

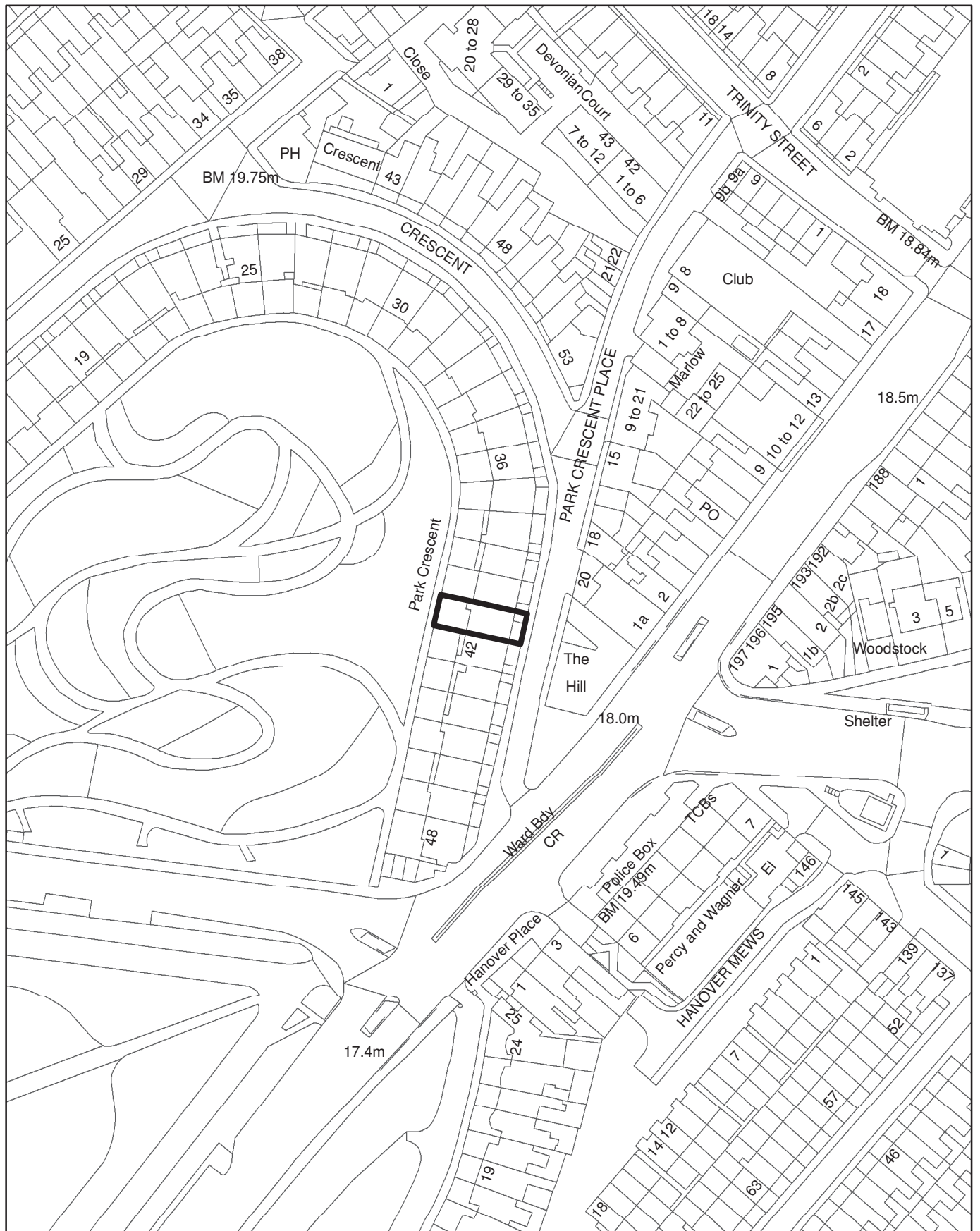
**PLANS LIST  
ITEM J**

**41 Park Crescent, Brighton**

**BH2013/01469  
Listed Building**

**17 JULY 2013**

# BH2013/01469 41 Park Crescent, Brighton



**Brighton & Hove  
City Council**



PLANS LIST - 17 JULY 2013

<b><u>No:</u></b>	<b>BH2013/01469</b>	<b><u>Ward:</u></b>	<b>ST. PETER'S &amp; NORTH LAINE</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>41 Park Crescent Brighton</b>		
<b><u>Proposal:</u></b>	<b>Internal and external alterations including installation of rear dormer, replacement rooflights to front roofslope, erection of part glazed canopy to rear elevation, alterations to fenestration and reinstatement of internal stairs between ground and basement levels.</b>		
<b><u>Officer:</u></b>	Liz Arnold Tel 291709	<b><u>Valid Date:</u></b>	21/05/2013
<b><u>Con Area:</u></b>	Valley Gardens	<b><u>Expiry Date:</u></b>	16/07/2013
<b><u>Listed Building Grade:</u></b>	Grade II*		
<b><u>Agent:</u></b>	Hunter Davidson Design, 125 Freshfield Road, Brighton, BN2 0BR		
<b><u>Applicant:</u></b>	Mrs Sue Graham, 2 Park Crescent, Brighton, BN2 3HA		

**1 RECOMMENDATION**

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

**2 SITE LOCATION & DESCRIPTION**

- 2.1 The application relates to a property located on the western side of Park Crescent, between the junctions with Lewes Road and Park Crescent Place. The property is located within the Valley Gardens Conservation Area and is a Grade II\* Listed Building.
- 2.2 The two storey property with basement and attic accommodation, forms part of a terrace of 48 houses built in a horseshoe shape around private landscaped gardens from 849 onwards in an Italianate style with typical Victorian details and materials. The Grade II\* Listing is partly for group value. The street elevations are comparatively simple but with the roofscape enlivened by projecting 'towers'. The garden elevations are much busier and have also been subject to incremental loss and alteration over a long period of time so that the original consistency of composition has been eroded.
- 2.3 The property is currently subdivided into a basement flat and an upper floor maisonette however the proposal would reinstate the property back into a single dwelling.

**3 RELEVANT HISTORY**

**BH2013/01470** - External alterations including installation of rear dormer, replacement rooflights to front roofslope, erection of part glazed canopy to rear elevation and alterations to fenestration. Concurrent Full Planning Application

**4 THE APPLICATION**

- 4.1 Listed Building Consent is sought for internal and external alteration to the property including the installation of a rear dormer window, the replacement of

the existing front rooflights, the erection of a part glazed canopy to the rear elevation, alterations to fenestration and the reinstatement of an internal staircase between the ground floor and basement.

## **5 PUBLICITY & CONSULTATIONS**

### **5.1 External**

**Neighbours:** No responses received.

### **5.2 English Heritage:**

(Original comments 17/06/2013) The application should be determined in accordance with national and local policy guidance and on the basis of expert conservation advice.

5.3 (Additional verbal comments 21/06/2013 following receipt of amendments) As submitted amendments are to address the Council's Heritage Officer comments, English Heritage do not wish to view amendments. The application should be determined in accordance with national and local policy guidance and on the basis of expert conservation advice.

5.4 **CAG:** Recommends refusal. Specified concerns in three areas, namely; the development would include the only rooflights in this area of Park Crescent; the inappropriate French windows to the rear and the installation of the dormer windows to the rear not being in keeping. Noted the lack of information in the proposals regarding the type of materials to be used and the detailing of aspects of the design, including the canopy. The group believed that any approval be subject to detailed approval by the Conservation Office and that the application be submitted to the Planning Committee if the Officer's recommendation is for approval.

### **Internal:**

### **5.5 Heritage:**

(Original comments 11/06/2013)

#### Internal

The proposed reinstatement of the ground to basement staircase is very welcome in principle. Details of the proposed design would be needed. There is no objection to the other works at this level, but the new acoustic walling would need to have the cornice and skirting reinstated.

5.6 At ground floor level there is no objection to the proposed new opening between the front and rear room. But it would be inappropriate to introduce glazing into the original panelled screen to the stair enclosure. The other proposed alterations are acceptable.

5.7 At first floor level the sliding door to the proposed office would be inappropriate in this sensitive location. The other alterations are acceptable in principle but the new doors should be traditional panelled doors.

5.8 At second floor level the proposed sliding door would again be inappropriate. The new door to bedroom 4 should be a traditional 4 panel door.

- 5.9 Consideration should be given to whether original panelled doors remain beneath later over-boarding and if so these should be restored.
- 5.10 External  
The reinstatement of a canopy to the garden elevation is welcome in principle, but such a reinstatement should be part of a wider scheme of restoration works. However, the proposal is to retain the unsightly flat roofed rear extension and to extend the canopy over this and also to remove the original ground floor windows in favour of full height French doors. Consequently there would be an awkward relationship between the canopy and extension and overall this would not be a faithful restoration scheme. The existing sash windows are the original pattern with margin glazing bars and such windows are increasingly rare. Reinstatement of the canopy would only be appropriate if the extension was to be demolished and the sash windows retained. In such a case the canopy roof should have glazed panels only over the windows.
- 5.11 There is no objection to the proposed folding glazed doors to the basement on the garden elevation. The proposed rear dormer is also considered acceptable given the number of other dormers on the garden elevation in the Crescent, including to the other half of this pair. The design and siting of the dormer accords with SPGBH1. On the street elevation the replacement of the existing roof lights with traditional roof lights is welcome, as is the removal of the waste pipe over the entrance.
- 5.12 The proposals also include for slimline double glazing throughout. SPD09 states that double-glazing is inappropriate for multi-paned windows and in this case it is considered that the margin bar windows, which have some very small panes of glass and very slender glazing bars, are unsuited to double glazing without harming their character.
- 5.13 New paving to the rear patio and steps should be York Stone, rather than necessarily matching the balcony slab (which is likely to be Portland Stone).
- 5.14 Finally, any scheme for this building should include the reinstatement of a traditional four panel door to the basement entrance, in accordance with policy HE4.
- 5.15 If an acceptable revised scheme were submitted conditions would be necessary requiring full details of the proposals to restore and reinstate skirtings, cornices, doors and fireplaces, as referred to in the Heritage Statement and on the drawings, as well as large scale details of the new staircase and the canopy and samples of the stone paving.
- 5.16 (Additional comments 24/06/2013 following receipt of amendments) The revised plans satisfactorily address original concerns overall. The modern rear extension would still remain but the canopy roof would extend over it in a more fitting manner and the new door would match the existing margin light sash windows, which are not to be retained with openable timber panels beneath. This is an acceptable solution.

- 5.17 The additional drawings with large scale details are very welcome and should avoid the need for pre-commencement conditions, provided that an additional drawing is submitted at 1:20 and 1:5 scale showing the new front basement door (which should have recessed panels and bolection mouldings externally).
- 5.18 Some amendments however will be required to the detail drawings submitted. (Final comments 26/06/2013 following receipt of further amendments) The revised drawings satisfactorily address outstanding concerns.

## **6 MATERIAL CONSIDERATIONS**

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
  - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
  - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## **7 RELEVANT POLICIES & GUIDANCE**

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove Local Plan:

HE1 Listed Building Consent

HE4 Reinstatement of original features on Listed Buildings

#### Supplementary Planning Guidance:



SPGBH11 Listed Building Interiors  
SPGBH13 Listed Building – General Advice

Brighton & Hove City Plan Part One (submission document)

**8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to whether the alterations will have a detrimental impact on the character, architectural setting and significance of the Grade II\* Listed Building.
- 8.2 Policy HE1 states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where:
- a) the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and
  - b) the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.
- 8.3 The proposed works are in association with the conversion and refurbishment of the existing basement flat and upper floor maisonette into a single dwelling house. The proposed works would result in alterations to the internal layout of the property.
- 8.4 In accordance with policy HE4 requires the Local Planning Authority will seek the reinstatement of original features of a Listed Building, such as mouldings, traditional doors and windows, as part of applications such as this which relate to the refurbishment of a Listed Building.
- 8.5 The proposed layout of the dwelling would comprise the following;  
Basement – utility room, guest room, games room, boot room, shower room and wine store,  
Ground Floor – living room, kitchen/dining room, entrance hall and WC,  
First Floor – office, bathroom and bedrooms 1 and 2,  
Second Floor – Bathroom and bedrooms 3 and 4.
- 8.6 The proposed works are set out as follows;
- 8.7 *Basement Level*  
The proposed works at basement level include the following;
- the replacement of the entrance door with a traditional solid panel door,
  - front windows eased and overhauled,
  - the insertion of a new internal soil vent pipe,
  - the removal of the bathroom and the reinstatement of a staircase between the basement and ground floor level (in order to convert the property back into a single dwellinghouse),
  - the creation of a new shower room and WC,
  - the installation of sound deadening treatment to party wall with existing cornice and skirting reinstated,

## PLANS LIST - 17 JULY 2013

- the raising of the rear room floor to match the floor level in the rest of the basement level,
- the removal of the existing garden facing windows and doors, the enlargement of the opening and the insertion of bi-folding glazed doors and side windows,
- the replacement of the rear entrance door with a part glazed door and side light,
- the reduction of the external basement ground level and the insertion of a new hardstanding patio formed and finished with York Stone,
- the replacement of existing steel beams with new beams,
- the enlargement of the existing external basement retaining wall, and
- the formation of new stepped approach to the ground floor garden level, finished with York Stone.

### 8.8 *Ground Floor*

The proposed works at this level include the following;

- the insertion of a new soil vent pipe by the main entrance door,
- front windows eased and overhauled,
- the existing door opening in the bedroom 1 (proposed living room) in filled with existing architraves retained in position,
- the creation of a new opening between the proposed living room and kitchen/dining room (existing bedroom 1 and 2), the height of which would match the front window heads,
- removal of waste pipe over entrance,
- the repositioning of a door to allow an inward swing, in association with the reinstatement of the basement to ground floor staircase,
- the opening of the existing chimney breast in back room (proposed kitchen) to accommodate range cooker,
- existing shower room removed and new WC created,
- existing rear entrance door removed and new part glazed timber single door installed,
- the infilling of a side entrance opening,
- new external step approach from basement level created,
- existing garden facing sash windows retained, eased and overhauled and new timber panelled inward opening door sections installed at low level, with existing pilaster extended down to balcony level,
- the replacement of the existing rear external pavement lights with new pavement lights, and
- the insertion of a new external canopy to rear elevation (lead lined and partial glazing)

### 8.9 *First Floor*

The proposed works at this level include the following;

- the reinstatement of a fireplace and surround in proposed bedroom 2,
- front and rear windows eased and overhauled,
- the insertion of a new internal soil vent pipe, and
- the remodelling of the existing understairs cupboard including a reduction in depth.



8.10 *Second Floor Level*

The proposed works at second floor level include the following;

- the remodelling of the existing bathroom to allow for installation of a new WC,
- windows eased and overhauled,
- the infilling of the existing opening between bedrooms 3 and 4,
- the creation of a new entrance to bedroom 4 from landing,
- the insertion of a second wall between bedrooms 3 and 4 for acoustic insulation,
- the replacement of existing front rooflights with conservation style rooflights,
- the insertion of sound deadening treatment to party wall, and
- the insertion of a new lead face and slate cheek clad dormer within rear roofslope (to match existing rear dormer at no. 42 Park Crescent).

8.11 The reinstatement of a staircase between the ground and basement level, the provision of a canopy to the rear elevation, the replacement of the existing rooflights with traditional rooflights and the removal of the waste pipe over the ground floor main entrance are welcomed improvements.

8.12 The insertion of the proposed rear dormer window is considered acceptable given that a number of other dormers are evident on the garden elevation of neighbouring properties, for example nos. 39, 40, 42 and 43 Park Crescent, all of which are located within the Listed terrace of Park Crescent.

8.13 Following amendments to the proposal as a result of concerns raised by the Council's Heritage Officer, and subject to the compliance with the attached conditions it is considered that the proposed works, which would allow the property to be reinstated to a single dwelling, would not have a detrimental impact on the character, architectural setting and significance of the Grade II\* Listed Building.

**9 CONCLUSION**

9.1 In conclusion, subject to compliance with the attached conditions it is considered that the proposed works, which would reinstated the property back into a single dwellinghouse, would not have a detrimental impact on the character, architectural setting and significance of the Grade II\* Listed Building. The proposal accords with policies of the Brighton and Hove Local Plan, approval is therefore recommended.

**10 EQUALITIES**

None identified.

**11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES**

11.1 Regulatory Conditions:

1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

PLANS LIST - 17 JULY 2013

- 2) 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
Existing Basement, Ground and First Floor Plans	188.101	-	10 <sup>th</sup> May 2013
Existing Second Floor & Roof Plans & Block & Site Plan	188.102	A	21 <sup>st</sup> May 2013
Existing Sections	188.103	-	10 <sup>th</sup> May 2013
Existing Elevations	188.104	-	10 <sup>th</sup> May 2013
Sketch Scheme 1 – Proposed Basement, Ground & First Floor Plans	188.105	C	18 <sup>th</sup> June 2013
Sketch Scheme 1 – Proposed Second Floor & Roof Plans & Block & Site Plans	188.106	D	18 <sup>th</sup> June 2013
Sketch Scheme 1 – Proposed Elevations	188.108	C	18 <sup>th</sup> June 2013
Proposed Details No. 1	188.109	A	18 <sup>th</sup> June 2013
Sketch Scheme 1 – Proposed Sections	188.107	D	25 <sup>th</sup> June 2013
Proposed Details No. 2	188.110	A	25 <sup>th</sup> June 2013
Proposed Details No. 3	188.111	A	25 <sup>th</sup> June 2013

- 3) 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 policy HE1 of the Brighton & Hove Local Plan.

- 4) No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) 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 policy HE1 of the Brighton & Hove Local Plan.

- 5) The rooflight(s) hereby approved shall have steel or cast metal frames 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 policy HE1 of the Brighton & Hove Local Plan.

- 6) This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

## PLANS LIST - 17 JULY 2013

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 7) The slate covering to the rear dormer window hereby approved shall match in size, colour and texture those of the existing building.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

### 11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) 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. This decision to grant Planning Permission has been taken:
  - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:  
(Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-  
Subject to the compliance with the attached conditions the proposed works, to reinstate the dwelling back to a single dwellinghouse, would not have a detrimental impact on the character, architectural setting and significance of the Grade II\* Listed Building.

