

<b><u>No:</u></b>	<b>BH2023/01981</b>	<b><u>Ward:</u></b>	<b>Central Hove Ward</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>Hove Central Library 182 - 186 Church Road Hove BN3 2EG</b>		
<b><u>Proposal:</u></b>	<b>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.</b>		
<b><u>Officer:</u></b>	<b>Nathaniel Rainier, tel:</b>	<b><u>Valid Date:</u></b>	<b>12.07.2023</b>
<b><u>Con Area:</u></b>	<b>Old Hove</b>	<b><u>Expiry Date:</u></b>	<b>06.09.2023</b>
<b><u>Listed Building Grade:</u></b>	<b>Listed</b>	<b><u>EOT:</u></b>	
	<b>Building Grade II</b>		
<b><u>Agent:</u></b>	<b>Brighton And Hove City Council Hove Town Hall Neville Road Hove BN3 5NJ</b>		
<b><u>Applicant:</u></b>	<b>Brighton And Hove City Council Hove Central Library 182-186 Church Road Hove BN3 2EG</b>		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			12 July 2023
Detail	Box/Parapet Gutter Detailing		12 July 2023
Detail	Flashings details		12 July 2023
Proposed Drawing	Proposal Specification		12 July 2023
Detail	Overview of Works		12 July 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. This site is a grade II listed building in the Old Hove Conservation Area. Hove Library 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. **BH2023/01467** Listed Building Consent Hove Central Library 182 - 186 Church Road Hove BN3 2EG Replacement of existing door with a new steel security door. Pending Consideration
- 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 a number of alterations and repairs, many of which are like for like. The works include:
  - Removal of existing north elevation parapet gutter lining (facing onto Church Road) and its replacement with like for like detailing and materials.
  - 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.

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. REPRESENTATIONS

No representations have been received.

## 6. CONSULTATIONS

6.1. **Heritage:** No objection on heritage grounds. The proposal will enable better protection of the building from deterioration without causing further harm to its significance and therefore can be supported.

## 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.
- 9.3. 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".
- 9.4. These aims are reflected in CPP1 policy CP15 and policies DM26 and DM27 of CPP2.
- 9.5. The application explains that water is penetrating the listed building. The east elevation half landing roof is currently covered with bitumen with poor detailing to the up-stand and further issues are caused where the down pipe makes direct contact with the roof covering. Further problems are also caused by the fall of the roof and the only outlet is obscured by existing promenade tiles.
- 9.6. The following remedies are proposed to restore and maintain the Listed Building:
  - The existing down pipe will be raised and adapted ensuring that it does not make contact with the roof covering.
  - All existing lead flashing's will be removed and replaced like for like and the render flashing is also proposed to be replaced in lead.
  - A proposal to fully remove the thick bitumen roof coating is considered to be intrusive and would potentially impact the building structure therefore it is proposed to remove just the promenade tiles and solar reflective paint and

apply Garlands Dura-Coat Restoration Waterproofing System to all areas of the roof, adding grit to the areas which form part of the means of escape.

- 9.7. All the above works are considered to be acceptable in heritage terms given that the proposal includes the removal of some unsympathetic detailing and materials with more appropriate replacements. Where non-traditional remedies and materials are proposed it is considered that they would enable better protection of the building from deterioration without causing further harm to its significance and can therefore be supported.
- 9.8. 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. COMMUNITY INFRASTRUCTURE LEVY & DEVELOPER CONTRIBUTIONS**

- 10.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. The exact amount will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.

## **11. EQUALITIES**

None Identified

