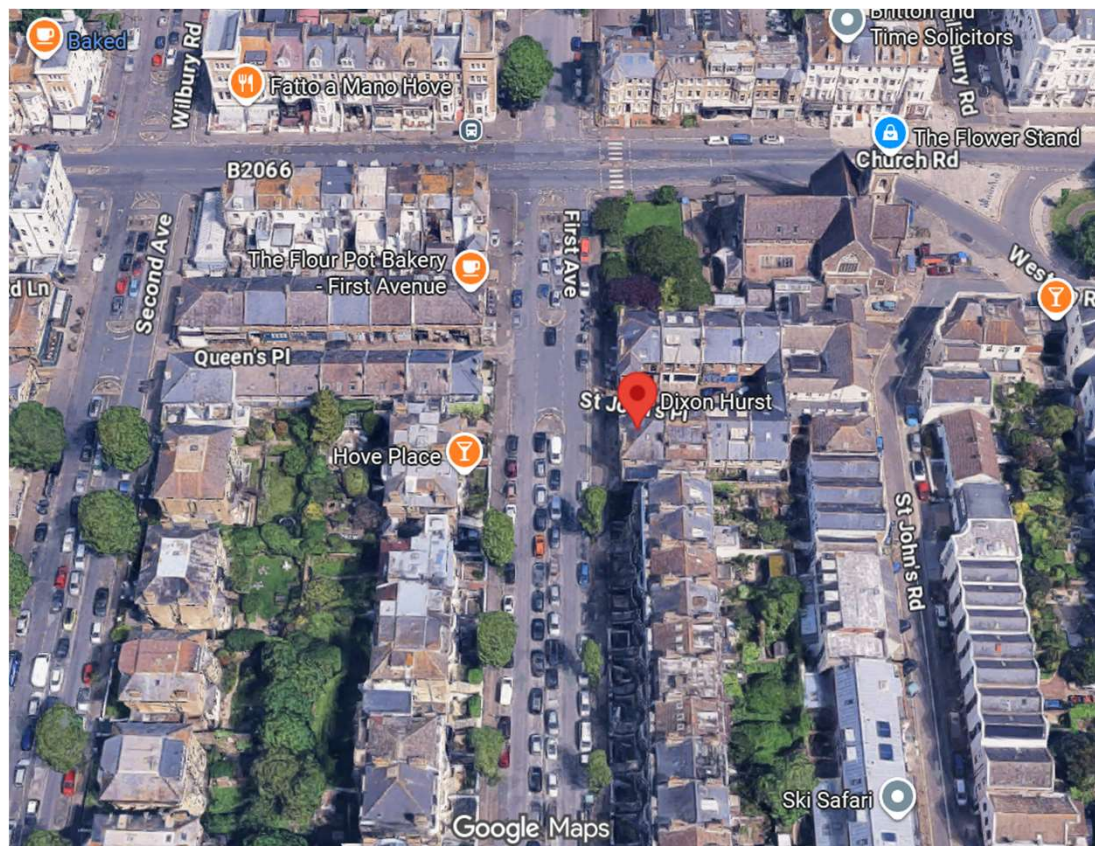


Brighton & Hove
City Council

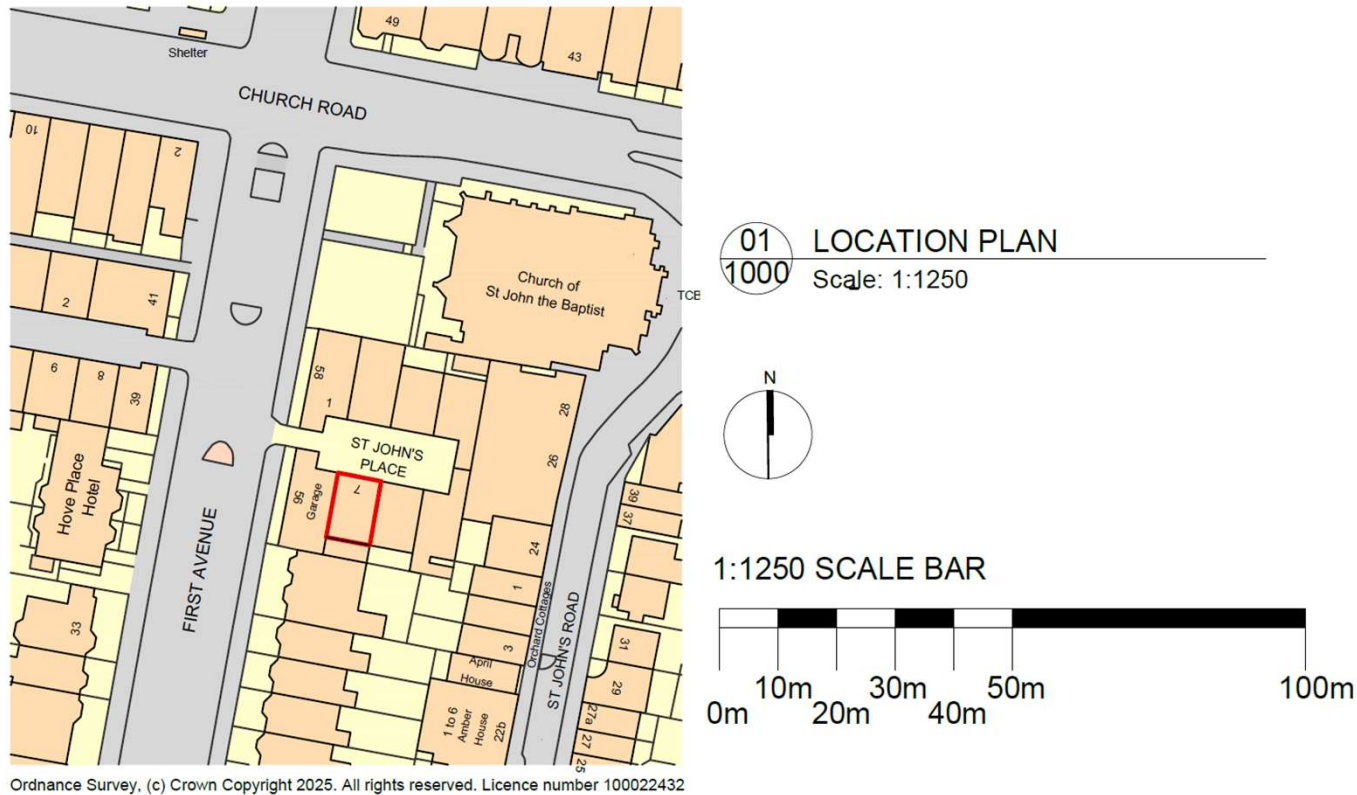
Application Description

- ▶ Listed Building Consent and Planning Permission 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.

Map of Application Site

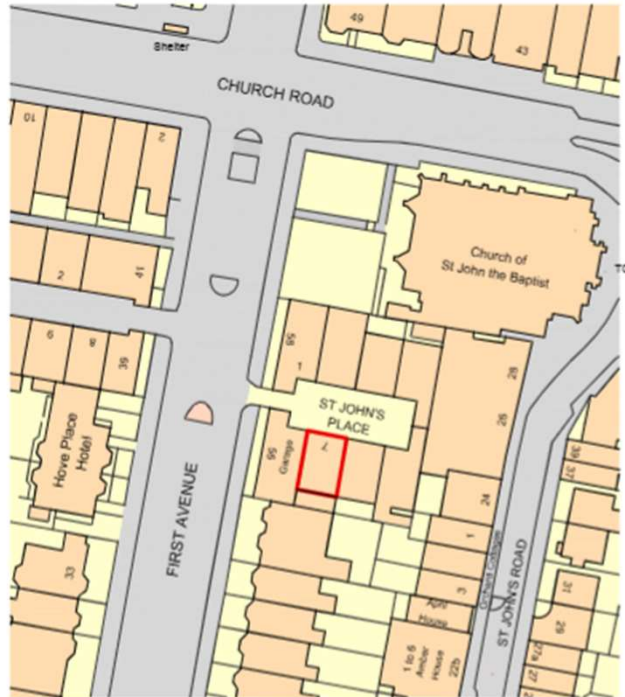


Existing Location Plan



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Proposed Location Plan



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01 LOCATION PLAN
1000 Scale: 1:1250

Aerial Photo of Site



3D Aerial Photo of Site



North

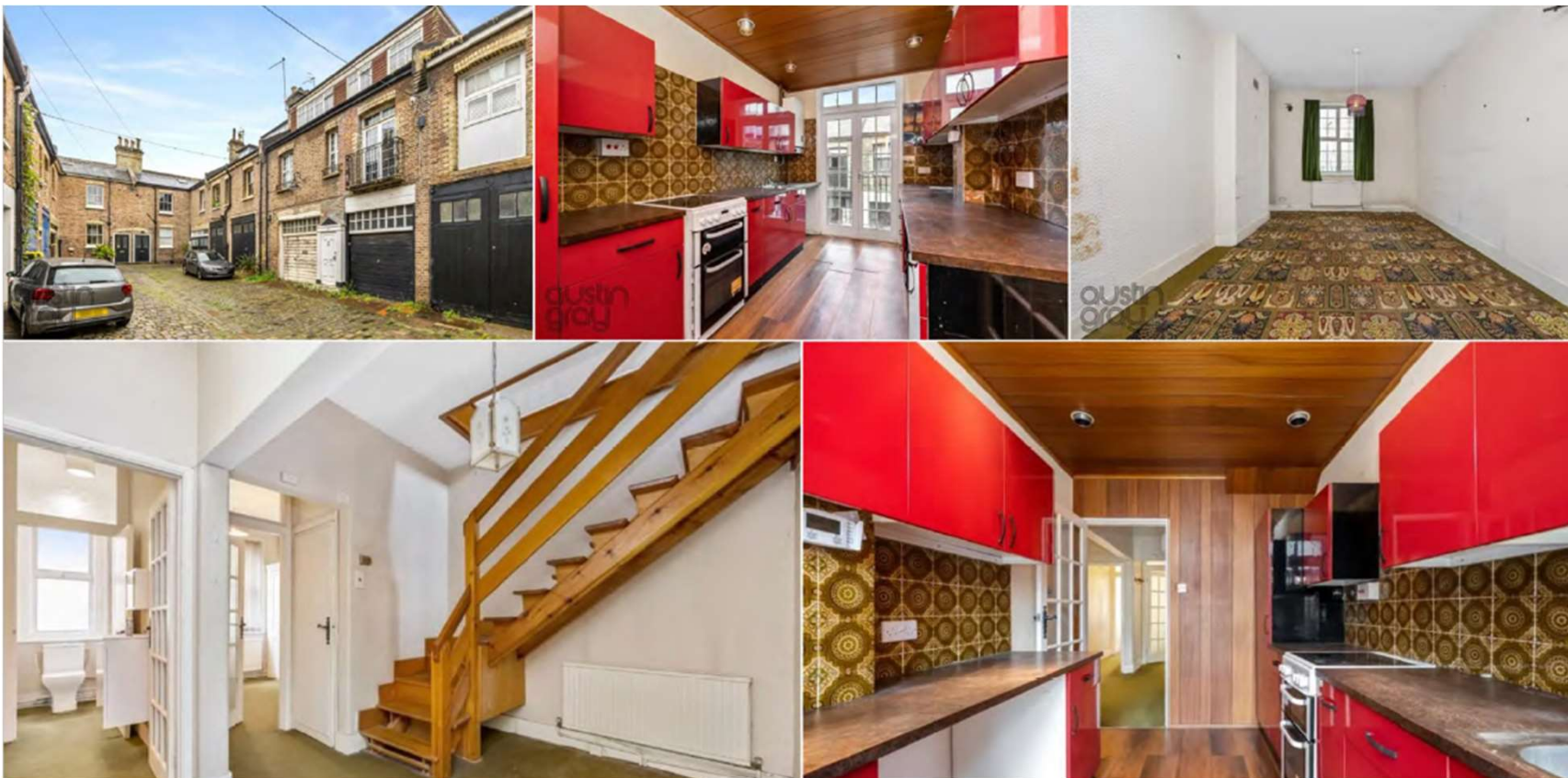
Street Photo of Site



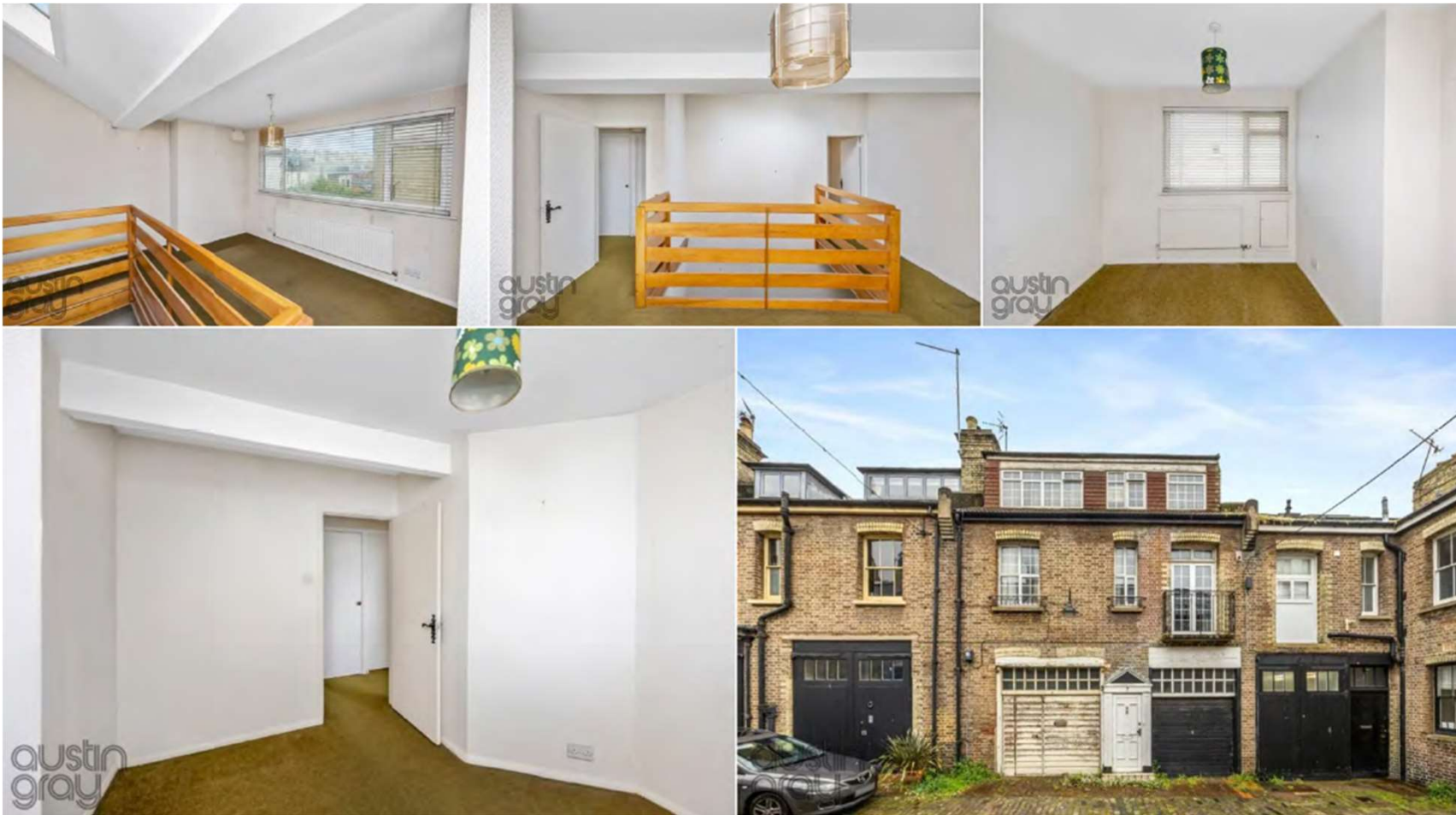
Street photo & view from existing dormer windows to south of site



Internal photos



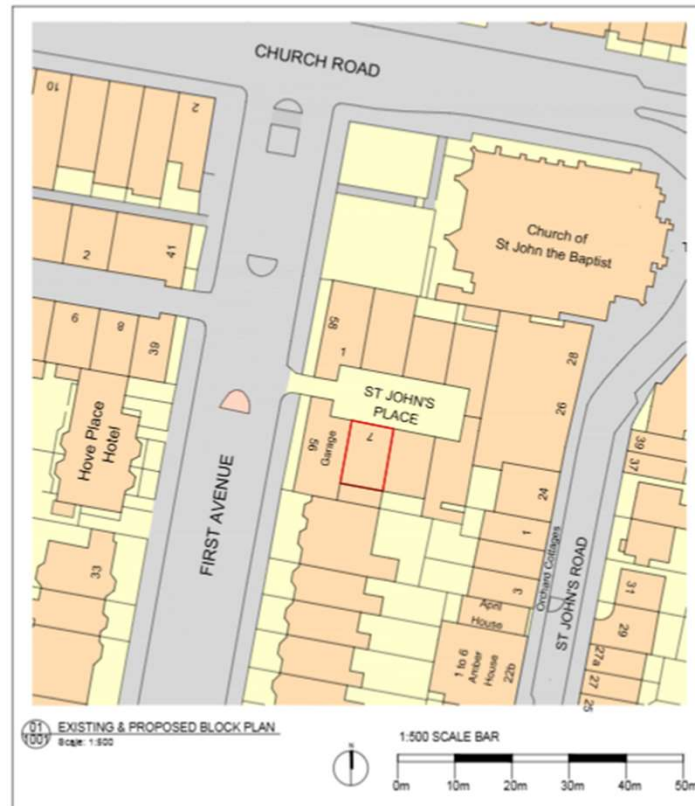
Internal photos



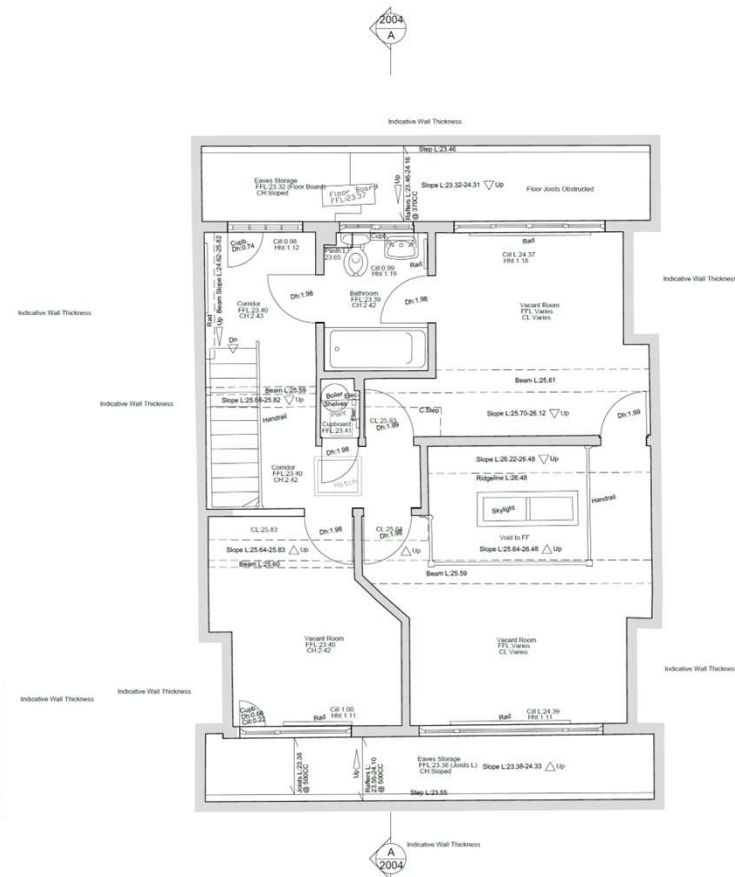
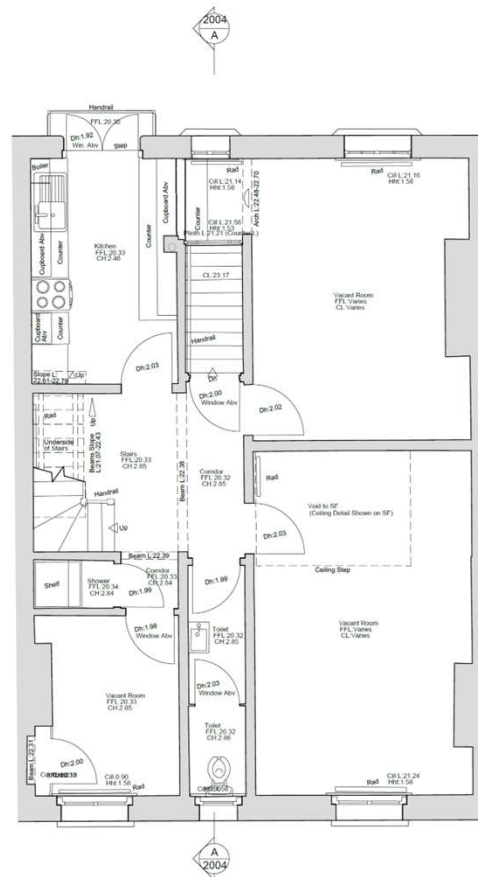
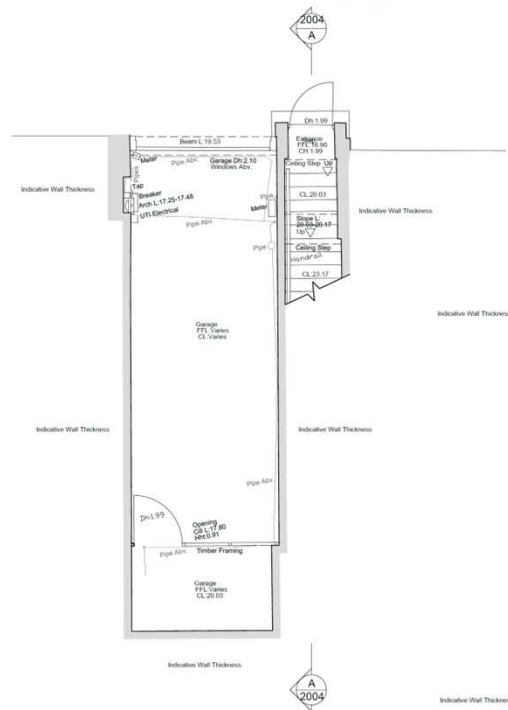
Internal photos



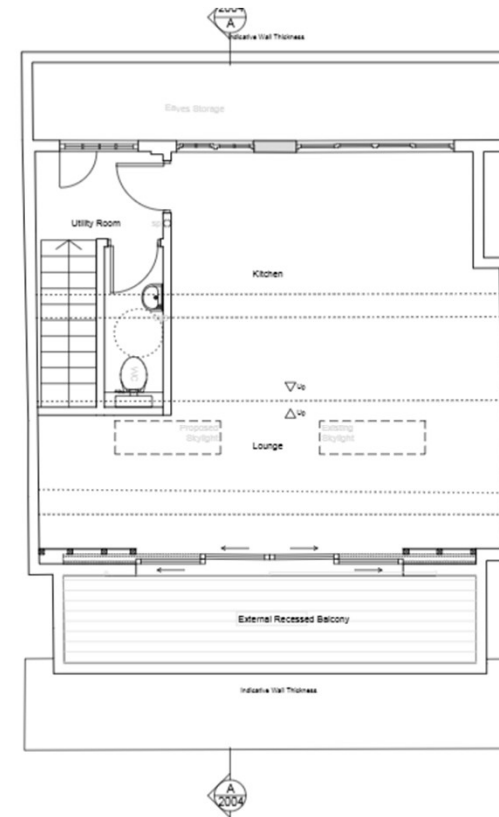
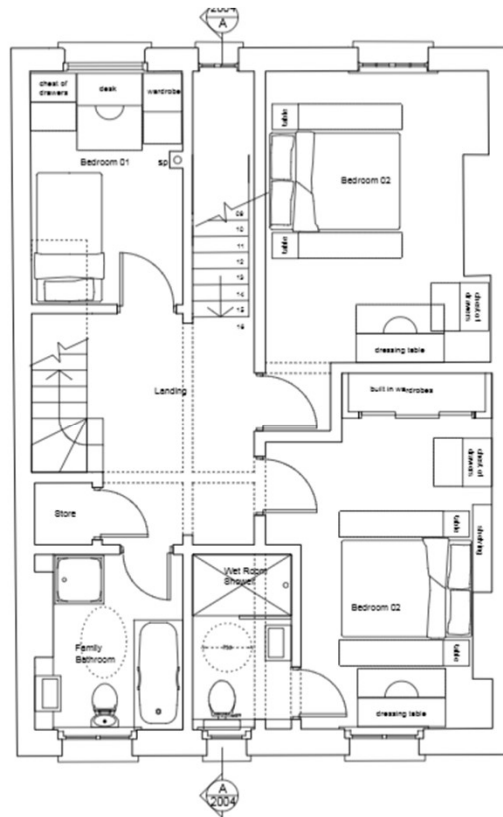
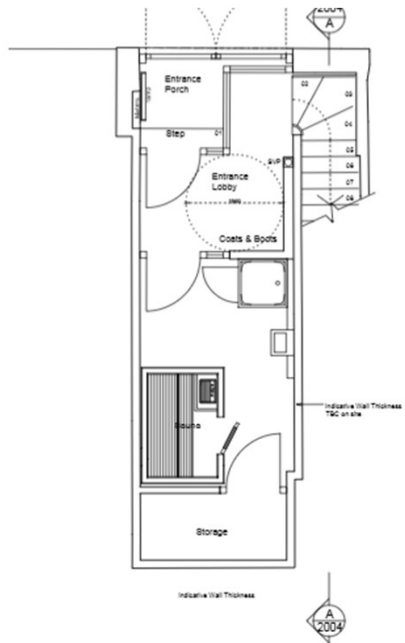
Existing & Proposed Block Plan



Existing Floor Plans



Proposed Floor Plan





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Existing & Proposed Front Elevation

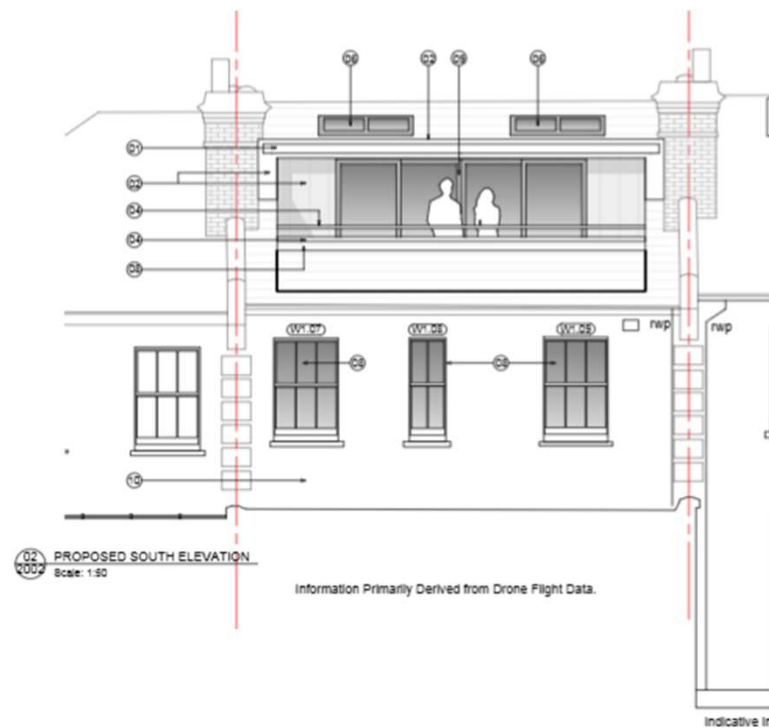
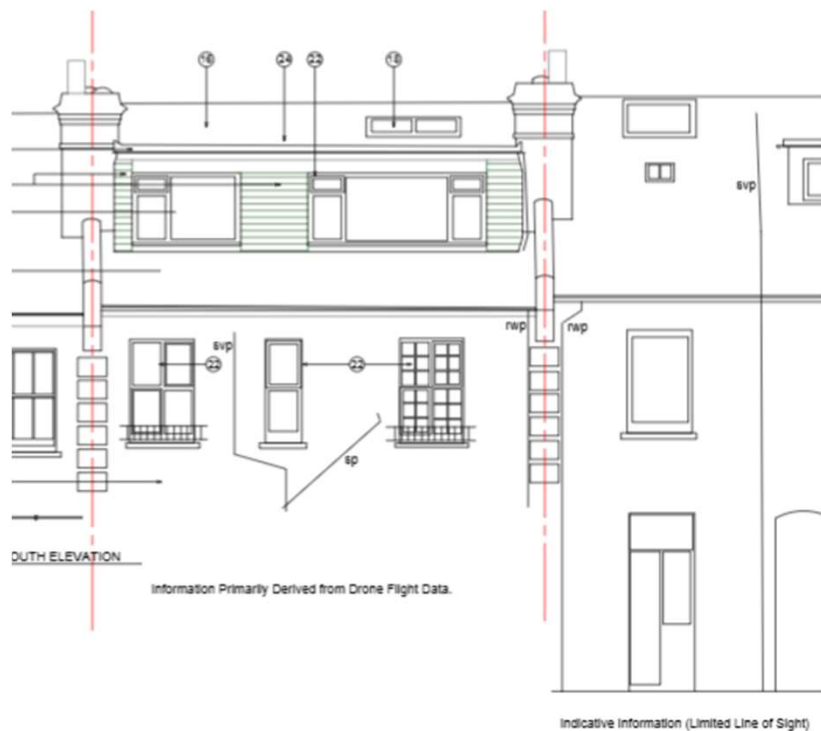
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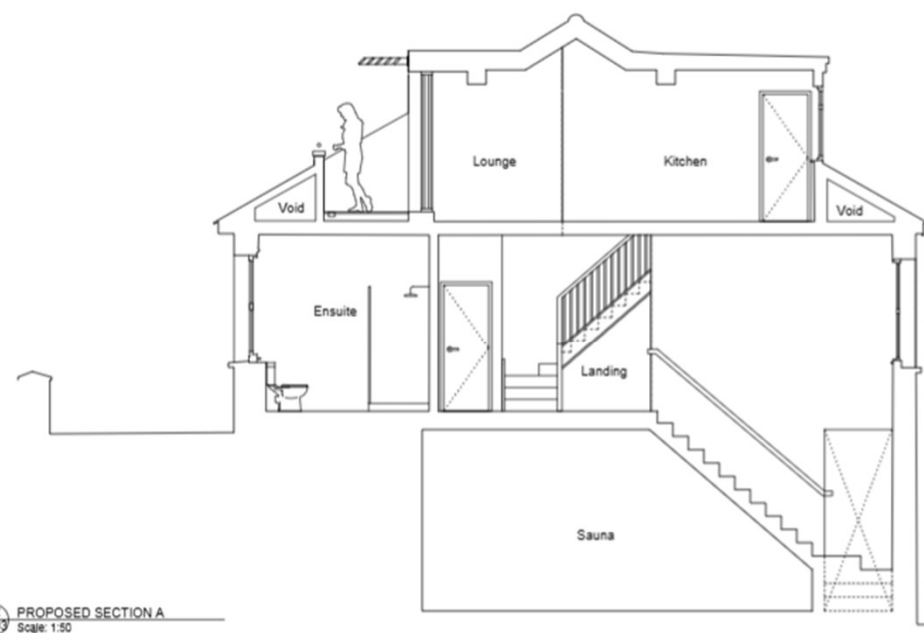
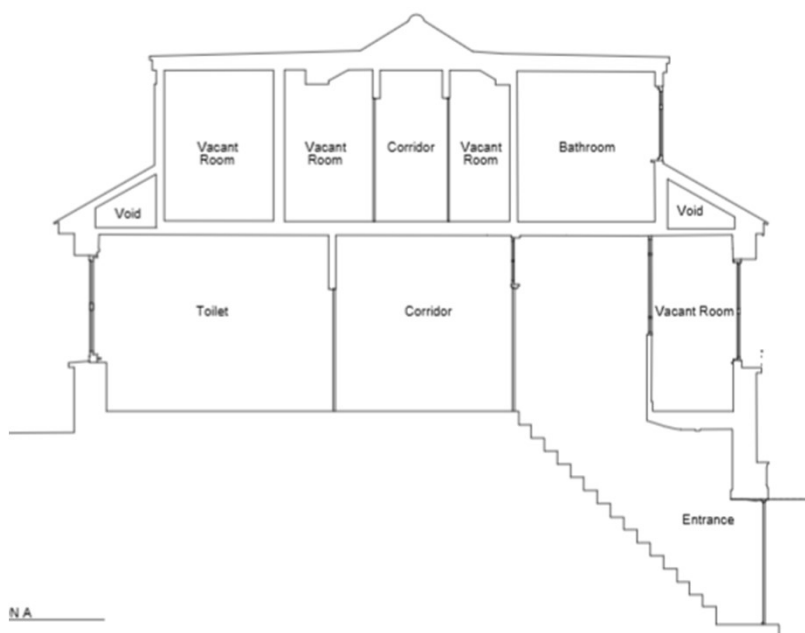
Proposed Front Elevation showing new entrance stable doors when open



Existing & Proposed Rear Elevations



Existing & Proposed Section



Representations

- ▶ 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

Recommended Key Conditions

- ▶ 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
- ▶ 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.
- ▶ Soundproofing of the party walls between no. 6 and no. 8 shall be implemented prior to the first occupation of the development and shall thereafter be retained as such.

Key Considerations

- ▶ The effect of the proposed development to the Grade II Listed Building, the setting of the Listed Buildings in the Mews and the effect on the Conservation Area.
- ▶ The effect of the development on neighbouring amenity, character of the area and highway (full planning application).

Conclusion and Planning Balance

- ▶ The building is currently in poor condition and the alterations that have taken place previously have result in significant harm to the appearance and planform of the Listed Building and Conservation Area.
- ▶ The proposed development would result in significant heritage gains, improving the front and rear elevation and removing some of the harmful alterations that have taken place previously. Heritage officers have been engaged since pre application advice stage and approve of the alterations.
- ▶ The proposed development would have a neutral impact on the heritage assets subject to the recommended conditions.
- ▶ The development would not have an unacceptable impact upon the amenity of neighbouring occupiers over and above the existing situation.
- ▶ On balance, and taking into account the improvements to the Grade II Listed Building, the positive impacts of the scheme are considered to outweigh the negative impacts.
- ▶ **Recommend: Approval**

