

Flat 9, 191 Kingsway

BH2026/01213

5th August 2026



Brighton & Hove
City Council

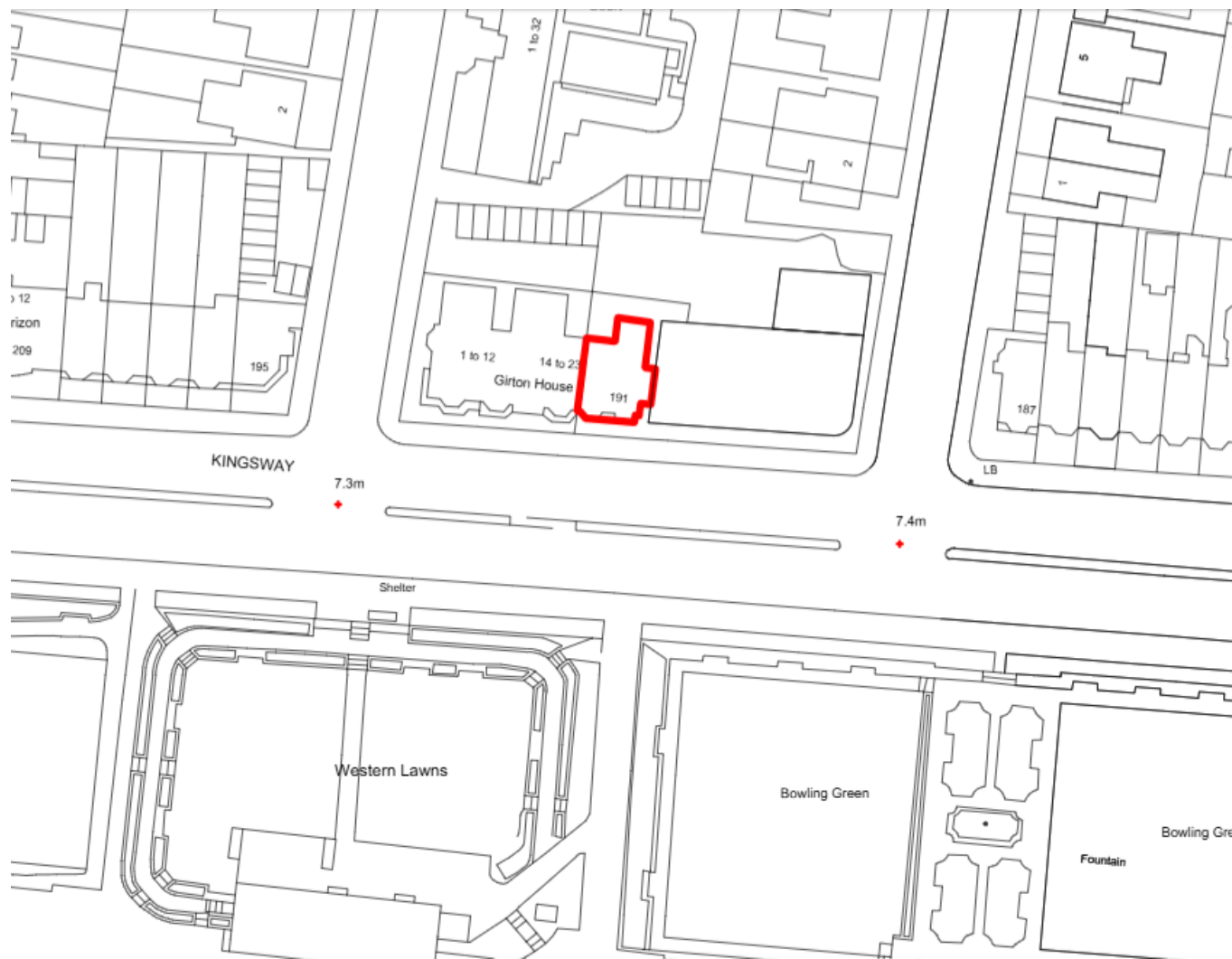
Application Description

- ▶ Alterations to the existing balcony balustrade and addition of three retractable awnings to existing sliding doors to balcony.

Map of Application Site



Existing & Proposed Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



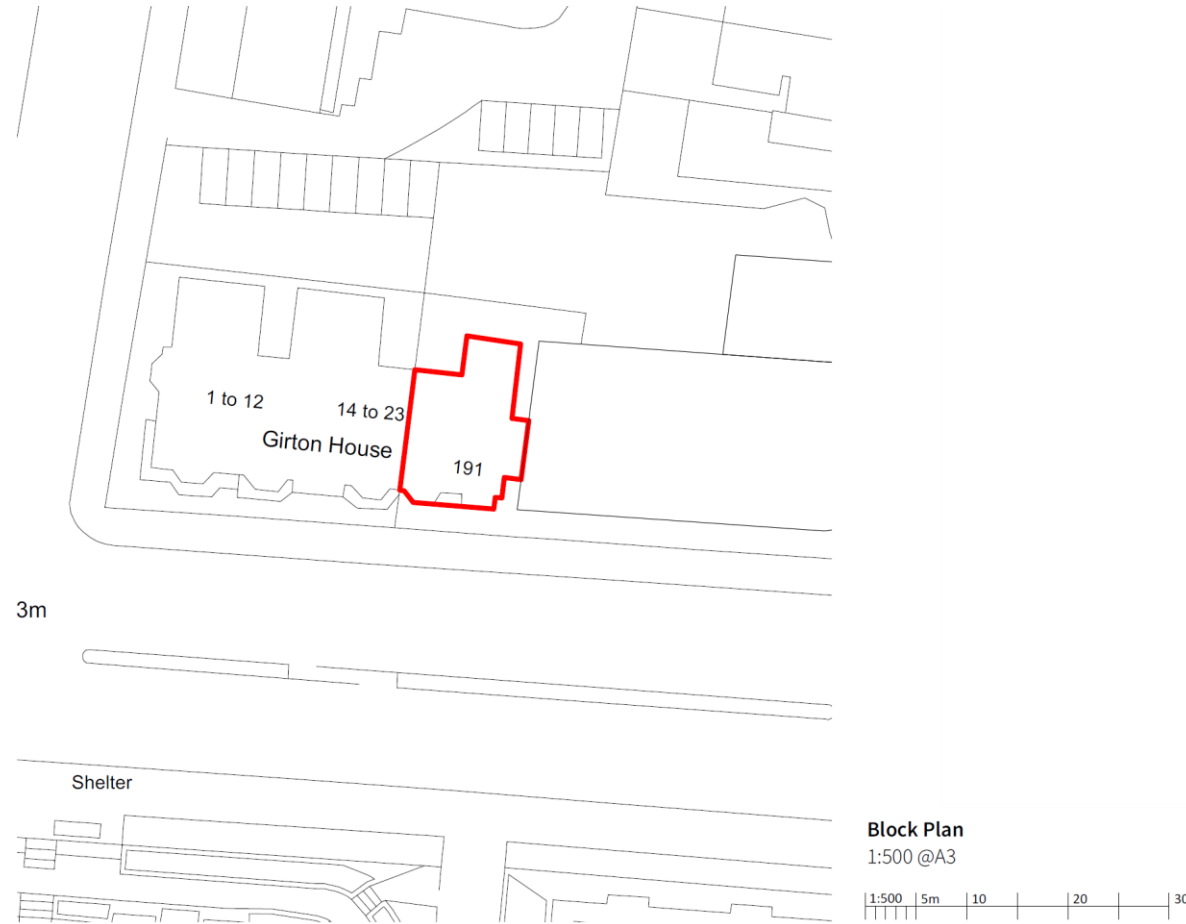
Street Photos of Site



Street Photos of Site

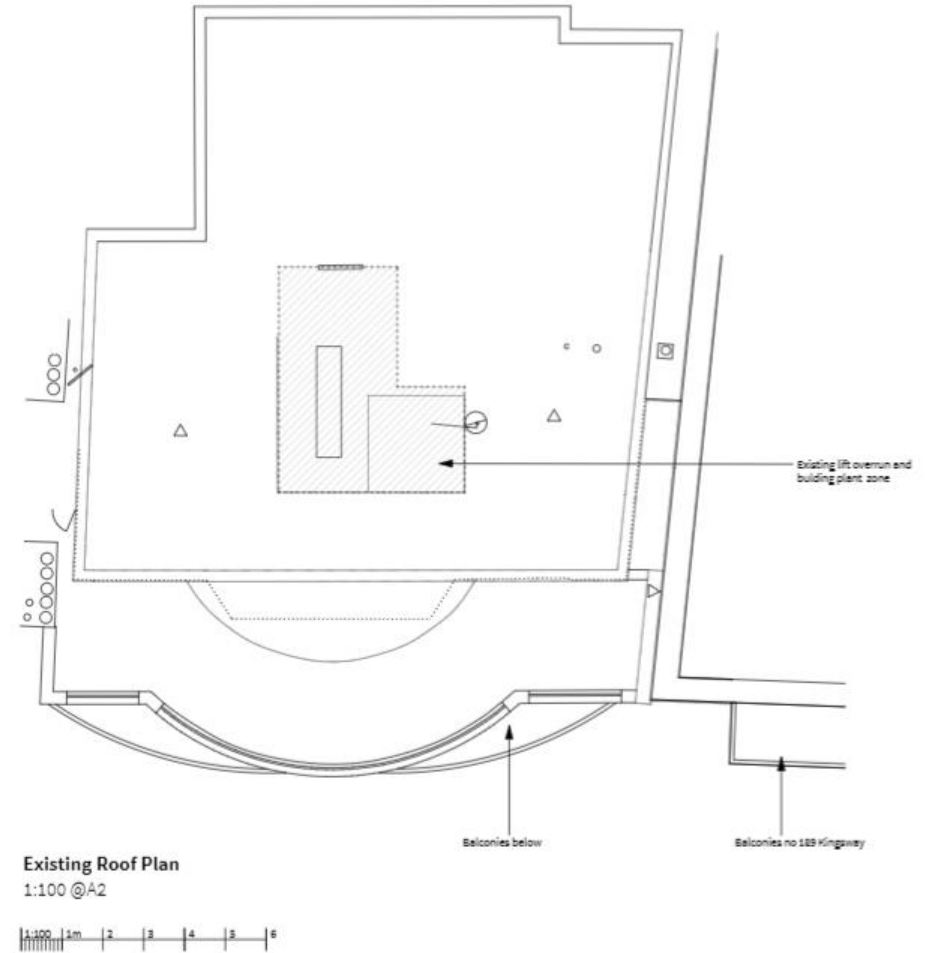
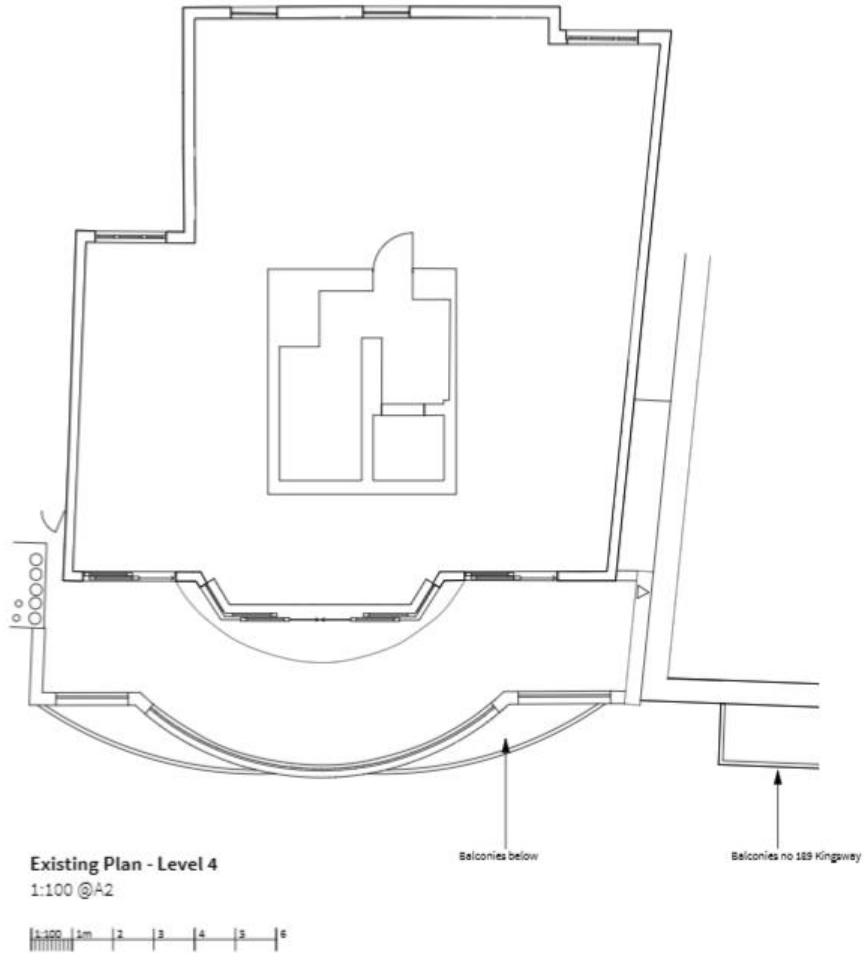


Existing & Proposed Block Plan

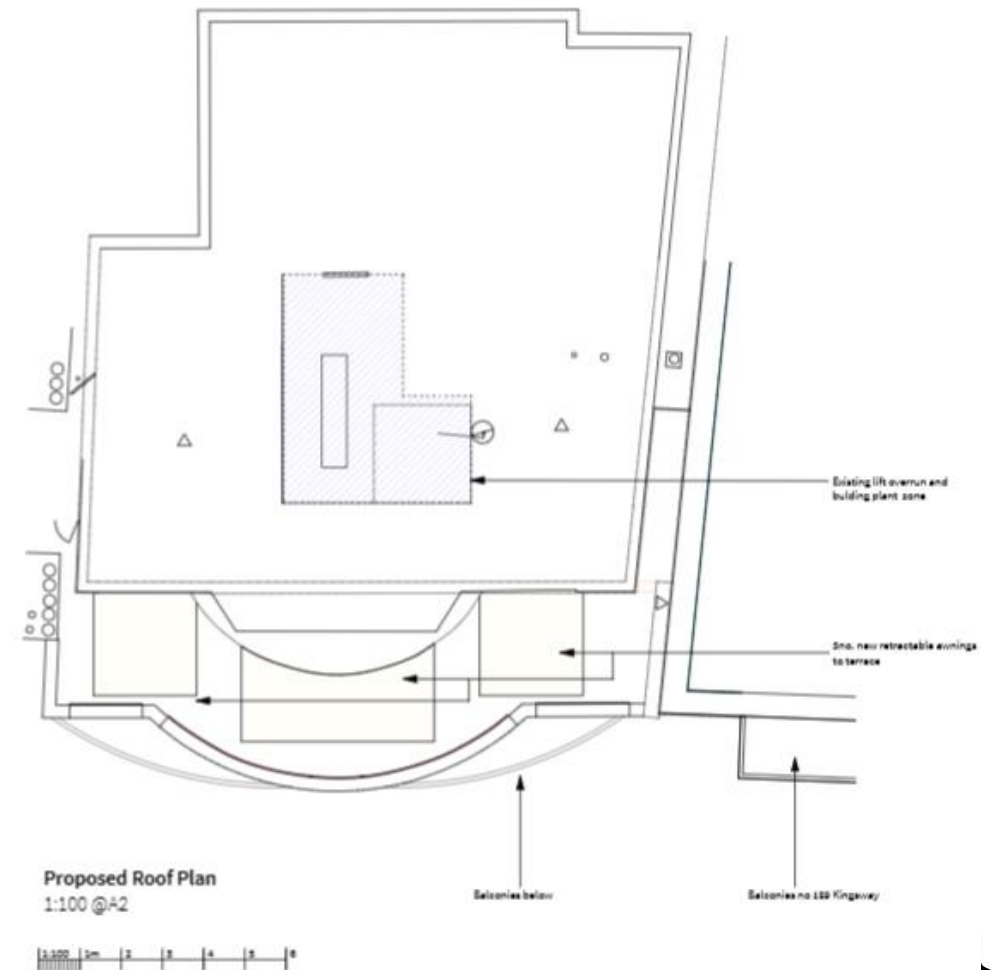
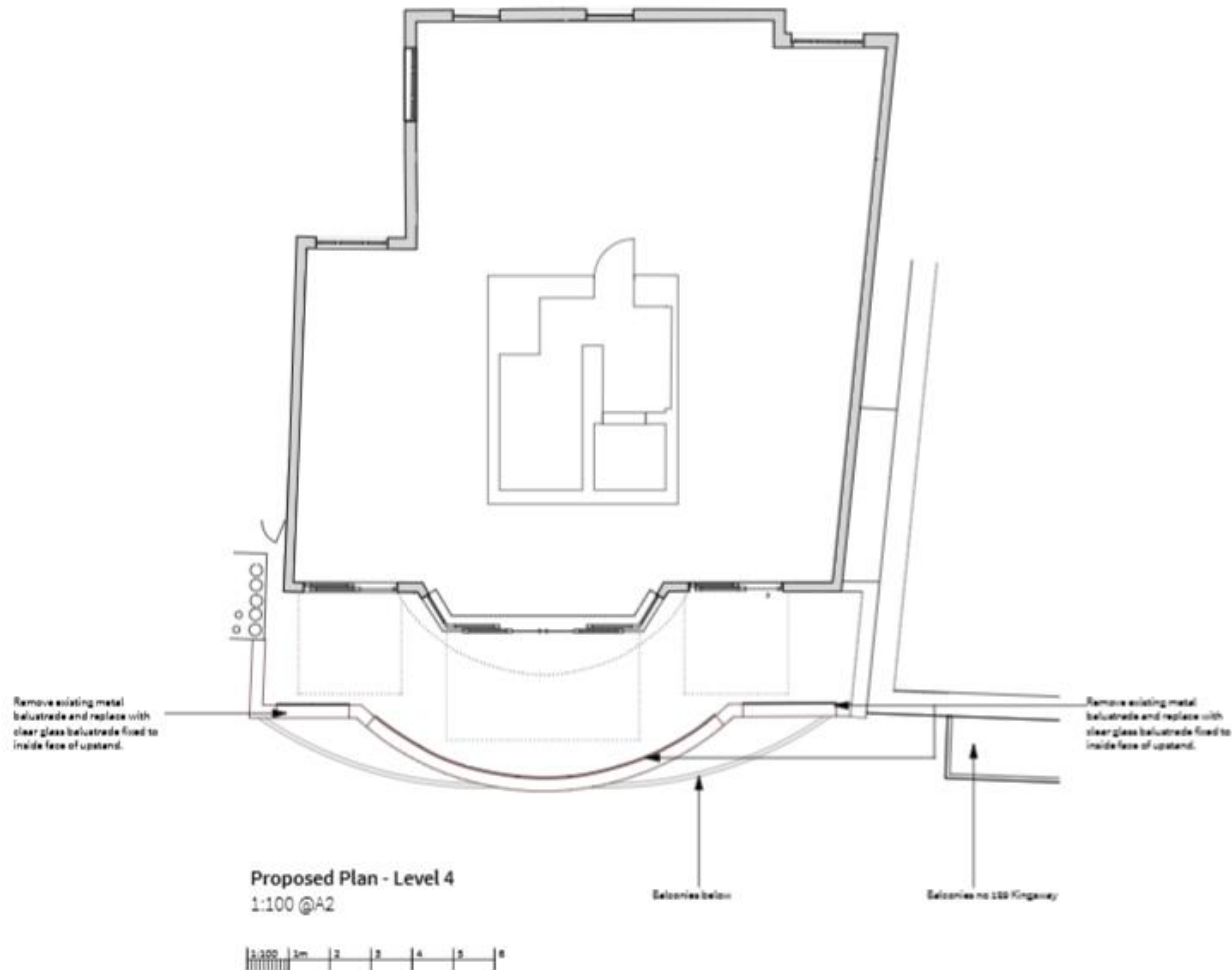


Existing Plan

108



Proposed Plan



Existing & Proposed Front Elevation

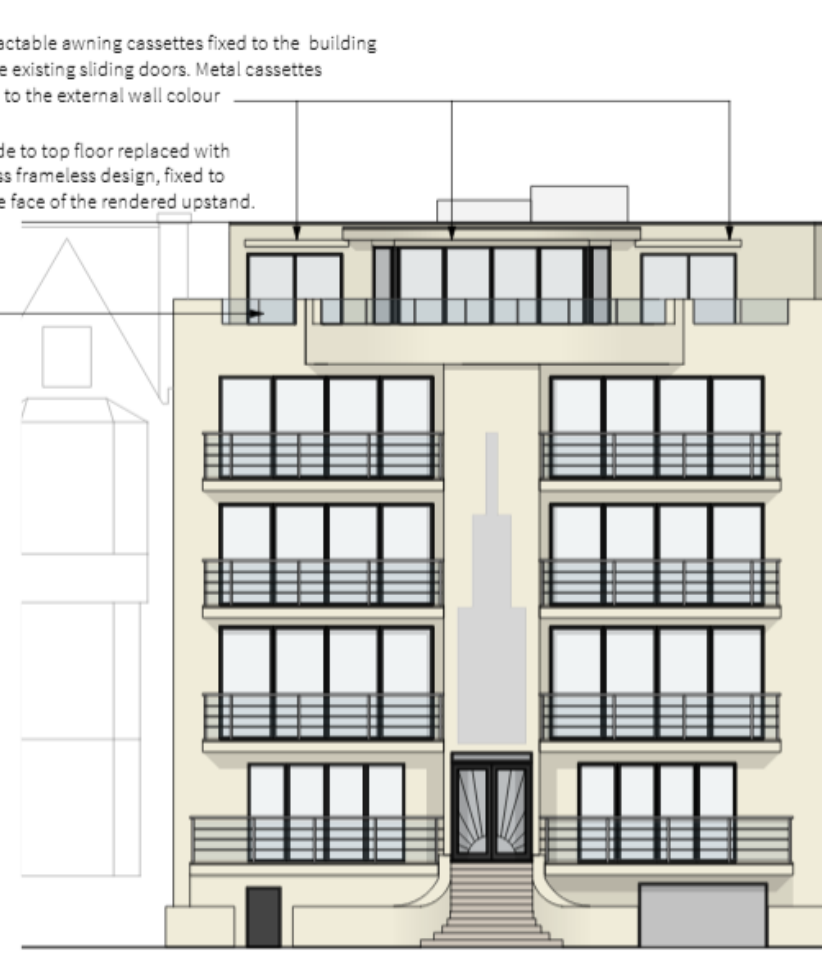
110



Existing Elevation
1:100 @A2

3no. retractable awning cassettes fixed to the building above the existing sliding doors. Metal cassettes matched to the external wall colour

Balustrade to top floor replaced with clear glass frameless design, fixed to the inside face of the rendered upstand.



Proposed Elevation - 4th Floor Awnings Retracted
1:100 @A2

Balconies to no 189 Kingsway



Par
Awl
1:10



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Proposed Visual awnings



Cassette for retractable awnings
coloured to match building render.



Weinor Cassita II retractable awning with cream
coloured fabric to match building render

Proposed Elevation - 4th Floor Awnings Retracted

1:100 @A2

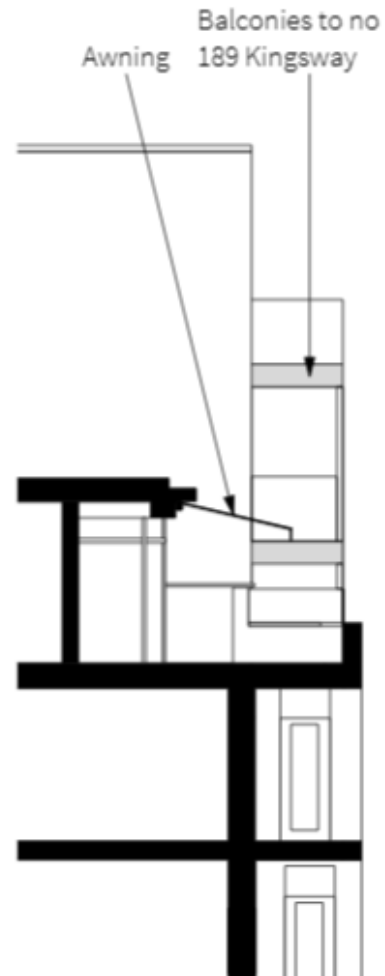
Balco



Proposed Elevation - 4th Floor Awnings Extended

1:100 @A2

Proposed Section



Part Section - 4th Floor
Awnings Extended
1:100 @A2

Representations (objections)

- ▶ Adversely affects Conservation Area
- ▶ Detrimental affect on property value
- ▶ Poor design
- ▶ Unsafe in high winds

Representations (support)

- ▶ Good design
- ▶ Modest and reasonable alterations for the needs of the occupiers
- ▶ Would cause no harm to the Conservation Area

Representations (comment)

- ▶ Considers there is a restriction of allowing awnings in the sea frontage due to the impact of heavy winds, which could damage the building.
- ▶ Could be damage to adjoining properties and possible damage at street level and harm pedestrians.

Consultations

► CAG (Conservation Advisory Group) - Refuse

- o The replacement of the original balustrade with frameless glass panels would be regrettable and unnecessary.
- o The original brackets and pillars and horizontal steel elements are repeated on each of the five levels of the façade and make an important contribution to the character of the building. This pattern should not be disrupted.
- o The awnings are acceptable but should not project beyond the parapet when extended.

► Heritage - Acceptable

- The proposed replacement of the existing balustrade with a frameless clear glass design is not considered to be out of keeping with the building. The proposal is considered to preserve the character and appearance of the Conservation Area. With regards to the NPPF, no harm is caused to the significance of the heritage asset.
- In addition, the proposed retractable awnings would be positioned above the existing sliding doors, which are set back from the building facade and would match the buildings colour. Therefore, they are also not expected to have any adverse visual impact.

Key Considerations

- ▶ Design and Appearance
- ▶ Impact of the development to the special character of the Sackville Gardens Conservation Area
- ▶ Neighbouring Amenity
- ▶ Consideration should also be given to the comments of the allowed appeal of the initial planning application to BH2011/03956 in regards to the buildings design and the impact of the development to the special character of the Sackville Gardens Conservation Area.

Conclusion and Planning Balance

- ▶ The proposed alterations are not considered to cause harm to the buildings appearance or harm the special character of the Sackville Gardens Conservation Area.
- ▶ Would not cause harm to neighbouring amenity nor considered to cause a hazard to public safety.
- ▶ The development is therefore recommended for **approval**.