

BH2025/02716 - Brighton Hippodrome (Listed Building Consent)

Appendix B

Recommended conditions and approved plans and documents list

1. The development shall take place only in full accordance with the submitted phasing plan under BH2022/02444 (28th March 2024) and no part of the development hereby approved (including the Apart Hotel) shall be brought into use until the Hippodrome Auditorium and ancillary and supporting spaces have been fully completed, fitted out and ready for purpose including post installation acoustic testing.
Reason: To ensure the public benefits of the scheme are secured and materialise in accordance with the NPPF and Brighton and Hove Development Plan Policies CP15, DM26 and DM27.
2. No development of Phase 2 of the Apart Hotel hereby permitted shall take place until either; a lease has been granted and evidence submitted to the LPA to confirm such for the use and operation of the Hippodrome auditorium and associated spaces; or an operator has been contractually secured for the running and operation of the Hippodrome Auditorium and associated spaces.
Reason: To ensure the public benefits of the scheme are secured and materialise in accordance with the NPPF and Brighton and Hove Development Plan Policies CP15, DM26 and DM27.
3. Notwithstanding any details shown on the approved plans, prior to their installation, details of all materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority, including (where applicable):
 - A) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
 - B) samples of all cladding to be used, including details of their treatment to protect against weathering
 - C) samples/details of all hard surfacing materials
 - D) samples/details of the proposed window, door and balcony treatments
 - E) samples/details of all other materials to be used externallyThe development shall thereafter be carried out in accordance with the details approved.
Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies DM26, DM27 of Brighton & Hove City Plan Part 2, and CP12 and CP15 of the Brighton & Hove City Plan Part One.
4. Notwithstanding any details shown on the approved plans, no development above ground floor slab level of Phase 2 of the development hereby permitted shall take place until details of all materials to be used in the construction of the

external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- A) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- B) samples of all cladding to be used, including details of their treatment to protect against weathering
- C) samples/details of all hard surfacing materials
- D) samples/details of the proposed window, door and balcony treatments
- E) samples/details of all other materials to be used externally

The development shall thereafter be carried out in accordance with the details approved.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies DM26, DM27 of Brighton & Hove City Plan Part 2, and CP12 and CP15 of the Brighton & Hove City Plan Part One.

5. Prior to the installation of the external works listed below on the Middle Street elevation, details in respect of the following external works, including 1:20 scale elevations and 1:1 scale profiles where appropriate, shall be submitted to and approved in writing by the Local Planning Authority:

- a) all new window(s) and doors, their materials and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections where appropriate
- b) Juliette balconies to the Middle Street frontage
- c) The traditional lead clad dormer windows in the roof space of Hippodrome House including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections where appropriate
- d) Acoustic louvres (type 01 and type 02) including rooftop positioning
- e) Rooftop plant including type and positioning
- f) Gates to the Middle Street yard including colour and finish
- g) All glazed balustrading and handrails to the northern and eastern elevations
- h) Detail of depth of infills and inserts to Middle Street, Hippodrome frontage

The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies DM26 and DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

6. Notwithstanding the plans here approved, no further development to the Middle Street auditorium entrance canopy shall take place until full details of;

- A) the replacement entrance canopy to the Hippodrome Middle Street frontage, including all glass inserts and lighting, have been submitted to and approved in writing by the Local Planning Authority. The works shall

be carried out and completed fully in accordance with the approved details and shall be implemented prior to first use of any part of the development.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies DM26 and DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

7. No cables, wires, aerials, pipework meter boxes, ventilation grilles or flues 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 safeguard the appearance of the building and the visual amenities of the locality and to comply with policies DM26 and DM27 of Brighton & Hove City Plan Part 2 and CP12 and CP15 of the Brighton & Hove City Plan Part One.

8. The works to the Grand Master Control Lighting Panel including all protection, dismantling, re-siting and re-assembly shall be carried out in full accordance with the approved Method Statement and details agreed. The works and re-assembly shall be carried out in full prior to first use of the auditorium.

Reason: As this matter is fundamental to the acceptable delivery of the permission, to preserve and protect the special historic interest of the site and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One and the NPPF.

9.

A.) Prior to the installation or removal of any internal partitions, walls or features to the auditorium and supporting ancillary spaces of the development hereby approved, a full schedule and method statement for the restoration of historic features to be carried out as part of the shall and core restoration shall be submitted to and approved in writing by the Local Planning Authority.

B.) Prior to the detailed fit out and the installation or removal of any internal partitions, walls or features to the auditorium and supporting ancillary spaces of the development hereby approved, a full schedule and method statement for the restoration of historic features to be carried out as part of the Detailed Fit out shall be submitted to and approved in writing by the Local Planning Authority.

The schedules and statements shall include details and working methods, tools, materials, treatment and colours for the restoration and repair of all historic features including but not limited to all features noted in the Historic Feature Retention Schedule submitted under BH2022/02443 dated 4th April 2023 and other historic features and decorative detailing noted in the auditorium, foyer panelling, foyer floor, Hippodrome House and circulations spaces. The submitted details shall include a timetable for implementation and completion and section joinery details as appropriate. The works shall therefore

be carried out in full accordance with the approved schedules and statements unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to the acceptable delivery of the permission, to preserve and protect the special historic interest of the site, to secure the public benefits of the proposal and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One and the NPPF.

10.

A. Prior to the shell and core restoration, any internal works including demolition and removal of internal partitions, walls or features to the auditorium or Hippodrome House of the development hereby approved a full schedule and method statement for the restoration of historic features to be carried out as part of the shell and core restoration shall be submitted to and approved in writing by the Local Planning Authority.

B. Prior to the detailed fit out, any internal works including demolition and removal of internal partitions, walls or features to the auditorium or Hippodrome House of the development hereby approved a full schedule and method statement for the restoration of historic features to be carried out as part of the shell and core restoration shall be submitted to and approved in writing by the Local Planning Authority.

The schedule and statements shall include details and working methods, tools, materials, treatment and colours for the restoration and repair of all historic features including but not limited to all features noted in the Historic Feature Retention Schedule submitted under BH2022/02444 (4th April 2023) and other historic features, plaster work, proscenium arch and decorative detailing noted in the auditorium, foyer panelling, foyer floor, Hippodrome House and circulation spaces. The submitted detail shall include a timetable for implementation and completion and section joinery details as appropriate. The works shall thereafter be carried out in full accordance with the approved schedule and statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to the acceptable delivery of the permission, to preserve and protect the special historic interest of the site, to secure the public benefits of the proposal and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One and the NPPF.

11. All works to the auditorium decorative fibrous plasterwork shall take place in full accordance with the received method statement received under BH2022/02444 dated 23rd February 2022 and a full recording and verification report of the works already undertaken shall be provided to and agreed in writing by the Local Planning Authority prior to first occupation and operation of the development hereby permitted.

Reason: As this matter is fundamental to the acceptable delivery of the permission, to preserve and protect the special historic interest of the site, to secure the public benefits of the proposal and to comply with policies DM27 of

Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One and the NPPF.

12. No works shall take place to the auditorium floor until full details in the form of a structural report including any proposed structural details, interventions and proposed covering has been submitted to and approved in writing by the Local Planning Authority. The details shall include the recording of any removal of the flooring layers and a full method statement of how the proposed flooring would be implemented. The works shall thereafter be carried out in full accordance with the approved schedule and statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to the acceptable delivery of the permission, to preserve and protect the special historic interest of the site, to secure the public benefits of the proposal and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One and the NPPF.

13. No installation of new mechanical and electrical plant and services shall take place until details of all new and reused services, internal or external, including mechanical, electrical, heating/cooling, communications and information technology, and related fixtures, have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

All new internal and external works and finishes, and works of making good to the retained fabric, including internal and external joinery, shall match the existing adjacent work, with regard to the material, colour, texture, and profile, and working methods used, unless shown otherwise on the drawings, or other documentation, hereby approved, or required by any condition(s) attached to this consent.

Reason: In order to ensure a satisfactory appearance of the Listed Building and to secure the public benefits of the proposal and to preserve and protect special historic interest of the site in accordance with policies CP15 of the Brighton and Hove City Plan Part One, DM27 of the Brighton and Hove City Plan Part Two and the NPPF.

14. The local planning authority shall be notified immediately of any currently hidden historic feature(s) revealed during the course of the works hereby approved. The feature(s) shall be retained in situ until provision has been made for inspection, recording and possible retention, as may be required by the local planning authority.

Reason: In order to preserve and protect special historic interest of the site in accordance with policies CP15 of the Brighton and Hove City Plan Part One, DM27 of the Brighton and Hove City Plan Part Two and the NPPF.

15. Not used

16. All new render finishes shall be smooth, lime based, wet render without external beads, stops, bell drips or expansion joints.
Reason: To ensure a satisfactory appearance to the development and to comply with DM26 and DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One.

17. Prior to any operation and/or occupation of the development, an acoustic assessment and design statement, produced by a suitably experienced, qualified, and competent person e.g. a Member of the Institute of Acoustics, shall be submitted to, and its contents approved in writing, by the Local Planning Authority. The assessment shall predict 'worst case scenario' noise levels produced by any of the activities held within the venue during representative periods, and compare these levels with the ambient noise levels in the area over the same periods. The assessment shall assess, confirm and secure suitable soundproofing and treatments between the different uses on the site. The results of the assessment shall make reference to BS8233 (Guidance on Sound Insulation and Noise Reduction for Buildings), WHO standards, ProPG guidance, and any other applicable approved guidance. The results shall if necessary, be used to inform any amendments to the building envelope (including doors and windows), improved necessary sound insulation (including any necessary with the party wall adjoining residential property), sound design/specification/installation of the P.A. system inside the venue, a noise management plan, or any other noise mitigation measures including and taking into account structural and vibrational transfer.
Reason: As this matter is fundamental to the acceptable delivery of the permission to secure the public benefits of the proposal and to safeguard the listed building and amenities of nearby properties to comply with Policy DM20 and DM27 of Brighton & Hove City Plan Part 2 and CP12 of the Brighton & Hove City Plan Part One and the NPPF.

18. Prior to any operation and/or occupation of the development, to ensure that any details/specifications contained within the previously approved Acoustic Assessment/Design Statement have been appropriate and effectively implemented, a post completion sound insulation test report shall be submitted to and approved by the local planning authority. The test report shall demonstrate that any necessary noise mitigation measures implemented ensure that no noise breakout, and/or structural transmission of noise from both live and recorded music, including any low, high frequency and/or tonal components, has a detrimental impact upon any of the proposed uses and/or nearby noise sensitive properties.
Reason: As this matter is fundamental to the acceptable delivery of the permission to secure the public benefits of the proposal and to safeguard the listed building and amenities of nearby properties to comply with Policy DM20, DM27 and DM40 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One and the NPPF.

19. Not used
20. No cables, wires, aerials, pipework meter boxes, ventilation grilles or flues 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.
21. No felt or metal covering shall be applied to rendered parapets, cornices or other mouldings.
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.
22. All new and replacement rainwater goods, soil and other waste pipes to Phase 1 of the Development hereby permitted shall be in cast iron and shall be painted black and retained as such thereafter.
Reason: To ensure a satisfactory appearance to the development and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
23. The new internal walls shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged. Any new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.
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.
24. All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, stained glass windows, 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. In areas where architraves are missing for examples above the arches in the foyer of the Hippodrome, these should be reinstated and match historic photographs.
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.
25. No fit out of the interiors shall 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.

26. The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved in writing by the Local Planning Authority, and the walls, floors and ceilings made good 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	E501.1	Rev A	10-Mar-26
Proposed Drawing	E605	Rev B	10-Mar-26
Proposed Drawing	E500.2		15-Dec-25
Proposed Drawing	E520.2		15-Dec-25
Proposed Drawing	E500		15-Dec-25
Proposed Drawing	E500.3		15-Dec-25
Report/Statement	Grand Master Methodology		15-Dec-25
Proposed Drawing	E600	Rev B	15-Dec-25
Proposed Drawing	E500.1		15-Dec-25
Proposed Drawing	E520.1		15-Dec-25
Proposed Drawing	E610	Rev A	10-Mar-26
Proposed Drawing	A50		06-Nov-25

Location Plan	21030-PA-001		06-Nov-25
Proposed Drawing	A51		06-Nov-25
Proposed Drawing	A52		06-Nov-25
Proposed Drawing	A53		06-Nov-25
Proposed Drawing	A54		06-Nov-25
Proposed Drawing	A55		06-Nov-25
Proposed Drawing	A70		06-Nov-25
Proposed Drawing	A80		06-Nov-25
Proposed Drawing	E605	Rev B	10-Mar-26
Proposed Drawing	E720.1	A	06-Nov-25
Proposed Drawing	E800.1	C	06-Nov-25
Proposed Drawing	E800.2	C	06-Nov-25
Proposed Drawing	P100	A	06-Nov-25
Proposed Drawing	P100.3		06-Nov-25
Proposed Drawing	P110	Rev B	26-Feb-26
Proposed Drawing	P110.3	A	06-Nov-25
Proposed Drawing	P120	Rev B	26-Feb-26
Proposed Drawing	P120.3	A	06-Nov-25
Proposed Drawing	P130	Rev B	26-Feb-26
Proposed Drawing	P130.3	A	06-Nov-25
Proposed Drawing	P140	Rev C	10-Mar-26
Proposed Drawing	P140.3	A	06-Nov-25
Proposed Drawing	P150	Rev C	10-Mar-26
Proposed Drawing	P160	Rev C	10-Mar-26
Proposed Drawing	P170	Rev C	10-Mar-26
Proposed Drawing	P180	Rev C	10-Mar-26

Proposed Drawing	P200	Rev C	10-Mar-26
Proposed Drawing	P205	Rev C	10-Mar-26
Proposed Drawing	P300	Rev C	10-Mar-26