

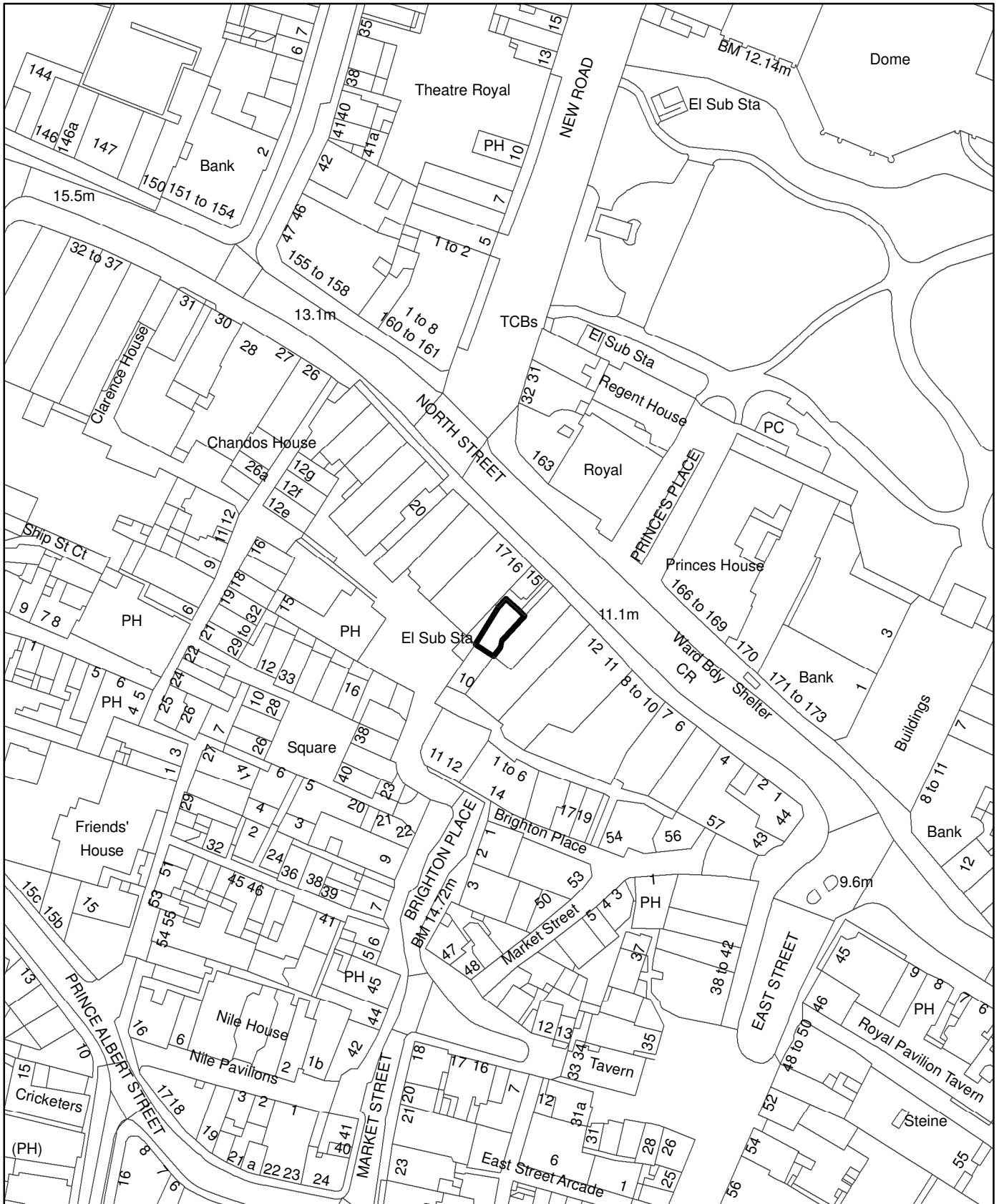
ITEM I

**Puget's Cottage, Rear of 15 North Street,
Brighton**

**BH2013/03589
Listed building consent**

11 DECEMBER 2013

BH2013/03589 Puget's Cottage, Rear of 15 North Street, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

<u>No:</u>	BH2013/03589	<u>Ward:</u>	REGENCY
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Puget's Cottage Rear of 14 North Street Brighton		
<u>Proposal:</u>	Alterations incorporating reinstatement of South facing gable wall and blocking up of first floor doorway.		
<u>Officer:</u>	Steven Lewis	<u>Valid Date:</u>	18 October 2013
<u>Con Area:</u>	Old Town	<u>Expiry Date:</u>	13 December 2013
<u>Listed Building Grade:</u> Grade II			
<u>Agent:</u>	Morgan Carn Partnership, Blakers House, 79 Stanford Avenue Brighton		
<u>Applicant:</u>	West Register (Property Investments) Ltd, Mr Gary Lewis, 280 Bishopsgate London		

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** Listed Building Consent subject to the Conditions and Informatives set out in section 11

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a Grade II Listed Building located behind North Street in The Old Town conservation area in Brighton. The building was recently listed in September 2013.
- 2.2 The building is a former cottage building dating partially from the late 17th century which was extended and adapted in the 18th century. The building is a rare example of an Old Town building which pre-dates the development of Brighton as a seaside resort.
- 2.3 The building is located at the rear of North Street and is largely concealed from public view due to the surrounding commercial development. According to the list description of the building there has been little change to the outline of the building upon historical maps since the late 19th century and by the 1930s the building has been subsumed in the outline of 14 North Street and at some stage it became incorporated within the former Hannington Department store.

3 RELEVANT HISTORY

This application has been submitted to run concurrently with 5 other applications.

BH2013/00710: Creation of new shopping lane extending from Meeting House Lane to Brighton Place. Demolition of existing ground

floor stores and first floor structures at rear of North Street shops. Adaptation and extension of existing shops on North Street to create 8 shop units to north side of new lane, reconfiguration of North Street shops. Construction of 7 new 2 storey flats over shops around a courtyard. Construction of 6 new shops to south side of new lane with 2 floors of offices over. Adaptation of 12D Meeting House Lane to provide additional shop front onto lane. Blocking up of openings in end wall of Puget's Cottage following demolition of adjoining structures (Amended description) - Under consideration.

BH2013/00711: Demolition of existing building at 11 Brighton Place and demolition of existing stores and first floor structures to rear of North Street shops - Under consideration.

BH2013/00715: Demolition of existing buildings at 21, 22 and 23 Brighton Square and demolition of existing two storey apartments at 37, 38, 39 and 40 Brighton Square. Conversion of existing A1 and A3 units to create new A3 units at ground floor level to East of Brighton Square with new car park access. Construction of a 26no room boutique hotel above new A3 units with entrance at ground floor level and bedroom accommodation to 3no floors above. Erection of new 4no storey building on site of 22 Brighton Square providing A1 retail at ground floor level and 3no flats above. Reconfiguration works to lane connecting Brighton Place to Brighton Square and other associated works – Under consideration.

BH2013/00716: Demolition of existing buildings at 21, 22, 23, 37, 38, 39 and 40 Brighton Square – Under consideration.

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the alteration incorporating reinstatement of south facing gable wall and blocking up of first floor doorway.
- 4.2 The proposal would see the demolition of adjoining structures including the adjacent electricity substation and a two storey modern ancillary building. In turn there works would require the blocking up of the ground floor opening in the south wall, reinstatement of the gable, blocking up of a non-original doorway at first floor level.
- 4.3 The blocking up and reinstatement would be conducted in sand and cement render with a painted finish and a masonry background to match the existing cottage.

5 PUBLICITY AND CONSULTATIONS

**External
Neighbours:**

- 5.1 None

Internal:

Heritage: Comment
Statement of Significance

- 5.2 Puget's Cottage is a Grade II listed Building within the Old Town Conservation Area. It is one of the oldest surviving buildings in the Old Town; the north-west part is late C17 or early C18, heightened in the later C18 when it was also doubled in size by being extended to the south-west. the ground and first floor of the north-east side and the two lower floors of the northern half of the south-west side and the lower part of the northern half of the south-west side are constructed of large cobbles, incorporating some pieces of ironstone, and brick quoin, including some reused C16 bricks, set in lime mortar. The upper parts of these walls and the remaining sides of the building are in brick laid in English garden wall bond. The mansard roof is tiled with end brick stacks, the southern one rendered.
- 5.3 Puget's Cottage is Listed for the following principal reasons:
- Architectural interest: contains a significant proportion of late C17 or early C18 fabric heightened and extended in the later C18 and with some later C18 or early C19 sash windows. The two phases of the building show the transition of the ancient town into the fashionable seaside resort;
 - Interior features: late C17 or early C18 good quality first floor cornices and joinery;
 - Plan form: readable externally and to some extent internally;
 - Historic interest and rarity: a very rare survival of an old town building which pre-dates the mid C18 and later development of Brighton as a seaside resort. The curved external wall of the property is a rare survival of the local strip field system, which was superseded by later grid development;
 - Group Value: group value with 15 North Street and the paved yard.

The Proposal and Potential Impacts

- 5.4 The proposal is linked to the wider application for the creation of a new lane of residential and retail development to the rear of North Street, linking Meeting House Lane with Brighton Place. As part of those proposals a single storey sub-station and a two storey ancillary building adjoining Puget's Cottage would be removed, together with a high boundary wall. Following this an existing opening in the southern gable elevation of Puget's Cottage at first floor level would be infilled and the ground floor of this gable end would be reconstructed on the original line. A new lower boundary wall, in flint, would be constructed adjoining the gable end. These works are welcomed.
- 5.5 A new access to the first floor of Puget's Cottage would be formed by creating a door opening in the eastern elevation through into the rear of 14 North Street, to connect it to the stairwell of that property. This opening would be through brickwork, not flint. It would have no external impact on the building and internally the rear room has lost its historic features. There would therefore be no harm arising from this alteration.

Mitigations and Conditions

- 5.6 A condition should be added requiring the submission of a 1:20 scale elevation of the proposed new door at first floor level.

- 5.7 A further condition should state that all new rendering should be no stronger than 1:1:6 (lime:cement:sand).

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) is a material consideration.
- 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 Buildings

HE4 Reinstatement of original features on Listed Buildings

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

SPGBH13 Listed Building – General Advice

Supplementary Planning Documents:

SPD09 Architectural Features

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

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 proposal is linked to the wider application for the creation of a new lane of residential and retail development to the rear of North Street, linking Meeting House Lane with Brighton Place.
- 8.4 As part of the proposals a single storey sub-station and a two storey ancillary building adjoining Puget's Cottage would be removed, as well as a high boundary wall. As a result an existing opening in the southern gable elevation of Puget's Cottage at first floor level would be infilled and the ground floor of this gable end would be reconstructed on the original line.
- 8.5 A new lower boundary wall, in flint, would be constructed adjoining the gable end. These works are welcomed and would remove much of the unsympathetic construction around the building and would better reveal the building.
- 8.6 A new access to the first floor of Puget's Cottage would be formed by creating a door opening in the eastern elevation through into the rear of 14 North Street, to connect it to the stairwell of that property. This opening would be through brickwork and not flint. This would have no external impact on the building and internally the rear room has already lost its historic features. There would therefore be no harm arising from this alteration.
- 8.7 Subject to appropriate detailing of the new door and use of an appropriate render mix, which can be secured by condition; the proposal would appropriately finished and the works overall would secure improvements to the appearance, character and setting of the building.

9 CONCLUSION

- 9.1 The alterations would allow the remainder of the Hannington's Lane development to proceed whilst improving the current setting of the building. Subject to appropriate detailing of the new door and use of an appropriate

render mix, it is considered that the proposal would enhance the character of the listed building.

10 EQUALITIES

10.1 None identified

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) 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.
- 2) All new rendering upon the building should be no stronger than 1:1:6 (lime:cement:sand). **Reason:** In the interests of the special architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

- 3) Prior to the commencement of development on site details of the proposed new door at first floor level shall at 1:20 scale shall be submitted to and approved in writing by the Local Planning Authority. The new doors shall be implemented in strict accordance with the approved details and thereafter retained. **Reason:** In the interests of the special architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

11.3 Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site Location and Block Plan	13100-P-100	-	18/10/2013
Existing & Proposed Ground Floor Plans	13100-P-101	-	18/10/2013
Existing & Proposed First Floor Plans	13100-P-102	A	14/11/2013
Existing & Proposed Second Floor Plans	13100-P-103	-	18/10/2013
Existing & Proposed Elevations	13100-P-104	-	18/10/2013
Design & Access Statement	-	-	18/10/2013
Heritage Statement	-	-	18/10/2013

2. This decision to grant Listed Building Consent has been taken:

PLANNING COMMITTEE LIST- 11 DECEMBER 2013

- (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:-
The alterations would allow the remainder of the Hannington's Lane development to proceed whilst improving the current setting of the building. Subject to appropriate detailing of the new door and use of an appropriate render mix it is considered that the proposal would enhance the character of the listed building.