

<u>No:</u>	BH2011/03957	<u>Ward:</u>	WESTBOURNE
<u>App Type:</u>	Conservation Area Consent		
<u>Address:</u>	191 Kingsway, Hove		
<u>Proposal:</u>	Demolition of existing building.		
<u>Officer:</u>	Adrian Smith, tel: 290478	<u>Valid Date:</u>	30/12/2011
<u>Con Area:</u>	Sackville Gardens	<u>Expiry Date:</u>	24 February 2012
<u>Listed Building Grade:</u>	None		
<u>Agent:</u>	John Coleman Architects, Rivermead, Berwick St James, Salisbury, Wiltshire		
<u>Applicant:</u>	Castlemist Properties Ltd, Mr & Mrs P Coleman, 20 Tongdean Avenue, Hove		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and the policies and guidance in section 7 of this report and resolves to **GRANT** Conservation Area Consent, subject to the following conditions and informatives:

Conditions:

1. BH01.04 Conservation Area Consent.

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. BH12.08 No demolition until contract signed.

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

Informatives:

1. This decision is based on the design and access statement and site plan received on the 30th December 2011; and the approved drawing nos. 724-1 rev B, 724-2 rev A, 724-3A rev A, 724-4 rev A2, 724-6 rev A, 724-7 rev A, 724-8 rev A, 724-9a rev A & the stairlift drawing received on the 4th April 2012.

2. This decision to grant Conservation Area Consent has been taken:
- (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance: (Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
The loss of the existing building at 191 Kingsway and its replacement with a superior building would not be harmful to the historic character or appearance of the Sackville Gardens Conservation Area, and is supported in accordance with development plan policies.

2 THE SITE

The application relates to a two storey building located on the north side of Kingsway, Hove, within the Sackville Gardens Conservation Area. The building forms part of Girton House, a four storey Victorian building attached to the west, and accommodates a mix of eleven studio and one bedroom flats. The site sits directly adjacent to the former Sackville Hotel, now a vacant plot of land.

3 RELEVANT HISTORY

BH2011/03956: Demolition of existing building and construction of nine residential flats. Awaiting determination.

4 THE APPLICATION

Conservation Area Consent is sought for the demolition of the two storey building (retaining Girton House adjacent) to enable the construction of a five storey plus basement block of nine flats under application reference BH2011/03956.

5 CONSULTATIONS

External:

Neighbours: None received.

CAG: Objection

The group would support the principal of demolition and redevelopment of this site as long as the replacement building was of a quality that was sympathetic to the area. The group felt that although the proposal was of an acceptable height it was of poor design and did not reflect the character of the area and therefore recommended this application be refused. The group requested that it be referred to the Planning Committee to determine if officers are minded to grant.

Internal:

Design and Conservation: No objection

Whilst the existing building is a Victorian house dating from the early development of the area it has been much altered and is now dwarfed by later development, including larger scale Victorian terraces. The existing building

does not contribute positively to the appearance or character of the Sackville Gardens conservation area and there is no objection in principle to the demolition of the existing building, as the opportunity to replace it with a contemporary apartment building of greater scale and architectural quality, which would contribute to a more coherent townscape on this part of Kingsway, is welcomed.

6 MATERIAL CONSIDERATIONS

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.”

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

7 RELEVANT POLICIES & GUIDANCE

National Planning Policy Guidance:
National Planning Policy Framework

Brighton & Hove Local Plan:
HE8 Demolition in conservation areas

8 CONSIDERATIONS

The main issue for consideration is whether the loss of the existing building on the site would adversely affect the character and appearance of the Sackville Gardens Conservation Area.

Policy HE8 of the Brighton & Hove Local Plan states proposals should retain building, structures and features that make a positive contribution to the character or appearance of a conservation area. The demolition of a building and its surroundings, which make such a contribution, will only be permitted where all of the following apply:

- a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair (through no fault of the owner/applicant);
- b) viable alternative uses cannot be found; and
- c) the redevelopment both preserves the area’s character and would produce substantial benefits that would outweigh the building’s loss.

Demolition will not be considered without acceptable detailed plans for the site’s development. Conditions will be imposed in order to ensure a contract exists for the construction of the replacement building(s) and/or the landscaping of the site prior to the commencement of demolition.

The building as existing forms a two storey block attached to the larger Girton House adjacent to the west. Both buildings are of a Victorian appearance, with Girton House at 193 Kingsway being of a considerably grander scale and overall design. The building at 191 Kingsway is of a significantly lesser scale and appearance such that it appears out of keeping with its surrounds and does not contribute positively to the Sackville Gardens conservation area. The site to the east is separated by a hardstanding to 191 Kingsway, and forms the derelict former Sackville Hotel plot.

The wider Kingsway is characterised by a mix of building forms, with traditional Victorian terraces set in juxtaposition with considerably larger and bulkier modern blocks of flats. There is a general lack of continuity and rhythm to the buildings with some set tightly together, and others set in more spacious plots. The frontage that falls within the Sackville Gardens conservation area is generally Victorian in appearance and consistent in scale, however the smaller 191 Kingsway building and vacant Sackville Hotel site are clear anomalies that disrupt this limited continuity. For these reasons the loss of the existing building at 191 Kingsway can be supported in principle, as any acceptable new building would likely be of a greater scale and form to provide continuity with the general scale and form of the buildings in the immediate area, in particular Girton House. A concurrent application has been submitted (BH2011/03956) for a block of nine flats on the site. The general scale, form and design of the new building is considered acceptable and the application is recommended for approval. Subject to this concurrent application being permitted, the loss of the existing building at 191 Kingsway would not be harmful to the historic character or appearance of the Sackville Gardens Conservation Area, in accordance with policy HE8 of the Brighton & Hove Local Plan.

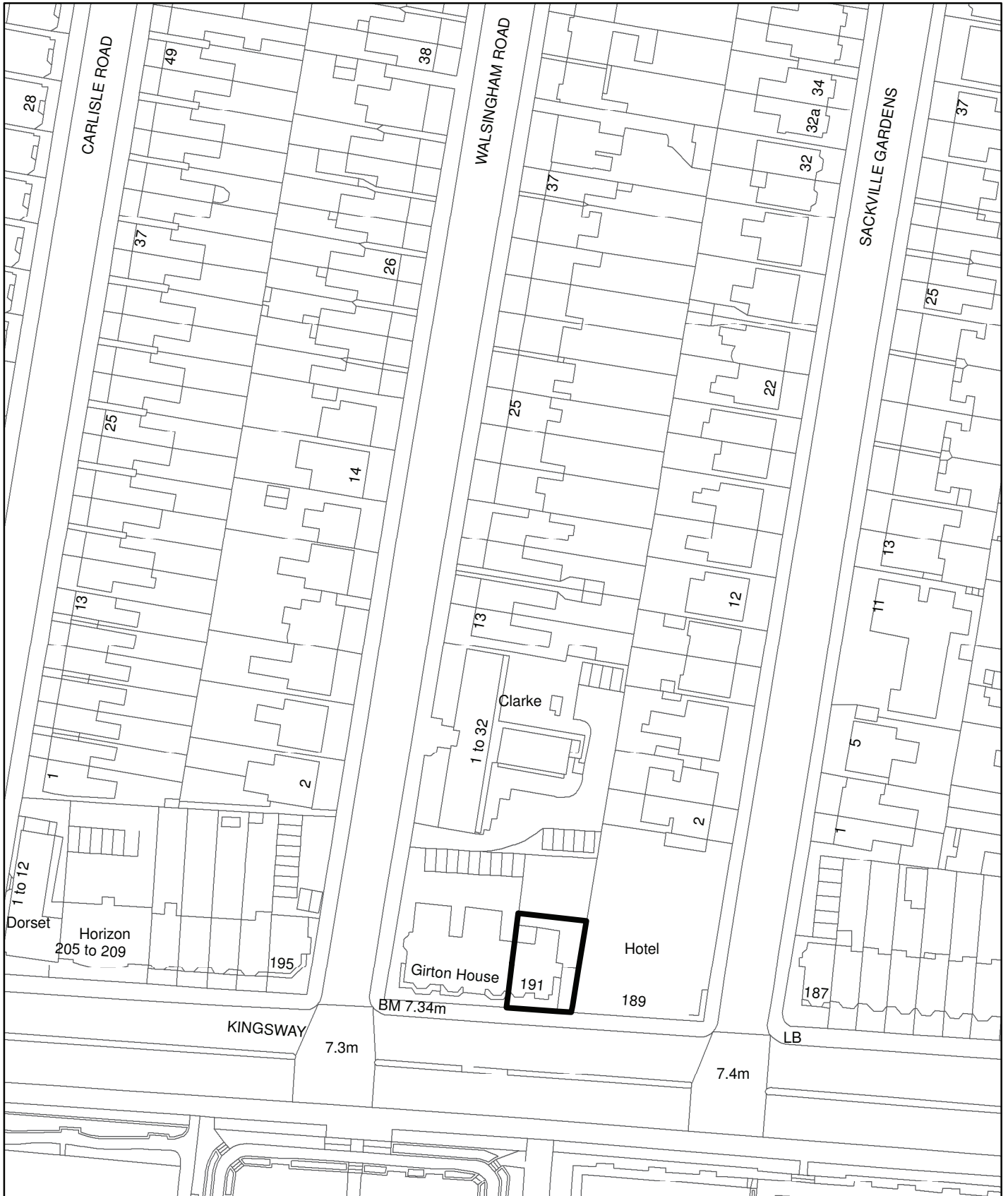
9 CONCLUSION

The loss of the existing building at 191 Kingsway and its replacement with a superior building would not be harmful to the historic character or appearance of the Sackville Gardens Conservation Area, and is supported in accordance with development plan policies.

10 EQUALITIES IMPLICATIONS

None identified.

BH2011/03957 191 Kingsway, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

