

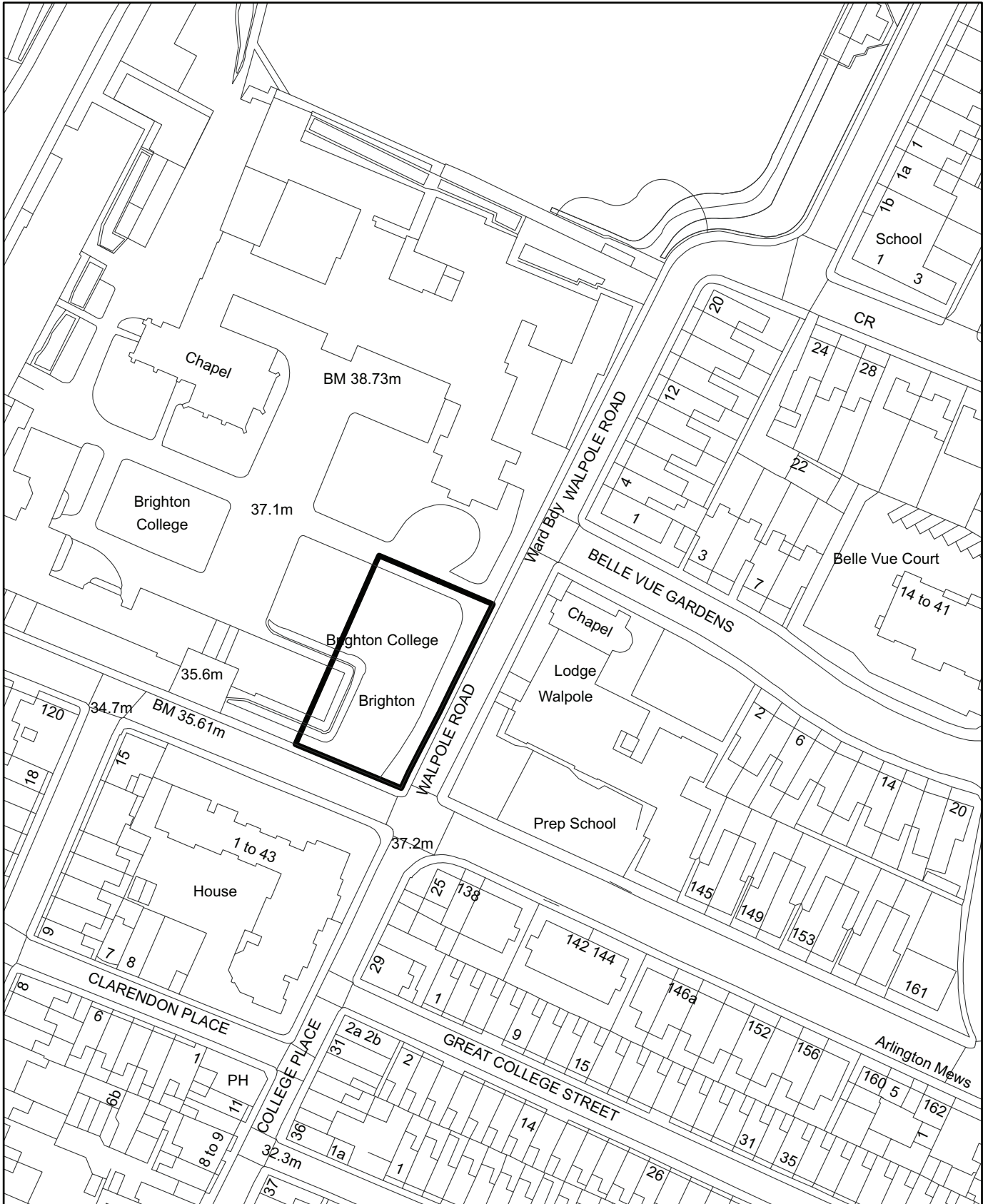
**PLANS LIST
ITEM A**

Brighton College, Eastern Road, Brighton

**BH2012/01992
Full planning consent**

10 OCTOBER 2012

BH2012/01992 Brighton College, Eastern Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/01992	<u>Ward:</u>	QUEEN'S PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Brighton College, Eastern Road, Brighton		
<u>Proposal:</u>	Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall comprising 40no student bedrooms, 2no staff flats and ancillary accommodation with associated works including hard and soft landscaping and dismantlement and reinstatement of part of boundary wall along Eastern Road.		
<u>Officer:</u>	Anthony Foster Tel: 294495	<u>Valid Date:</u>	17/07/2012
<u>Con Area:</u>	College	<u>Expiry Date:</u>	16/10/2012
<u>Listed Building Grade:</u>	II		
<u>Agent:</u>	Nathaniel Lichfield & Partners, 14 Regents Wharf, All Saints Street London, N1 9RL		
<u>Applicant:</u>	Brighton College, Mr Steve Patten, Eastern Road, Brighton		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informative set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located to the north side of Eastern Road. The site is currently occupied by Brighton College. The College campus is bounded to the east by Walpole Road and Walpole Terrace, College Terrace to the north and Sutherland Road to the west. These surrounding roads are mainly residential in character.
- 2.2 A large number of buildings located within the site are listed. The College buildings which front onto Eastern Road including Dawson Hall, to which the extension is proposed, and the Jackson Building including the main entrance are Grade II Listed.
- 2.3 The college was originally designed by George Gilbert Scott. These buildings make up the central buildings located within the site. Further additions designed by Thomas Graham Jackson and FT Cawthorne were completed in the late nineteenth and early twentieth century. Dawson Hall fronts onto Eastern Road and is located adjacent to the east of the main entrance of the College which is known as the Jackson Building. The buildings which front onto Eastern Road are a mix of three and four storey brick built buildings with front gable ends which break up the massing of the roof. The buildings currently provide office, classroom and office space to allow the College to operate.

- 2.4 The application site is located directly to the east of Dawson Hall and forms an area of amenity space to the west of the junction of Eastern Road and Walpole Road, measuring a maximum of 29m wide by 46.5m in length. A service entrance to the college is currently located to the west of the junction. Directly to the south of the site, on the south side of Eastern Road is a two-storey purpose built block of flats, including accommodation within the roof, which is set back from highway by circa 9.5m.
- 2.5 The application site is located within the College Conservation Area. Immediately opposite along the south side of Eastern Road is the East Cliff Conservation Area.

3 RELEVANT HISTORY

The Brighton College site has been the subject of a large number of applications. However, the following are of particular relevance to the current submission:

BH2012/01993: Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall. Dismantlement and reinstatement of part of boundary wall along Eastern Road. Listed Building Consent. Under consideration.

BH2012/02016: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Approved 13/09/2012.

BH2012/02017: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Listed Building Consent. Approved 13/09/2012.

BH2005/05967: 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Refused 03/02/2006.

BH2005/05965: 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Listed Building Consent. Refused 03/02/2006.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a part three part four storey building adjacent to Dawson Hall. The proposed building would comprise 40no student bedrooms providing 71 bed spaces, a housemistress and deputy housemistress flat, storage areas and common rooms.
- 4.2 The proposal would appear as a modern extension to the existing buildings which front Eastern Road. The building would be finished in materials to match including plain brick and terracotta tiles to the south (front) and east (side) elevation, and flint work and terracotta to the north and west elevations to match the internal facing elevations of the existing Quad. The roof is to be finished in clay tiles.
- 4.3 The proposed link building would be three-storeys in height, measuring a maximum of 14.2m in height and 4.4m in width. The eaves level would be comparable to the existing eaves level of the Dawson Building. The existing

eastern (side) elevation of Dawson Hall would be exposed and retained, to form a feature wall internally. The link element would be slightly set back from the existing front building line of the adjacent Dawson Hall. There would be no internal link between Dawson Hall and the proposed development.

- 4.4 The main wing of the building would be four storeys in height and provide the majority of the accommodation. The four storey element would measure 13m in width, with a height of 14.3m to the ridgeline of the two gables. The building would extend along Walpole Road by 33m, retaining a circa 5m spacing between the flank elevation and eastern boundary of the site. This spacing allows the existing service access to be retained. The four storey element would be set on the same front building line of Dawson Hall which is 7m from the back edge of the pavement along Eastern Road.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Thirteen (13)** letters of representation have been received from 11 individual addresses, **3, 4, 9, 10, 30, 34, 46 (x2) Belle Vue Gardens, 10, 16, 24 (x2) Walpole Road, and Flat 33 Danny Sheldon House, Eastern Road** objecting to the application for the following reasons:
- The proposed building is not in keeping with and will be to the detriment of the Grade II listed building
 - The proposal is out of character for the area
 - The extension provides no benefit to the community
 - The Walpole Road elevation will be oppressive within the street scene and detract from the spacious feel of the corner
 - The development will result in overshadowing
 - Increased traffic disruption including pollution over and above that which currently exists not only during construction but once completed
 - Highways safety will be compromised given the additional traffic especially at peak times
 - Increased noise and disturbance resulting from the occupiers of the development
 - The proposal represents an overdevelopment of the area
 - The area is teeming with ecology and the development should not be jeopardised
- 5.2 **One (1)** letter of representation has been received from an undisclosed address supporting the application for the following reasons:
- The design is of a high quality
- 5.3 **CAG: Support** this application but felt the choice of brick work to be important and felt it needed fine tuning to pick up more features of the existing buildings
- 5.4 **Sussex Police:** Have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime, offer the following comments. Very pleased to note from the Design and

Access Statement submitted in support of the application, the pre-application crime prevention advice and comments have been considered.

- 5.5 **English Heritage:** The school campus consists of grade-II listed buildings by George Gilbert Scott and Thomas Graham Jackson, interspersed by twentieth-century buildings of variable quality. The works involve removal of part of a grade II listed boundary wall and the site is sufficiently large in the College Conservation Area to prompt English Heritage's involvement in this case.
- 5.6 We are pleased that this proposal for a new boarding house at the south-eastern corner of the site has been informed by an understanding of the site's history and a sensible whole site masterplan. We feel that its gabled form and use of materials are in tune with the character of the conservation area and would create an appropriate termination to the incomplete range of buildings by Thomas Graham Jackson fronting Eastern Road and now listed at grade II.
- 5.7 The proposed combination of brickwork to the external-facing elevations and flintwork fronting the quadrangle is an astute reference to Jackson's own use of contrasting materials. The particular challenge in this case will be for these materials to be appropriately sourced and laid so as to both match the craftsmanship of the existing buildings and to achieve the crisp architectural detailing upon which this scheme relies. I have already seen a competent sample panel of flintwork, but I suggest that your Council will need to satisfy itself of the appropriateness of all other facing materials and workmanship either by condition of any permission or prior to determination of these applications.
- 5.8 **UK Power Networks:** No Objections
- 5.9 **East Sussex Fire and Rescue:** Comment.
The deposited plans do not appear to indicate satisfactory access for fire appliances for fire fighting purposes.
- 5.10 **Southern Water:** Comment
Should the application be approved an informative should be added to seek that the applicant contact Southern Water to ensure that the necessary sewerage infrastructure is in place to service the development. Also a condition requiring full details of foul and surface water disposal should be included.

Internal:

- 5.11 **Heritage:** Support
Statement of Significance
This site is within the College Conservation Area and is immediately opposite the East Cliff Conservation Area.
- 5.12 Brighton College campus comprises a core collection of grade II listed buildings which formed the historic origins of the school on this site spanning 1849 through to 1897, which have been gradually augmented through the 20th century to form a more tightly knit composition of buildings on the southern half of the site.

- 5.13 The relationship between the early buildings across a quadrangle is a strong characteristic that has been maintained through the development of the campus, as has the architectural language and use of materials on the various buildings by different architects.
- 5.14 The site proposed for development is an open area at the south-easternmost corner of the college grounds on Eastern Road, a busy lateral link between Kemptown and the city centre and it therefore a prominent location. The openness of this corner has afforded treasured views into the campus and of the original George Gilbert Scott buildings which are otherwise quite concealed.
- 5.15 The applicants have shown that the original intention of both Scott, and subsequently Thomas Jackson, was for an enclosed quadrangle, and there are archive drawings of a boarding house proposed for this corner but never built.

The Proposal and Potential Impacts

- 5.16 The applicants have put together a comprehensive submission detailing the rationale for the positioning, design and detailing of the proposed boarding house.
- 5.17 Based on the evidence of the original architects' intentions for the site, the principle of the development on this corner is accepted as fully appropriate.
- 5.18 The attachment of the new development onto the existing listed Dawson Hall is well argued through the modelling in the Design and Access Statement, and the intention to leave much of the historic eastern façade visible within the new building is welcomed. Independence of the new structure is noted and the specific detail at the junction with Dawson Hall is well considered.
- 5.19 The general design proposed makes reference to the rest of the Eastern Road frontage, the historic plans for the development of this corner and the architectural language and use of materials in the wider campus, and gives a respectful contemporary interpretation which is considered appropriate to the ongoing development of the college.
- 5.20 It is considered that the architects have addressed earlier concerns about the possible austerity of the eastern elevation with the treatment of the window openings and brick bond, and the marking of bays with the recessed rainwater pipes.
- 5.21 The materials are fundamental to the success of the project and further approval of sample panels will be needed.
- 5.22 The removal and rebuilding of the boundary wall is considered acceptable subject to the salvage and re-use of the brick, stone and flint and reconstruction in lime based mortar with bonds and coursing to match existing.
- 5.23 **Ecology: Comment**
The site is of low nature conservation value and the ecological mitigation proposed is appropriate. However further detail is needed on the enhancement

measures proposed in order to ensure they meet policy requirements. These measures could be secured by condition.

5.24 Environmental Health: Comment

Conditions are appropriate to deal with noise for protecting end residents within the dormitories and additionally for protection of the residents adjacent to the end build.

5.25 Access Officer: Comment

Policy HO13 does not extend to student accommodation.

5.26 Sustainable Transport: Comment

The transport impact of this application will be minimal. Few if any students would drive and any who do will be forbidden from bringing cars into the college. In the light of this, the lack of clear comparators in SPG4, and the fact that it would be in the applicant's own interest to overcome any particular disabled access issues, it would be inappropriate to formally require additional disabled parking. Similar considerations apply to cycle parking and no additional provision should be required. On this and the wider issue of compliance with policy TR1, the college has submitted the existing travel plan as part of the application. This includes measures to facilitate the use of sustainable modes, which are reported to have reduced parking demand, and there has been some engagement with Council officers on these measures. It is reported in the submission that measures are in place to manage the movements at the start and end of term for the school as existing and no substantial problems are understood to arise from this. Given the minimal likely transport impact, it would be disproportionate to attach conditions requiring a more formal travel plan process such as annual monitoring reports, and transport related S106 requirements cannot reasonably be required.

5.27 Arboriculturalist: Comment

Overall, the Arboricultural section has no objection to the proposals in this application, however, a landscaping condition should be attached to any consent granted securing the planting of the replacement Lime trees.

6 MATERIAL CONSIDERATIONS

6.1 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."

6.2 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).

- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 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.
- 6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD14	Extensions and alterations
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HO6	Provision of outdoor recreation space in housing schemes
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design
SPD09	Architectural Features
SPD11	Nature Conservation & Development

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application include the design and impact on the listed building, conservation areas and street scene, impact on the amenities of neighbouring occupiers, amenities of future occupiers, highways and parking, sustainability, and nature conservation.

Historical Context

- 8.2 The main Brighton college building was designed by George Gilbert Scott and completed in 1849. This building is located centrally within the site. Further additions in the form of the East and West wings and extensions to the rear were completed by 1865 again designed by George Gilbert Scott. Thomas Graham Jackson was appointed to continue the development of the College. Jackson envisaged the College to be organised around a main “quadrangle” with the existing George Gilbert Scott buildings forming the northern side. The buildings which make up the “quad” are all Grade II listed.
- 8.3 Jackson’s original designs detail the completion of the Eastern Road frontage with buildings earmarked as eastern and western wings which project into the site to complete the “quadrangle”. The realisation of which has been restricted to the western wing which was recently completed by the completion of the “Woolton Quad” in 2012, and the erection of Dawson Hall in 1929 along the Eastern Road frontage. The envisaged eastern wing would have extended along Walpole Road completing the “quad” and provide landscaped gardens within. The buildings which front onto Eastern Road including Dawson Hall, to which the extension is proposed, and the Jackson Building including the main entrance are Grade II Listed.

Background

- 8.4 Brighton College currently caters for up to 300 boarders which are accommodated within two existing boarding houses, the Chichester Building to the west of the “quad” fronting onto Eastern Road and Williams Boarding House which fronts onto Walpole Road. Due to the popularity of the school demand for places has increased, including the demand for boarding places. As a result of this increase the College sees this as an opportunity to realise the historic vision for the site and complete the Eastern Road frontage and quadrangle with a modern interpretation which would comprise 40no student bedrooms providing 71 bed spaces, a housemistress and deputy housemistress flat, storage areas, and common rooms.

Planning History

- 8.5 Previous planning application reference BH2005/05967 was refused at Planning Committee. The reason given for refusal was:
“The proposal, by virtue of its design, form and materials, would adversely affect the character and appearance of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.”
- 8.6 The scheme proposed a 3-storey arts building of a modern design which was stepped back from the frontage and included a series of mono pitched roofs.

Design

- 8.7 Policies QD1, QD2 and HE6 of the Local Plan state that all development must demonstrate a high standard of design and make a positive contribution to the visual quality of the conservation area. Policies HE1 and HE3 note that proposals involving the alteration, extension or change of use of a listed building will only be permitted where they would not have an adverse affect on the architectural and historic character, appearance or setting of the building.

- 8.8 The proposed building is part 3, part 4 storeys in height. The three storey element would be attached to the existing eastern elevation of the Dawson Building, with an identical eaves height with a 1m set down from the existing height of the ridgeline. The three storey element is also set back from the building line of Dawson Hall by 0.5m to provide a subservient link between Dawson Hall and the proposed four storey element. The existing eastern (side) elevation of Dawson Hall would be exposed and retained, to form a feature wall internally. The proposed pattern of fenestration on this frontage provides a transition between Dawson Hall and the proposed four storey element.
- 8.9 The four storey element would comprise of two gable ends fronting onto Eastern Road, which extend to a similar height to the ridgeline of the Dawson Hall. The building would extend along Walpole Road and retain a minimum 5m spacing between the flank elevation and eastern boundary of the site. The massing of the eastern elevation has been broken up by the pattern of fenestration which emphasise verticality and also with a recessed gutter every two windows. The continuation of the windows to form small metal clad roof dormers is proposed at fourth floor level to help break up the mass of the proposed roof form.
- 8.10 The proposal would appear as a modern extension to the existing buildings which front Eastern Road. The southern elevation of the existing Dawson Hall is finished in plain red brickwork, with stone and flint work detail. The proposed southern and eastern elevation of the development would be finished in red brick to match, and aluminium windows with deep reveals. The northern and western elevation of the development would be finished in flint to match the corresponding elevation of Dawson Hall.
- 8.11 The applicant has submitted a comprehensive Design and Access Statement including a Heritage Statement detailing the rationale for the positioning, design and detailing of the proposal. The Heritage Officer and English Heritage have reviewed the application and based on the evidence of the original architects' intentions for the site, considered the principle of the development on this corner appropriate.
- 8.12 The design proposed makes reference to the rest of the Eastern Road frontage, the historic plans for the development of this corner and the architectural language and use of materials in the wider campus. This provides a respectful contemporary interpretation of the existing Eastern Road frontage which is considered acceptable. The proposal allows for views of the existing listed structures on the site from both Walpole Terrace and oblique views into the site from the junction of Eastern Road with Walpole Terrace.
- 8.13 Given the scale, finish and design of the proposal, it is considered that the development makes a positive contribution to the visual amenity of the locality, the character of the College Conservation Area, the adjoining East Cliff Conservation Area and adjoining Listed Building, in accordance with policies QD1, QD2, HE3 and HE6 of the Local Plan.

- 8.14 The existing flint wall which fronts onto Eastern Road is to be partially demolished to allow for the construction phase of the project. The applicant has indicated that they wish to rebuild the wall once construction works have been completed. The Councils Heritage Officer has no objection to this subject to the reuse of the materials from the existing wall. A condition has been attached to ensure that this is the case.
- 8.15 The existing site is currently utilised as an area of informal private greenspace within the grounds. The location of the greenspace adjacent to the main road and service access road means that the space itself is of little amenity value. The application takes the opportunity to provide native planting directly adjacent to the proposed building, and to formalise the south eastern section of the lawn within the quadrangle. Whilst the application proposes the removal of a number of trees within this section of the college site, additional planting is proposed to the Eastern Road frontage. The proposed landscaping also formed part of the original architectural design by Jackson which the College wishes to also realise along the remainder of the Eastern Road frontage.

Impact on Amenity

- 8.16 Policy QD27 and QD14 of the Local Plan seek to ensure that new development, including extensions to existing buildings do not adversely affect the amenities of adjoining and nearby occupiers. The closest adjoining residential properties to the development are located 25m away to the south of the site fronting into Eastern Road, and 42m from the residential properties fronting onto Walpole Road to the north-east. The proposed development is not considered to have a material impact upon residential amenity in terms of loss of light or overshadowing. This is due to the separation distances and the orientation of these residential dwellings in relation to the proposed development.
- 8.17 The introduction of habitable windows fronting onto Eastern Road may give rise to a perceived increase in overlooking and inter-looking and a loss of outlook, particularly to the residential development to the south. To this regard the separation distances between the windows is considered sufficient not to result in a demonstrable decrease of neighbouring residential amenity.
- 8.18 There are residential properties to the south and north-east of the site on both Eastern Road and Walpole Road objecting to the scheme in terms of increased noise and disturbance resulting from the development. It is considered that the development would not give raise to additional noise and disturbance over and above that which is currently experienced.
- 8.19 A number of objections have been raised in respect to the loss of a view into and across the Brighton College site. The loss of a view is not a material planning consideration, however in this instance the impact upon the setting of a listed building is one of the considerations. The proposal allows for views of the existing listed structures on the site from both Walpole Terrace and Eastern Road. Consideration to the setting of the listed buildings on the College site has been given above.

- 8.20 The Council's Environmental Health Team had previously raised concern over the provision of habitable accommodation which overlooked Eastern Road. An Acoustic Report has been submitted by the applicant which addresses these original concerns. Subject to appropriate conditions the Environmental Health Team are satisfied that the amenity of the future occupiers would not be compromised.

Sustainable Transport

- 8.21 Brighton & Hove Local Plan policy TR1 requires that new development addresses the travel demand arising from the proposal. Policy TR7 requires that new development does not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR14 requires the provision of cycle parking within new development, in accordance with the Council's minimum standard, as set out in BHSPG note 4. Policy TR19 requires development to accord with the Council's maximum car parking standards, as set out in BHSPG note 4.
- 8.22 A number of objections have been received in relation to existing parking problems within the area particularly at certain times of the day. The School have submitted a Green Travel Plan for the whole campus which includes measures to facilitate the use of sustainable modes of transport and a reduction in the requirement for vehicular parking.
- 8.23 The Highways Manager has reviewed the application and considers that as the proposal is for a dormitory for school children, the net increase above existing/potential trip generation levels would be negligible and is considered not to have a material impact on existing highway conditions.

Sustainability

- 8.24 Policy SU2 seeks to secure development which is efficient in the use of energy, water and materials. The policy requires proposals to demonstrate how factors such as measures that seek to reduce fuel use and greenhouse gas emissions are incorporated, further guidance is contained within Supplementary Planning Document 08: Sustainable Building Design.
- 8.25 The application includes a BREEAM pre-assessment which demonstrates how the proposed building will meet BREEAM 'Excellent' rating. The sustainability of the proposal has been given careful consideration and, subject to implementation conditions, the scheme is considered acceptable in this respect.

Nature Conservation and Ecology

- 8.26 The applicant has submitted an Extended Phase 1 Ecological Survey in support of the application. The survey makes a number of recommendations to enhance the nature conservation value of the site. These measures include the sowing an area of species rich grassland, planting native shrubs and erecting six nest boxes, including two swift boxes beneath the eaves of the proposed boarding house building. The Council's Ecologist considers that the existing site is of low nature conservation value and the ecological mitigation proposed is appropriate which can be secured by a suitably worded condition.

9 CONCLUSION

9.1 The design of the proposals would have an acceptable impact on the listed building and the surrounding conservation areas. The proposed development is not considered to result in a demonstrable impact upon the amenity of neighbouring occupiers. There would be no materially adverse impacts on highways conditions in the locality and with the imposition of conditions to control the scheme in detail. As such the scheme accords with Development Plan policies.

10 EQUALITIES

10.1 The proposal would be required to meet current Building Regulation standards.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) 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
Site Location Plan	771_07_001	P1	2 July 2012
Site Block Plan	771_07_002	P1	2 July 2012
Existing Ground Floor Plan	771_07_100	P1	2 July 2012
Existing First Floor Plan	771_07_101	P1	2 July 2012
Existing Second Floor Plan	771_07_102	P1	2 July 2012
Existing Attic Floor Plan	771_07_104	P1	2 July 2012
Existing Roof Plan	771_07_105	P1	2 July 2012
Proposed Ground Floor Plan	771_07_110	P1	2 July 2012
Proposed Second Floor Plan	771_07_112	P1	2 July 2012
Proposed Third Floor Plan	771_07_113	P1	2 July 2012
Proposed Attic Plan	771_07_114	P1	2 July 2012
Proposed Roof Plan	771_07_115	P1	2 July 2012
Existing Part Plans at Dawson Hall Gable 1/2	771_07_120	P1	2 July 2012
Existing Part Plans at Dawson Hall Gable 2/2	771_07_121	P1	2 July 2012
Proposed Part Plans at Dawson Hall Gable 1/2	771_07_130	P1	2 July 2012
Proposed Part Plans at Dawson Hall Gable 2/2	771_07_131	P1	2 July 2012
Existing Context Elevations East & South	771_07_200	P1	2 July 2012

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Existing Context Elevations North & West	771_07_201	P1	2 July 2012
Existing Context Elevations East & South	771_07_210	P1	2 July 2012
Existing Context Elevations North & West	771_07_211	P1	2 July 2012
Proposed Context Elevations East & South	771_07_220	P1	2 July 2012
Proposed Context Elevations North & West	771_07_221	P1	2 July 2012
Proposed Context Elevations East & South	771_07_230	P1	2 July 2012
Proposed Context Elevations North & West	771_07_231	P1	2 July 2012
Existing Elevation of Dawson Hall Gable	771_07_240	P1	2 July 2012
Proposed Elevation of Dawson Hall Gable	771_07_250	P1	2 July 2012
Proposed Cross Sections	771_07_310	P1	2 July 2012
Existing Long Section Through Dawson Hall Gable	771_07_320	P1	2 July 2012
Existing Cross Section Through Dawson Hall Gable	771_07_321	P1	2 July 2012
Proposed Long Section Through Dawson Hall Gable	771_07_330	P1	2 July 2012
Proposed Cross Section Through Dawson Hall	771_07_331	P1	2 July 2012
East Elevation – Bay Study	771_07_500	P1	2 July 2012
South Gable – Bay Study	771_07_503	P1	2 July 2012
Link Block North – Bay Study	771_07_504	P1	2 July 2012
North Gable Chimney Details	771_07_510	P1	2 July 2012
Proposed Interface Details with	771_07_610	P1	2 July 2012
Existing and Proposed Boundary Wall on Eastern Road	771_07_615	P1	2 July 2012
Site Location Plan - Existing	771_07_000	P1	17 July 2012
Proposed First Floor Plan	771_07_111	P2	17 July 2012
North Gable – Bay Study	771_07_502	P1	17 July 2012
West Elevation – Bay Study	771_07_501	P1	18 July 2012

- 3) No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.
Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD14, QD27, HE3, and HE6 of the Brighton & Hove Local Plan.
- 4) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons

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following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

- 5) Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 6) The development shall be carried out in accordance the mitigation requirements for noise as identified in the MACH Acoustics noise report dated 24 August 2012. The measures shall be completed prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

- 7) The development shall be carried out in accordance the ecological mitigation scheme as identified within the Ecosa Extended Phase 1 Ecological Survey dated June 2012 The measures shall be completed prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

- 8) The development shall be carried out in accordance with the Landscaping proposals as detailed within the Allies and Morrison Design & Access Statement dated June 2012.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

- 9) The reconstruction of the flint wall shall be carried out using salvaged brick, stone and flint from the boundary wall to be removed and its subsequent reconstruction, to consist of a lime based mortar with bonds and coursing to match the existing.

Reason: To ensure the satisfactory appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

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- 10) Prior to the completion of the ground floor slabs of the development samples of the materials (including colour of render, paintwork and colourwash, an onsite sample of brick and flint work) to be used in the construction of the external surfaces of the works 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 appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.
- 11) Prior to commencement of the development full details of a scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.
- 12) Unless otherwise agreed in writing by the Local Planning Authority, prior to the completion of the ground floor slabs of the development:
- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
 - b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.
- A completed pre-assessment estimator will not be acceptable.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 13) Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11.2 Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development 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 design of the proposals would have an acceptable impact on the listed building and the surrounding conservation areas. The proposed development is not considered to result in a demonstrable impact upon the amenity of neighbouring occupiers. There would be no materially adverse impacts on highways conditions in the locality and with the imposition of conditions to control the scheme in detail. As such the scheme accords with Development Plan policies.
2. It should be noted that whilst the requisite planning consent may be held, this does not preclude the Environmental Health Team from investigating the matter further should complaints be received relating to noise
3. Whilst conditions are recommended, these do not replace the need for the applicant to ensure that the required Building Regulations standards are met. In particular the applicant should satisfy themselves that the ventilation requirements are met.
4. The applicant is advised that the clearance of vegetation should not take place during the period 1st March – 31st July, or an ecologist to be present on site during all clearance, to ensure the requirements of the Wildlife and Countryside Act 1981 with respect to nesting birds are met.
5. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water's Network Development Team (Wastewater) based at Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, Hampshire. (Tel: 01962 858 688) or www.southerwater.co.uk.
6. The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org). Details about BREEAM can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).