

<u>No:</u>	BH2023/01467	<u>Ward:</u>	Central Hove Ward
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Hove Central Library 182 - 186 Church Road Hove BN3 2EG		
<u>Proposal:</u>	Replacement of existing door with a new steel security door.		
<u>Officer:</u>	Nathaniel Rainier, tel:	<u>Valid Date:</u>	06.06.2023
<u>Con Area:</u>	Old Hove	<u>Expiry Date:</u>	01.08.2023
<u>Listed Building Grade:</u>	Listed	<u>EOT:</u>	
Building Grade II			
<u>Agent:</u>	Brighton And Hove City Council Hove Town Hall Neville Road Brighton BN43 5NJ United Kingdom		
<u>Applicant:</u>	Mr Ben King 182 - 186 Church Road Hove BN3 2EG		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. 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
Location Plan			22 May 2023
Proposed Drawing	HL002		22 May 2023
Proposed Drawing	HL003		22 May 2023
Proposed Drawing	HL004		22 May 2023
Detail		Door Details	22 May 2023

2. 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.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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. SITE LOCATION

- 2.1. Hove Library is a Grade II listed building in the Old Hove Conservation Area, located on the southern side of Church Road.
- 2.2. It was built in 1907 by architects Percy Robinson and W Alban Jones in a 'Wrenaissance style'. Of two storeys, its main decorative façade faces north on to Church Road. A cupola was removed in 1967. The rear elevation is in strong contrast to the classical flat fronted stone main façade, with a curved platform and terraced profile in redbrick. Although it is of notable interest, the rear has been affected by incremental addition of services and alterations. This building principally continues to be used for its original purpose as a public library however the lower level is now in separate use as a day nursery with separate access at the rear through the side gate.

3. RELEVANT HISTORY

- 3.1. **BH2023/01981** Hove Central Library 182 - 186 Church Road Hove BN3 2EG- Listed Building Consent removal of existing north elevation parapet gutter lining and replacement with like for like. Replacement of roof tiles like for like. Water proofing works to east elevation half landing roof including raising/adapting the down pipe to ensure that it does not make contact with the roof covering, removal of existing lead flashings and replacement with like for like, replacement of render flashing with lead flashing, removal of all promenade tiles and solar reflective paint, application of dura-coat restoration waterproofing system uniform coloured finish to all areas of the roof with grit added to where promenade tiles were situated. Like for like replacement of west first floor roof skylight detailing. Under consideration (also at this Committee).
- 3.2. **BH2019/02771** Hove Central Library 182 - 186 Church Road Hove BN3 2EG LBC Listed Building Consent Installation of lock to existing gates and associated works. Approved
- 3.3. **BH2018/03896** Hove Central Library 182 - 186 Church Road Hove BN3 2EG LBC Listed Building Consent Alterations to entrance lobby to install access control system including exit button and associated works. Approved

4. APPLICATION DESCRIPTION

- 4.1. Listed Building Consent is sought for the replacement of an existing timber door with a new steel security door.
- 4.2. All applications for Listed Building Consent relating to Hove Library are required to be determined by the Planning Committee rather than by officers under delegated authority.

5. CONSULTATIONS

5.1. **Heritage:** No objection

6. REPRESENTATIONS

No representations have been received.

7. MATERIAL CONSIDERATIONS

7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

7.2. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove City Plan Part Two (adopted October 2022);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1 Presumption in Favour of Sustainable Development
CP15 Heritage

Brighton & Hove City Plan Part Two:

DM26 Conservation Areas
DM27 Listed Buildings

Supplementary Planning Document:

SPD09 Architectural Features

Old Hove Conservation Area Character Statement

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to impact of the works on the historic character and significance of the Grade II listed building and the wider Old Hove Conservation Area.

- 9.2. In considering whether to grant listed building consent the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Moreover, when considering whether to grant listed building consent for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight". These aims are reflected in CPP1 policy CP15 and policies DM26 and DM27 of CPP2.
- 9.3. The Heritage Team have raised no objection to the development. This application is for the replacement of the entrance door to the nursery at the lower level which is at the rear of the property within a narrow access route along the east side of the building. The existing door is a utilitarian flat timber door and is not considered to be a characterful or positive element of the building, and it is proposed to be replaced with a plain metal door to improve security. The frame is also proposed to be replaced like for like. It is considered that this proposal would have a neutral impact on the significance of the building and there is no objection on heritage grounds.
- 9.4. Overall, the work would cause no harm to the historic significance of the listed building or the character of the Conservation Area in accordance with national policy objectives and policies CP15 of CPP1 and DM26, DM27 and DM29 of CPP2.

10. CLIMATE CHANGE/BIODIVERSITY

- 10.1. The works are considered to have a neutral impact on climate change and biodiversity objectives.

11. EQUALITIES

- 11.1. The replacement door and opening width is confirmed by the applicant as being DDA compliant, however due to the threshold wheelchair users would likely continue to rely upon the internal lift to facilitate access to the basement level of the library.