

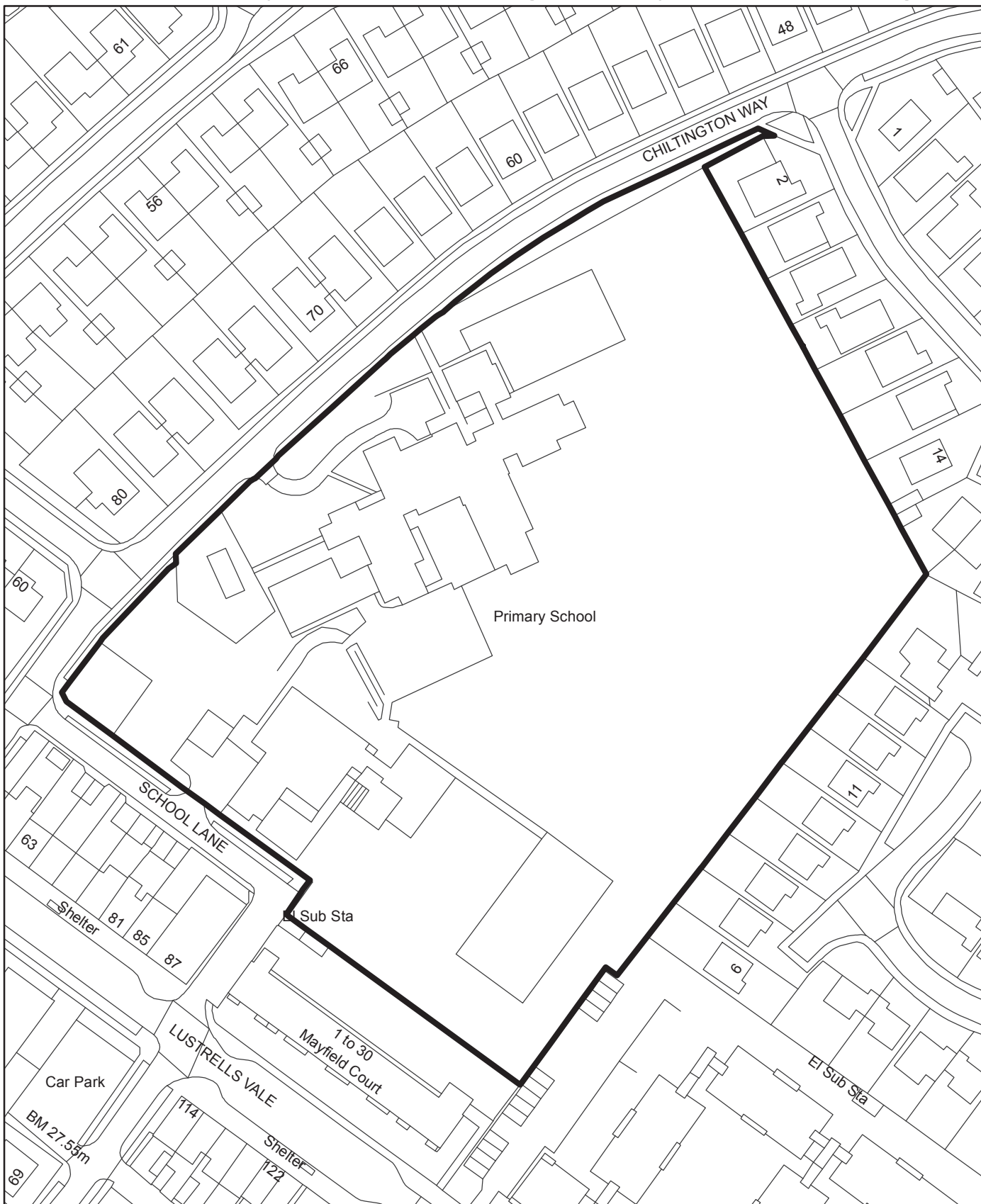
# **ITEM E**

**Saltdean Primary School, Saltdean, Brighton**

**BH2015/01141**

**Approval of details reserved by condition**

**22 APRIL 2015**



<b>No:</b>	<b>BH2015/01141</b>	<b>Ward:</b>	<b>ROTTINGDEAN COASTAL</b>
<b>App Type:</b>	<b>Approval of Details Reserved by Condition</b>		
<b>Address:</b>	<b>Saltdean Primary School Chiltington Way Saltdean Brighton</b>		
<b>Proposal:</b>	<b>Application for approval of details reserved by condition 10 of application BH2014/03933.</b>		
<b>Officer:</b>	Kathryn Boggiano, tel: 292138	<b>Valid Date:</b>	07 April 2015
<b>Con Area:</b>	N/A	<b>Expiry Date:</b>	02 June 2015
<b>Listed Building Grade:</b>			
<b>Agent:</b>	Brighton & Hove City Council, Property & Design, Kings House, Grand Avenue, Hove, BN3 2LS		
<b>Applicant:</b>	Brighton & Hove City Council, Mrs Gillian Churchill, Head of Capital Strategy and Development Planning, Kings House, Grand Avenue Hove, BN3 2LS		

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in sections 4 and 6 and resolves to **APPROVE** the details pursuant to condition 10 of application BH2014/03933 and subject to full compliance with the submitted details.

## 2 RELEVANT HISTORY

- 2.1 **BH2014/03933:** Demolition of two existing single storey classroom blocks and erection of a new two storey teaching block with link corridor, new two storey classroom extension, hall extension, infill staff room extension and other associated works. Approved 12 March 2015.  
**BH2015/01175:** Non material amendment to BH2014/03933 to allow for revision to the main two storey classroom block and hall extension elevations including reduction to the extent of external Steni Board Cladding, increase to the matching face brickwork to match existing to main elevations and revised colour to external cladding. Currently under consideration by the Council.

## 3 PUBLICITY & CONSULTATIONS

- 3.1 None received.

## 4 CONSIDERATIONS & ASSESSMENT

- 4.1 The sole consideration is the acceptability of submitted details in respect of conditions 10 of BH2014/03933. Condition 10 stated that:  
*"No development shall take place on the external envelope of any of the extensions hereby approved until samples of the materials for that particular extension (including colour of render, paintwork and colourwash) to be used*

*in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

*Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.”*

- 4.2 Informative 7 of BH2014/03933 states that:  
“The Planning Committee has indicated that the red coloured cladding materials proposed in this application would not be acceptable and has resolved that the application to be submitted to discharge the requirements of Condition 10 be determined by the Planning Committee. The applicant is recommended to propose an alternative colour/shade of external cladding material.”

The following materials have been submitted:

- 4.3 Walls:  
Cladding: Steni Colour SN2008 Matt;  
Brick Ibstock Bexhill Dark.
- Roof:  
SIG Armourplan SG dark grey RAL 7015.
- Doors and windows:  
Aluminium RAL7015 dark grey
- Flashings and copings:  
Aluminium RAL 7015 dark grey

- 4.4 When the application was under consideration the following cladding samples were submitted:  
Cladding Steni Colour RAL-3001 Matt;  
Cladding Steni Colour SN2008 Half Matt.
- 4.5 The red colour of cladding material RAL-3001 was a more vibrant red and members expressed concern over this material. The colour of SN2008 is also slightly different as the cladding would be fully matt rather than half matt.
- 4.6 The applicant has also submitted a non material amendment (BH2015/01175) to alter the materials of the two storey main extension and the hall extension. Due to funding and the high cost of the cladding materials, the area proposed for the cladding materials has been significantly reduced in size on the two storey main extension and less significantly reduced on the hall extension. These amendments are assessed in detail as part of the non-material amendment application BH2015/01175.
- 4.7 It is considered that the colour of the cladding sample SN2008 is appropriate

and would be similar to the colour of the cedar cladding which is present above the doors and windows on some of the existing buildings.

- 4.8 The brick sample is considered to be appropriate and would be a close match to the brick present on the existing buildings. In addition, the roof, doors, windows, flashings and coping details are also considered to be appropriate. Due to the flat roof design the roof would not be highly visible from the surrounding area.
- 4.9 Therefore it is recommended that the details of the samples of materials described in informative 2 are approved.

**5 EQUALITIES**

- 5.1 None identified.

**6 INFORMATIVES**

6.1 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 is based on the drawings/details listed below:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Walls: Steni Colour Cladding Sample 40198 SN2008			31 March 2015
Walls: Brick Ibstock Bexhill Dark			31 March 2015
Roof: SIG Armourplan SG dark grey RAL 7015			31 March 2015
Doors and windows: Aluminium RAL 7015 dark grey			31 March 2015
Flashings and copings: Aluminium RAL 7015 dark grey			31 March 2015

