

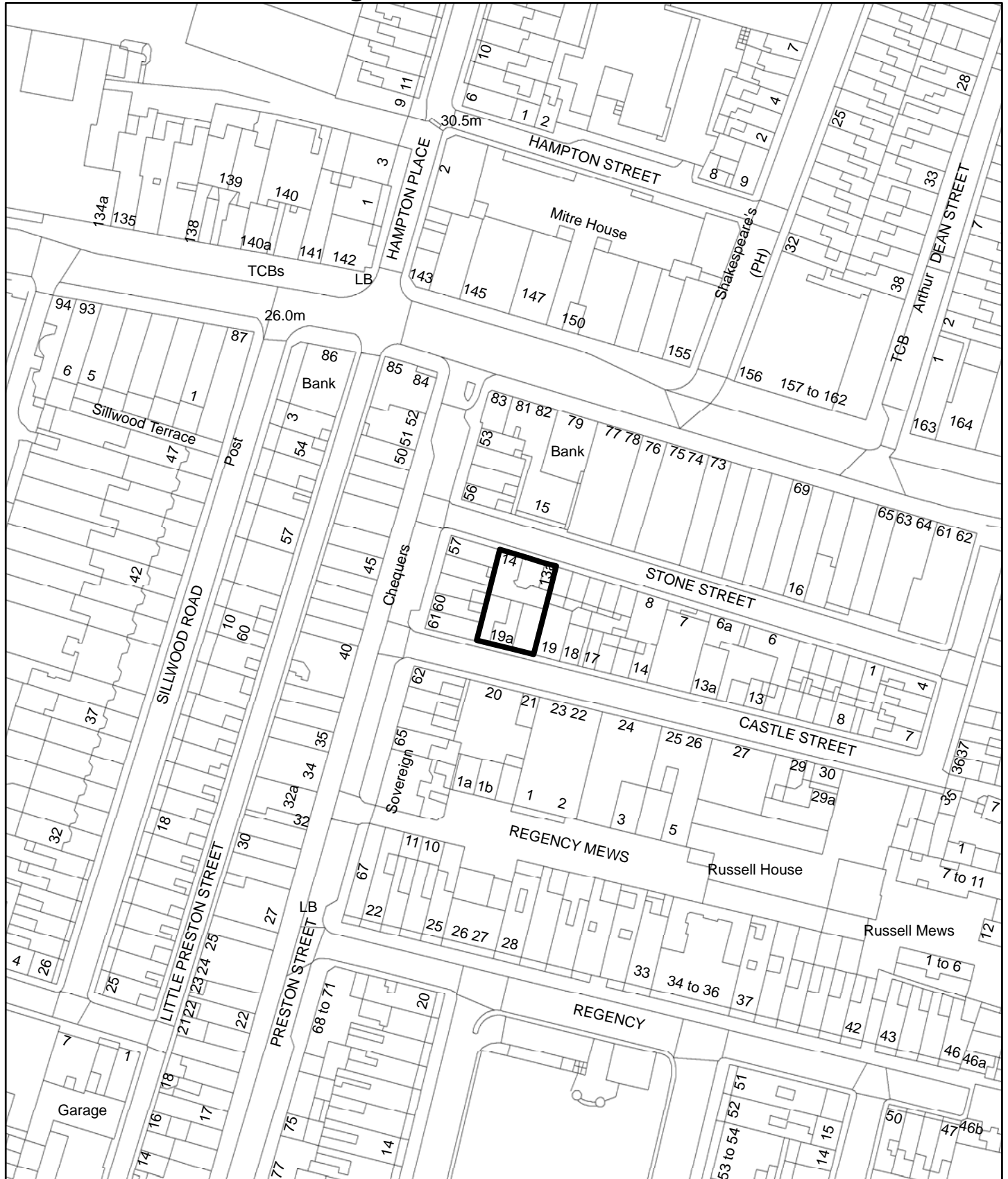
ITEM D

**13A-14 Stone Street & 19A Castle Street,
Brighton**

**BH2013/02799
Listed building works**

02 APRIL 2014

BH2013/02799 13A-14 Stone Street & 19A Castle Street, Brighton



<u>No:</u>	BH2013/02799	<u>Ward:</u>	REGENCY
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	13A-14 Stone Street & 19A Castle Street Brighton		
<u>Proposal:</u>	Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units.		
<u>Officer:</u>	Jason Hawkes	<u>Valid Date:</u>	14 August 2013
<u>Con Area:</u>	Regency Square	<u>Expiry Date:</u>	09 October 2013
<u>Listed Building Grade:</u>			
<u>Agent:</u>	Mackellar Schwerdt Architects, The Old Library, Albion Street, Lewes, East Sussex, BN7 2ND		
<u>Applicant:</u>	Just Developments Ltd, Timbers, Rookery Way, Haywards Heath, West Sussex, RH16 4RE		

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 site can be divided into two distinct parts. The first part relates to a two-storey building fronting Stone Street. The address of this part of the site is 13A-14 Stone Street. This site includes a central yard area between two single-storey buildings. The other part of the site is to the rear and faces south onto Castle Street. The address of this part of the site is 19A Castle Street. This site includes a two-storey pitched roof flint building and a single-storey building. These buildings are also divided by a yard area. The two sites at Castle Street and Stone Street form one unit with an internal link between the two. The whole of the site was formerly occupied by Hill Bros, a roofing and building contractors. Hills Bros have relocated to another premises in Hove and the site has been vacant for a number of years. All of the buildings on site are in a poor state of repair.
- 2.2 The north building on Stone Street is Listed, Grade II. The building was listed in August 2012. The south building on Castle Street is also protected by the listing by virtue of being a pre-1947 building within the curtilage of the Listed Building. The site also falls within the Regency Square Conservation Area.
- 2.3 The buildings were formerly used as purpose-built stables and a carriage house dating from the early 19th Century (probably the early 1840s). The Stone Street "fly" carriage stables are particularly interesting because of their symmetrical layout. They comprise a two-storey rear range with central coach house flanked by slightly projecting wings, splayed at the inner corners with first-floor haylofts

and ground-floor stabling, partially obscured by single-storey projecting coach houses enclosing a yard. Originally, as shown on the 1877 Ordnance Survey map, the north side had gates. The exterior has been changed by the replacement of windows apart from an original east first floor pivoting casement although most window openings have not been enlarged. The west first floor window opening on the splay was enlarged and has a sash window with vertical glazing bars. The ground floors have cambered door openings in the splay. The east coach house wing has boarded doors. There is much non-original internal partitioning. Internally no fittings survive to the stables except for some brick flooring and one coach house retains some plank dado panelling.

- 2.4 The buildings on Castle Street comprise a range of three two-storey livery stables set endwise onto the street with a detached single coach house in the north-west corner of the yard. The stable range is built of flint cobbles with brick dressings and coach house is rendered. The stable range has been patched in 20th Century brick and one third has been rebuilt in concrete block and refaced in render in the 20th Century. The windows and doors have been altered and the gable end rendered. The coach house has an early 20th Century extension built on to the front. The three stables do not retain any internal fittings and there are none to the coach house.
- 2.5 Stone Street and Castle Street are of mixed character with both residential terraced houses, historic commercial buildings and some modern buildings, mostly in render but with some brick. 13A-14 Stone Street is on the council's Building at Risk register, and is in a very poor condition.

3 RELEVANT HISTORY

BH2013/00250: 13A-14 Stone Street & 19A Castle Street. Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units. Withdrawn May 2013.

BH2013/00249: 13A-14 Stone Street & 19A Castle Street. Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units. Withdrawn May 2013.

BH2011/02547: 13A-14 Stone Street & 19A Castle Street. Demolition of existing buildings to Stone Street & Castle Street. Withdrawn November 2011.

BH2011/02546: 13A-14 Stone Street & 19A Castle Street. Demolition of existing two storey buildings and erection of 2no two bed houses on Stone Street and 2no two bed flats and 1no three bed flat on Castle Street. Withdrawn November 2011.

BH2009/01911: 13A-14 Stone Street & 19A Castle Street. Demolition of existing two storey buildings and yard (excluding the flint building) and erection of a 3 storey building containing 6no. self-contained flats and 2no. retail units. Withdrawn October 2009.

BH2009/01912: 13A-14 Stone Street & 19A Castle Street. Demolition of existing two storey roofing contractors office (B1/B8). Withdrawn October 2009.

4 THE APPLICATION

4.1 Listed Building Consent is sought for the following:

- The conversion of the existing two storey office and storage building on Stone Street into 1 three bedroom dwelling with associated alterations and refurbishment.
- The demolition of the existing two storey building on Castle Street and the erection of three storey student accommodation block of 14 units with cycle parking.

4.2 A concurrent planning application is being considered under ref: **BH2013/02798**.

5 PUBLICITY AND CONSULTATIONS

External

5.1 **Neighbours: Two (2) letters of representation have been received from Flat 4, 16 Stone Street and Brighton & Hove Heritage Commission objecting** to the application for the following reasons:

- 14 self contained flats would be inappropriate for the area and have a very negative impact on the residents in this street. The units are likely to evolve rapidly into a hostel in view of its configuration. Either way, students or those reliant on hostel type accommodation will have a very negative impact on a street already blighted with overloaded bins, vermin, a brothel, drug dealers and noise from heavy road traffic. 14 self contained, small and cheap units will amplify the current problems.
- The sites are in the same ownership but are of such widely differing type and on different streets. A request is made to split the sites into two, to consider the proposed building on its separate merits.
- This would allow the granting of approval to the Stone Street development, which is not controversial, and at the same time allow the design approach of the Castle Street site, which is highly controversial among local residents and has been rejected by CAG.
- The key factors for a rethink to Castle Street would include:
 - Retention of elements from the original 19th Century stables structure.
 - Retention of at least a part of the courtyard space which is essential for the maintenance of the character of the Regency Square Conservation Area. This would require moving the lightwell from the back of the site to the front allowing its use as a courtyard. This would also require designing an irregular roof. The proposed monolithic roof results in an oppressive line of masonry which is out of keeping with the urban landscape.
- The buildings at Preston Street do not need a lightwell as no windows belonging to a living space back onto it.

5.2 **Conservation Advisory Group: Objection**. Whilst the Group welcome the development of Stone Street, concerns were raised about the proposed student residence on Castle Street. Most of the buildings along the road are small family houses and residents are unhappy about the proposal. The Group feel the existing architecture on the Castle Street building should be maintained and restored as much as possible.

The proposed development on Castle Street is unacceptable and should incorporate a courtyard fronting the street and should, if possible, incorporate elements of the existing historic building.

5.3 Regency Square Area Society: Objection

- The plan to introduce student residence to a street that enjoys a tightly knit community of people who live in small terraced cottages and flats will have a negative effect on the area.
- The scale of the 14 language student residences is out of line with anything else here and goes against the urban grain of the area.
- The Castle Street building is an important building. Its street facing courtyard is a survival of a pattern of early commercial architecture that is now rare in Brighton.
- The current proposal does not reflect the architectural standards required for a Conservation Area. The replacement structure is a bland and featureless large block of uniform size and height, flat onto the street. The proposed building will be highly destructive to the urban landscape of Regency Square Conservation Area. A better design solution should be sought.
- The lightwell is unnecessary to the west because there are no living spaces which face to the East of the Preston Street buildings.
- The scheme should be redesigned to incorporate a front lightwell, retain and reproduce elements of the stables buildings, remove some of the living units and allow a more complex design with an interesting and creative mix of old and new structures.
- The Stone Street application is uncontroversial and welcomed.

Internal:

5.4 Heritage: No objection.

- **Alterations to the Stone Street Listed Building:** The principle of retaining, refurbishing and converting the Stone Street Grade II listed buildings into a single dwelling is welcomed, subject to appropriate design and detailing, particularly given that the building is on the council's Building at Risk register. The scheme as originally submitted required a number of amendments and additional details. The required amended details were submitted and no objection is raised to the conversion of the Stone Street building subject to appropriate conditions to ensure the preservation of this Listed Building.
- **Demolition of existing buildings on Castle Street:** A report supporting that 19A Castle Street is beyond economic repair has been submitted. This outlines that the building has numerous structural defects, and has also been altered greatly over time; including the rebuilding of the gable end and end bay in concrete block and other areas in fletton brick. It appears that the amount of work required to retain the form and appearance of this building would necessitate the rebuilding of a vast proportion. Given the structural condition, its loss is considered acceptable provided its demolition is undertaken in conjunction with the restoration of 13A-14 Stone Street, and rebuilding on the site. This would allow this important listed building to be removed from the council's

building at risk register. A copy of the historic building recording and archive should be deposited with the County Archaeologist before any demolition work proceeds.

- **New building on Castle Street:** The proposed building is of an acceptable height and a flat roofed building would be acceptable in this location. The windows respect the floor heights and proportions of windows in the area. The design as originally submitted was considered unacceptable and required amendments. Amended plans were subsequently submitted which indicated amendments including a buff brick to the central bay and alterations to the windows and front door. The amended plans are deemed acceptable by the Conservation Officer and addressed concerns regarding the details of the design.

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:

PLANNING COMMITTEE LIST- 02 APRIL 2014

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
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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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 site can be divided into two clear sections with the buildings for the site facing onto Stone Street to the north and the buildings facing south onto Castle Street. The Stone Street buildings at 13A-14 Stone Street have recently been listed. Listed building consent is sought to retain these buildings with alterations to allow the use of this part of the site as a single-dwelling.
- 8.4 The south building on Castle Street is also protected by the listing by virtue of being a pre-1947 building within the curtilage of the listed building. Listed Building consent is sought for the demolition of the buildings fronting Castle Street and the construction of a three-storey building to form student accommodation.

Alterations to Stone Street Building:

- 8.5 A and 14 Stone Street are stated in the listings as being mid 19th Century rendered fly stables with haylofts over and projecting coach houses. The scheme retains the buildings on this part of this site which are to be refurbished throughout.
- 8.6 The proposal indicates that the original internal historic walls forming the central area are to be retained to form the enclosure for a new staircase. There are limited historical features within the building with exception of trusses to the main roof. The first floor trusses are to be retained and repaired as part of the repair and renovation of the roof structure. It is also proposed to remove an

PLANNING COMMITTEE LIST- 02 APRIL 2014

area of original brick paving to allow a new floor structure to be laid with a damp proof membrane. The scheme indicates that the bricks are to be relaid as part of the new floor.

- 8.7 The windows are a mixture of style with the oldest at first floor level. To the first floor is one 8 pane pivot window, one four pane vertical sliding sash and two fixed windows. It is proposed to refurbish all the windows and to replace the fixed windows with a new 4 pane pivot window. The ground floor windows are of either a fixed or casement style and are of a much later date. The scheme proposes the installation of partly glazed timber doors and windows onto the courtyard area.
- 8.8 All internal stud and plasterboard partitions and recent blockwork would be removed. Externally, the existing painted render would be repaired and redecorated to match existing. It is proposed to take up the existing tarmac surface to the courtyard area and replace with chequered brick pavers from the Castle Street area.
- 8.9 The scheme includes a new rendered wall, with a pier, and timber gates built between the two existing front stable extensions. The new rendered wall and pier would match the existing on the west side of the site. It is proposed to retain the folding timber doors of stable doors which are to be fixed shut.
- 8.10 The Conservation Officer has commented that the principle of retaining, refurbishing and converting the Stone Street Grade II Listed Buildings is welcomed, subject to appropriate design and detailing, particularly given that the building is on the council's Building at Risk register.
- 8.11 The Conservation Officer made the following comments on the scheme as originally submitted:
- A pier from the original front boundary wall survives to the west of the current entrance gates. The reconstructed boundary wall should match the height and detailing of this pier and portion of wall (rendered with incised joints, square section coping). The new double gates should sit just below the height of the coping to the piers. It should have a traditional open iron barred top section to permit the building to be seen from the street. These amendments were subsequently submitted and deemed acceptable.
 - The detailing to the gable end of each wing should be matched to that to the west wing. Matching the existing rainwater goods would also be appropriate. These amendments were subsequently submitted and deemed acceptable.
 - The reduction in height of the wall will require the reduction in height of the flat-roofed extension to the west wing. The detail of the courtyard elevation is also inappropriate, particularly the window proportions and design. The most appropriate solution would be to locate French doors/bifolding doors in this location, to the same design as other doors on the site. This would be more in keeping with the stabling history of the site, but would also (particularly when the doors are open) allow the entirety of the yard to be read as a once-open space. The material used

to cover the flat roof should be clarified. These amendments were subsequently submitted and deemed acceptable.

- The windows to the first floor are generally appropriate, as they aim to match the surviving small paned pivot window. The detailing of these can be secured by condition to ensure they exactly match the design and dimensions of this window. The application however indicates that these will be finished with a timber stain. This is inappropriate. All windows should be painted white. This amendment is shown on revised drawings.
- The size of the openings to each splayed reveal at ground floor level is significant (to allow horses to enter). The size of the openings should not be altered (as proposed).
- It is proposed that the double doors at first floor level has opening upper windows. It would be appropriate for these to be fixed shut, so that the detailing of these doors can exactly match the other doors at this level. Ideally they would be solid boarded, but it is acknowledged that this may give insufficient light levels.
- The scheme originally proposed sunpipes to the roof of the main building. As the sunpipes appear to be proposed for rooms at first floor level, and it is understood that rooms at this level are intended to be open to the roof pitch (trusses exposed), the Conservation Officer commented that rooflights are likely to be more appropriate in appearance, and just as effective. Revised plans were subsequently submitted which indicate rooflights to replace the proposed sunpipes.
- As originally submitted, rooflights were proposed to the internal facing wings of the stable buildings. The Conservation Officer commented that these should be located in the outer roof slope in both cases so that they are readily visible from the street scene. Revised plans were subsequently submitted to address this concern.
- Internally, the majority of original walls appear to be retained, and therefore the original plan form will largely be readable. The loss of non-original partitions is welcomed.
- Any surviving plank dado panelling or other historic features should be retained and reinstated.

8.12 Having regard to the scheme, as amended, the proposal has address the amendments required by the Conservation Officer. Subject to conditions, the proposal would preserve the architectural and historic character and appearance of this building which is at risk.

Demolition of Castle Street Building:

8.13 The applicant has submitted a Structural Engineer's Report supporting the application. This outlines that all of the buildings on site have numerous structural defects and has also been altered greatly over time. This includes the rebuilding of the gable end and end bay of the Castle Street flint building in concrete block and other areas in fletton brick. It appears that the amount of work required to retain the form and appearance of this flint building would necessitate the rebuilding of a vast proportion of it anyway.

8.14 Given the structural condition, the Conservation Officer has commented that its loss is considered acceptable provided its demolition is undertaken in

conjunction with the restoration of 13A-14 Stone Street, and rebuilding on the site. This would allow this important Listed Building to be removed from the council's building at risk register.

New Building on Castle Street:

- 8.15 To replace the demolished flint building and single-storey buildings, a three-storey building is proposed to provide student accommodation. The building would be three-storeys high with a flat parapet roof. The building is contemporary in design. The building is proposed in an 'L' shape with courtyard area to the area adjacent to an existing courtyard to the rear of 59 and 60 Preston Street.
- 8.16 Fronting Castle Street, the building would appear lower than the side elevation of 61 Preston Street to west and would be higher than the immediate two-storey building at 19 Castle Street. The proposed building would form an appropriate addition between the two buildings onto Castle Street. It should also be noted that Castle Street includes a number of three-storey buildings and the proposed scale of the building would match the scale of the buildings on the street.
- 8.17 The building is proposed with a rendered finish with an inset central panel in buff brick. The proposed windows are aluminium framed sash windows set back into the façade with stone cills. The main door is also proposed in aluminium frames and includes two small side lights either side.
- 8.18 The Conservation Officer has commented that the proposed building is of an acceptable height and a flat roofed building would be acceptable in this location. The windows respect the floor heights and proportions of windows in the area.
- 8.19 Properties in the street are generally two bays wide, and the flanking white rendered two bay portions to each side reflect this. The render should come all the way down to meet the pavement, and there should be no drip moulds or expansion joints. As amended, the scheme includes buff brick to the central section. The windows and doors to the central section would include a brick soldier course. The addition of the buff brick and soldier courses give the scheme some visual interest which was deemed lacking by the Conservation Officer in the original submission.
- 8.20 Overall, it is felt that the design, as amended, of the three-storey building is acceptable and would preserve the character and appearance of the adjacent listed building and would match the character and appearance of the street scene.

9 CONCLUSION

- 9.1 Subject to conditions, the alterations to the Stone Street buildings would preserve the architectural character and appearance of the Listed Building. Given the structural integrity of the flint building onto Castle Street, the demolition of this building is deemed acceptable. Additionally, the new build to Castle Street is deemed acceptable in terms of its appearance and would preserve the character and appearance of the adjacent Listed Building. The

PLANNING COMMITTEE LIST- 02 APRIL 2014

proposal is therefore in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

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) The render to the Castle Street building shall be smooth rendered down to ground level and shall not have bell mouth drips above the damp proof course or above the window openings and the render work shall not use metal or plastic expansion joints.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
- 3) 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.
- 4) All existing architectural features including 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.
- 5) The rooflights 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) All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron to match existing and shall be painted to match the colour of the background walls and retained as such thereafter.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

PLANNING COMMITTEE LIST- 02 APRIL 2014

- 7) Any re-rendering to the Stone Street building and front boundary wall will be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building and shall be maintained as such thereafter.

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

5.1 Pre-Commencement Conditions:

- 8) No works shall take place until samples of the materials (including render) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

- 9) No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the doors, garage doors, windows (including cills and reveals), parapet, boundary walls, railings and stair have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply 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
Stone Street Elevation (existing)	0609/504/1		14 th August 2013
Castle Street Elevation (existing)	0609/504/2		14 th August 2013
Roof Plan (Existing)	0609/504/3		14 th August 2013
Location Plan, Proposed Block Plan / Site Plan	8647/01	B	19 th November 2013
Proposed Lower and Upper Ground Floor	8647/02	E	13 th January 2014
Proposed First Floor and Second Floor	8647/03	E	13 th January 2014
Proposed Roof Plan	8647/04	D	19 th November 2013
Proposed South Elevation (Castle Street) and North Elevation (Stone Street)	8647/05	F	13 th January 2014

PLANNING COMMITTEE LIST- 02 APRIL 2014

Existing Lower and Upper Floor Plans	8647/06	A	14 th 2013	August
Existing First Floor Plan	8647/07	A	14 th 2013	August
Demolition Plan and Elevations	8647/08	A	14 th 2013	August
Proposed Sections	8647/10	A	14 th 2013	August
Courtyard Elevations	8647/11	B	13 th 2014	January

2. This decision to grant Listed Building Consent 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 conditions, the alterations to the Stone Street buildings would preserve the architectural character and appearance of the Listed Building. Given the structural integrity of the flint building onto Castle Street, the demolition of this building is deemed acceptable. Additionally, the new build to Castle Street is deemed acceptable in terms of its appearance and would preserve the character and appearance of the adjacent listed building. The proposal is therefore in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.