

<b><u>No:</u></b>	<b>BH2012/00196</b>	<b><u>Ward:</u></b>	<b>CENTRAL HOVE</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>Flat 6, Courtenay House, Courtenay Terrace, Hove</b>		
<b><u>Proposal:</u></b>	<b>Extension of flat and associated alterations including alterations to layout, removal of water tank enclosure, installation of roof lantern and alterations to fenestration.</b>		
<b><u>Officer:</u></b>	Christopher Wright	<b><u>Valid Date:</u></b>	17/02/2012
<b><u>Con Area:</u></b>	Cliftonville	<b><u>Expiry Date:</u></b>	13 April 2012
<b><u>Listed Building Grade:</u></b>	Grade II Listed		
<b><u>Agent:</u></b>	Turner Associates, 19a Wilbury Avenue, Hove		
<b><u>Applicant:</u></b>	Ms Tracy Zebrak, Flat 6, Courtenay House, Courtenay Terrace, 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** Listed Building Consent subject to the following Conditions and Informatives.

### 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 installation of timber sash windows, thickened masonry cill and render panel to the western elevation, as shown on Turner Associates Drawing number TA554/11 Rev F submitted on 14 May 2012 shall be completed in accordance with the approved plans within three months of the date of commencement of the development hereby approved.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
- 3) This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
- 4) The upstands to the rooflights hereby permitted shall be dressed in lead and shall thereafter be retained as such.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

### Pre-Commencement Conditions:

- 5) No works shall take place until samples of the materials (including colour) to be used in the construction of the external surfaces of the south facing patio doors and the tinted glass panes within, 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.

- 6) No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles 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:** As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Informatives:

1. This decision is based on the design and access statement, heritage statement and drawing nos. TA554/01, TA554/02A, TA554/03, TA554/04, TA554/05, TA554/06, TA554/15 and TA554/17 received on 24 January 2012; flush rooflight product detail and drawing nos. TA554/12D, TA554/13D, TA554/19A and TA554/20A received on 4 April 2012; drawing nos. TA554/10G, TA554/14D, TA554/16C and TA554/18B received on 5 April 2012; and drawing no. TA554/11F received on 14 May 2012.
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 Brighton & Hove Local 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:-

The proposed extensions and alterations would enhance the appearance of, and preserve the special architectural and historical character of the Listed Building.

## 2 THE SITE

The building is located in the Cliftonville Conservation Area and is Listed Grade II.

The building is at the western end of a terrace of Regency Style townhouses constructed Circa 1840 and has 1922 additions to the north front including attic extensions and subsequent extensions. The building is on a corner of the garden square in Medina Terrace. The houses have dual aspects and bow-fronted walls with ground floor balconies with canopies over them facing the sea. The extensions at attic level and their fenestration are very unsympathetic to the character of the building. There is a full height storey at the front at third floor level in place of the original mansard with dormer windows, with a further fourth storey behind a steeply pitched roof at the front with a flat roof and patio doors opening onto a roof terrace facing south. The south wall and patio doors are not visible at ground level from Medina Terrace and Kings Esplanade, but are visible from longer views from the beach. Located on top of the roof is a plant room which has a detrimental impact upon the building and wider terrace.

In addition to the roof storey alterations, the rest of the building's fenestration has also been radically altered.

### 3 RELEVANT HISTORY

Flat 6 & Roof Level, Courtenay House, Courtenay Terrace

**3/92/0426(LB):** Extension and alterations – approved 25/09/1992.

**3/92/0425(F):** Extension and alterations – approved 25/09/1992.

**3/90/0780:** Extensions to bedroom and lounge at roof terrace level - refused 03/01/1991.

**3/90/LB0060:** Extensions to bedroom and lounge at roof terrace level - refused 03/01/1991.

Courtenay House, Courtenay Terrace

**3/95/0729(LB):** Internal fire precaution works – approved 12/01/1996.

### 4 THE APPLICATION

Listed Building Consent is sought for the extension of the upper floor flat and roof space with associated alterations, including removal of water tank enclosure, installation of roof lantern and alterations to fenestration.

An application for planning permission for the development has also been submitted, reference BH2012/00195.

### 5 CONSULTATIONS

#### External

**Neighbours: One (1)** letter of representation have been received from **1 Courtenay House** objecting to the application for the following reasons:

- Despite cosmetic changes the proposal will be seen from the seafront.
- Draws the eye to badly constructed curved contour of additional floor below and broken line of terrace.
- Modern and unimaginative design is out of keeping with the building architecture.

#### Internal:

#### Heritage:

Comment 13/04/2012 – Following on from revised drawings

The revised drawings and detail sheet for the rooflights are now acceptable apart from a minor point in respect of the west windows.

The second revision received 5th April shows the bottom rails of the new sash windows on the west elevation being narrower and matching the windows to the south, which is an improvement. However, whilst having a shorter top sash is an improvement and it is considered that the meeting rails should also line up with those of the windows to the south.

The architects' concerns about the proportions of these new windows is understood, but It is suggested that introducing a vertical glazing bar in each window dividing the sashes in two would help give better proportions to the window panes. The applicant may wish to try this instead.

Conditions should be attached requiring samples of the colours of the new south patio window frames (which should be grey) and the tinted glass (also grey). The upstands to the rooflights should also be grey. It is assumed that these should be dressed in lead. This could be dealt with by a condition.

Comment of 20/02/2012

The proposal is to extend the fourth floor flat roofed extension southwards by 3.5m at its greatest extent and 1.1m at its least extent to enclose a substantial part of the roof terrace. At present the top storey is set well back on its south side. The hatching on the drawings suggest that the whole of the roof would be rebuilt. There would be a large shallow lantern light that would project above the flat roof.

The extension is likely to be visible in views from the seafront and Medina Terrace. If so, it would add to the visible bulk of the building in an unsympathetic way that would unacceptably worsen the negative effect of the roof alterations to this building. The wide patio doors are out of character with the building and would detract from the character of the building, if visible. This will need to be assessed carefully on site.

The lantern light would not be acceptable if it is visible above the roofline in long views from the ground. This also needs to be checked on site.

The removal of the water tank is a positive enhancement.

The alterations to the fourth floor windows on the west elevation by reducing the middle one in width and installing sliding sashes is a small improvement, although the sizes, proportions and positions of the windows would still bear no relationship to the windows below.

However these two minor improvements do not outweigh the harm caused by the large extension.

If the extension is visible, it should be set back from the rear main wall until it is no longer visible from ground level. The new rear wall should be in the form of a pitched slated roof with small lead clad dormer windows in it, to integrate the extension more sympathetically into the roofscape as seen from surrounding buildings.

## **6 MATERIAL CONSIDERATIONS**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”

The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);

- Brighton & Hove Local Plan 2005 (saved policies post 2004).

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.

All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

## 7 RELEVANT POLICIES & GUIDANCE

### Brighton & Hove Local Plan:

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

### The National Planning Policy Framework (NPPF)

## 8 CONSIDERATIONS

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.

### **Planning Policy**

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.

### **Design and Heritage issues**

The existing attic extension forming the rooftop flat is not original, and was added to the building circa 1922. As such there are no original interior features or architectural details which require preservation. The impact on the character of the listed building would be limited to the exterior alone.

The acceptability of the application turns upon whether the benefits from the reduction in height and removal of the stair over-run/water tank along with other minor external and fenestration improvements, sufficiently outweigh the impact created by the increase of floor space and projection further south.

## PLANS LIST – 06 JUNE 2012

The proposal is to extend the fourth floor flat roofed extension southwards by approximately 3.5m at its greatest extent and 1.1m at its least extent to enclose a substantial part of the roof terrace. The new floor plan would effectively 'square off' the existing layout and would provide for larger living areas, e.g. kitchen, living and dining rooms, and enable the bedroom to be swapped to another room along the western wall of the building and therefore benefit from natural light and ventilation from windows.

At present the top storey is set back on the south side but also has a prominent and unsympathetic stairwell / store that projects well above the enlarged ridge height of the property. The proposal would remove the raised section of the stairwell and store; replacing it with an enlarged roof extension set forward but also reduced in height to match the current main roof height. In addition, the proposal also seeks the installation of a single slim line glazed roof light.

In addition to the extensions and alterations to the roof, the proposal also seeks improvements to the existing fenestration upon the western facing elevation. The proposal will replace two casement windows with new sliding sash windows, reinstate/thicken a masonry window cill and replace a section of block work with smooth render to match the existing elevation.

Initially the Heritage team had some concerns regarding the potential impact of the works. As a result a visual investigation of the proposal was conducted to ascertain the level of impact. The visual survey confirmed to the Heritage team that subject to some amendments and improvements the proposed roof extension may be acceptable upon the basis of the improvements made due to the loss of the stair over-run/water tank and fenestration.

The present roof form of the building has been significantly altered and it is at considerable odds to the remainder of Courtenay Terrace. The roof form is considerably bulkier and higher than those adjacent, manifesting a clear and unsympathetic visual intrusion. It is considered that the removal of the stairwell/store projection above the present building line would be a considerable improvement to the appearance of the building, the wider terrace and Cliftonville Conservation Area.

Though it is clear that the proposed roof extension will have some additional impact, concerns were raised with regard to the potential prominence of the extension from the south on the Promenade and amendments sought. These amendments sought to clarify in greater detail the rear elevation and materials to clarify impact.

On the basis of the revised design, use of standing seam lead cladding and tinted glass it is considered that the proposed extension would be acceptable. Furthermore with the inclusion of other fenestration alterations upon the west facing elevation it is considered that the overall improvements will enhance the special architectural and historical character of the Listed Building.

Conditions are recommended requiring samples of the materials including colours of the new south patio window frames (which should be grey) and the

tinted glass (also grey). The upstands to the rooflights should also be grey and dressed in lead and are also recommended to be controlled by planning condition.

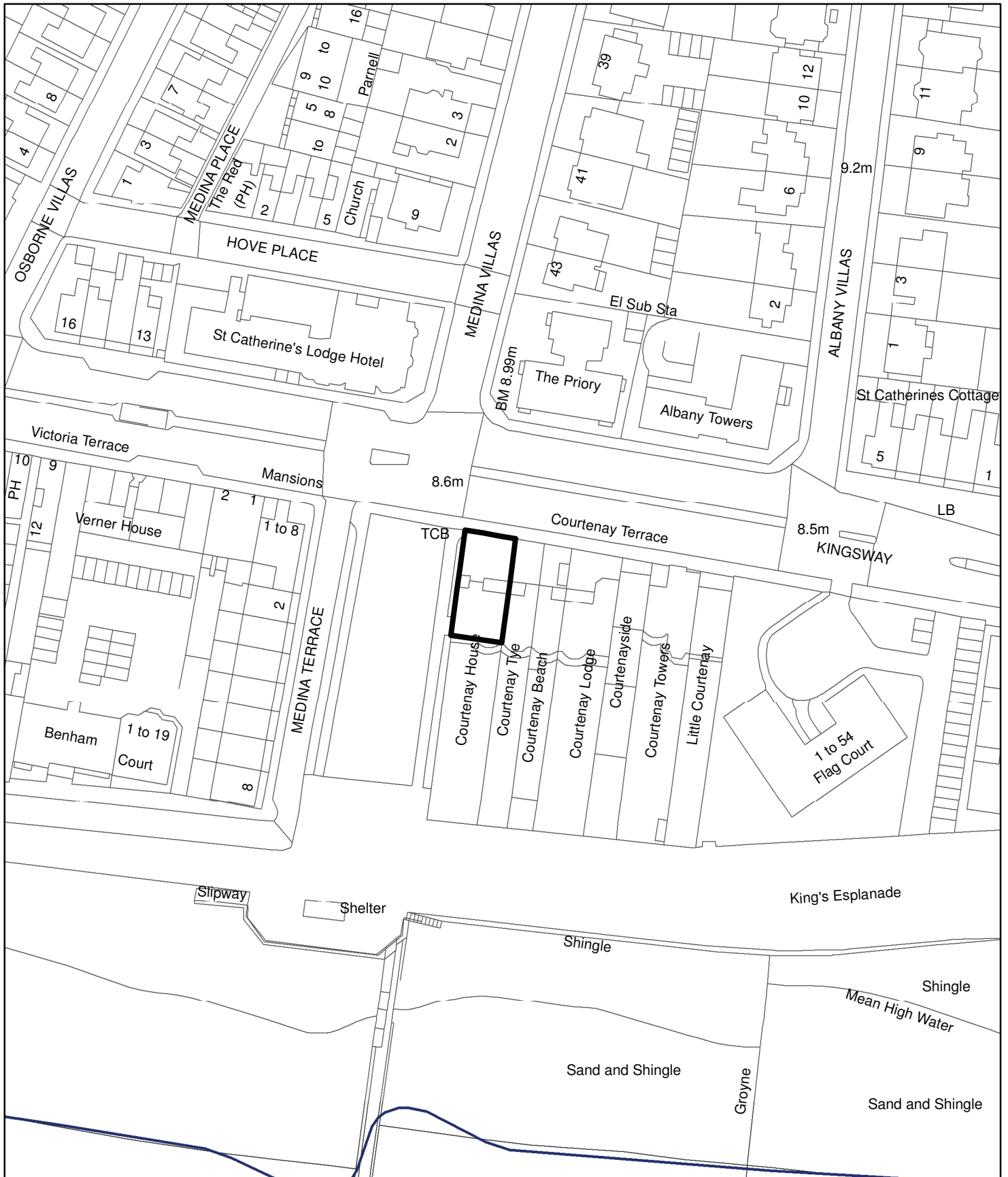
**9 CONCLUSION**

The proposed extensions and alterations would enhance the appearance of, and preserve the special architectural and historical character of the Listed Building. Accordingly it is recommended Listed Building Consent is granted.

**10 EQUALITIES IMPLICATIONS**

None identified.

# BH2012/00196 Flat 6, Courtenay House, Courtenay Terrace, Hove.



**Brighton & Hove  
City Council**



Scale: 1:1,250