

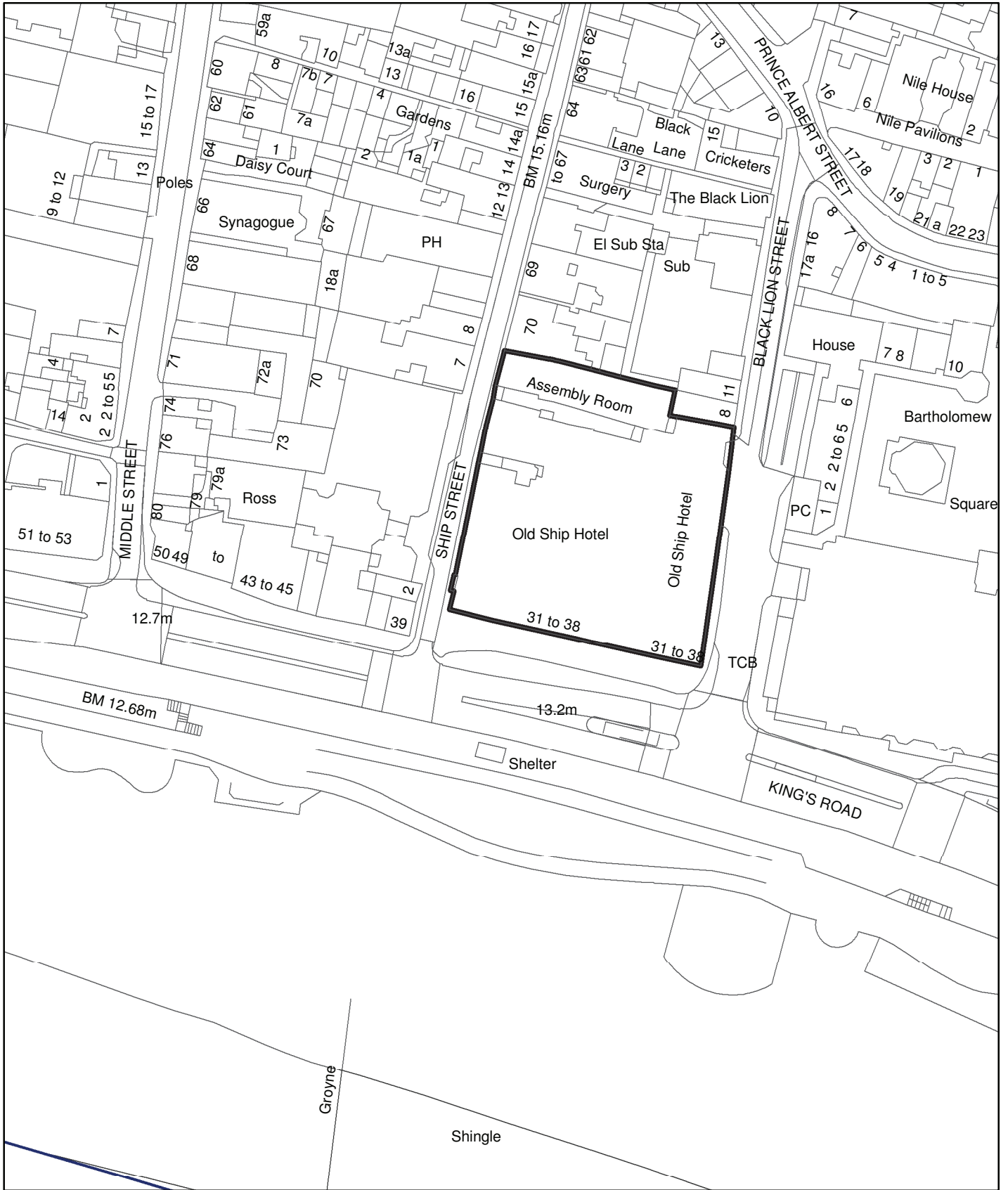
**PLANS LIST
ITEM B**

**The Old Ship Hotel, 31-38 Kings Road,
Brighton**

**BH2012/03998
Extension to time limit conservation area**

20 FEBRUARY 2013

BH2012/03998 The Old Ship Hotel, 31 - 38 Kings Road, Brighton.



<u>No:</u>	BH2012/03998	<u>Ward:</u>	REGENCY
<u>App Type:</u>	Extension to Time Limited Conservation Area Consent		
<u>Address:</u>	The Old Ship Hotel, 31-38 Kings Road, Brighton		
<u>Proposal:</u>	Replacement conservation area consent application for the demolition of hotel garage.		
<u>Officer:</u>	Steven Lewis Tel: 290480	<u>Valid Date:</u>	13/12/2012
<u>Con Area:</u>	Old Town Conservation Area	<u>Expiry Date:</u>	07/02/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Knight Frank LLP, 1 Marsden Street, Manchester		
<u>Applicant:</u>	Old Ship Hotel (Brighton) Limited, Bond Street House, 14 Clifford Street, London		

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** conservation area consent subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to the northeast corner of the Old Ship Hotel, fronting Black Lion Street. This part two/part three storey element of the building forms a car park at ground and first floor levels, with boiler/plant room within the basements, and redundant staff accommodation within the second floor which is generally set back front the building facade. The hotel covers a block bounded by Kings Road, Black Lion Street and Ship Street. The hotel is a collection of mainly 19th century buildings, generally 6 storeys in height. The Assembly Rooms within the building is the only part of the building which is listed.
- 2.2 The adjoining building to the north, 8 Black Lion Street, is a new four storey development forming a karaoke bar. The building is part of a larger scheme approved in 2007 for the redeveloped the site of 8 to 14 Black Lion Street for a mixed use also including restaurant and drinking establishment. The Thistle Hotel and Bartholomew House (Council Offices) are on the opposite side of Black Lion Street.
- 2.3 The site lies within the Old Town Conservation Area and is defined in Brighton & Hove Local Plan as being within the Hotel Core Area.
- 2.4 The site and its immediate environment have not sufficiently altered since the time of the previous Planning Permission (BH2009/02606) and Conservation Area Consent (BH2009/02607) approvals in April 2010.

3 RELEVANT HISTORY

BH2012/03992: Application to extend time limit for implementation of previous approval BH2009/02606 for the demolition of hotel garage and construction of new 7 storey extension (basement - 5th floor) to provide 42 bedrooms, 2 conference rooms, car parking and restaurant/bar. Under consideration.

BH2009/02606: Demolition of hotel garage and construction of new 7 storey extension (basement - 5th floor) to provide 42 bedrooms, 2 conference rooms, car parking and restaurant/bar. Approved 09/04/2010

BH2009/02607: Demolition of hotel garage. Approved 09/04/2010

BH2007/03472: Demolition of existing hotel garage. Construction of two and six storey extension to form replacement garage and 30 additional bedrooms. Withdrawn 14/12/09.

BH2007/03473: Demolition of existing garage at ground and first floor levels and staff quarters at second floor level. Withdrawn 14/12/09.

BH2001/02968/FP: Demolition of existing garage at ground and first floor levels and staff quarters at second floor level. Construction of new 5 storey bedroom wing providing 30 bedrooms with re-planned garage under providing 38 car parking spaces. Granted 17/10/02.

BH2001/02969/CA: Demolition of existing garage at ground and first floor levels and staff quarters at second floor level. Approved 17/10/02.

95/0449/FP: Erection of 6 storey plus basement extension to Black Lion Street. Additional floor to 2 sections of building fronting Kings Road, link block at rear and alterations, providing a total of 86 bedrooms and 40 parking spaces. Granted 07/09/95.

95/0450/CA: Demolition of hotel garage and No. 8 Black Lion Street. Granted 07/09/95.

BN90/0732/F & BN90/0733/LBC: Demolition of Old Ship Hotel garage and floor above and No. 8 Black Lion Street and erection of a 6 storey plus basement extension fronting Black Lion Street comprising 40 car parking spaces on ground/basement floors with 61 bedrooms over, additional floor on 2 sections of the building fronting Kings Road, new link block at the rear and other additions/alterations to provide an additional 86 hotel bedrooms. Granted 14/08/90.

86/2147/F & BN86/2148/LBC/CA: Alterations extension at first to fifth floors on Black lion Street wing to provide 86 bedrooms and mansard room extension at front southeast corner. Granted 24/03/87

4 THE APPLICATION

- 4.1 Permission is sought to replace the Conservation Area Consent granted under BH2009/02607, which permitted the demolition of the two storey garage and redundant staff accommodation at second floor level, an area of approximately 1,378m² floorspace.
- 4.2 This work is concurrent with application BH2012/03982 which seeks an extension of time limit for a 7 storey (basement to fifth floor) extension to the hotel. The site is located within the Old Town Conservation Area.

5 PUBLICITY & CONSULTATIONS

External

5.1 Neighbours: None.

Internal:

5.2 **Heritage:** No objection to the extension of the time limits on the previous permissions BHH2009/02606 & BH2009/02607 subject to all the conditions attached to the previous permissions still applying

6 MATERIAL CONSIDERATIONS

6.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

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 and 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

HE8 Demolition in Conservation Areas

8 CONSIDERATIONS & ASSESSMENT

8.1 Policies seek to retain buildings which make a positive contribution to the character and appearance of a conservation area. Demolition is generally only acceptable where supporting evidence is submitted which demonstrates that the building is beyond economic repair, viable alternative uses cannot be found, and where the redevelopment both preserves the area's character and would produce substantial benefits to outweigh the building's loss.

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- 8.2 Demolition would not be considered without acceptable detailed plans for the redevelopment of the site.
- 8.3 The site is located within the Old Town Conservation Area wherein the Council have a duty to preserve or enhance the character and appearance of the area
- 8.4 The hotel is a collection of mainly 19th century buildings. The existing part of the building that is proposed to be demolished is a 1920's garage, with redundant floor space above, and has a wide entrance at ground floor level which fronts onto Black Lion Street. This part of the building forms the service area of the hotel and it is considered that it is not a building which makes an important contribution to the character of the conservation area. It is considered that the proposed replacement building (subject of planning permission granted under BH2009/02606 and current renewal application BH2012/03982) would be acceptable in townscape and urban design terms.
- 8.5 The development would also screen the blank north wall of the 1960s extension and largely screen its plant room in views from the street looking south. The introduction of a restaurant/bar on the ground floor with a glazed frontage would be a welcome improvement to the street level appearance and character of the street and improve the linkage between the seafront and the Old Town.
- 8.6 The concurrent extension to time of the Planning Application is subject of an accompanying item on this Planning Committee agenda.
- 8.7 For these reasons no objections are raised to the demolition of this part of the building subject to a condition requiring evidence to show that contracts have been entered into to ensure that building work would commence within 6 months following commencement of demolition. This condition is required in order to prevent premature demolition of the building leaving a vacant site and to safeguard the character and appearance of the conservation area.

9 CONCLUSION

- 9.1 No objections are raised to the proposed demolition of this garage/service area on the basis that the proposed replacement building would enhance the character and appearance of the conservation area.

10 EQUALITIES

- 10.1 None identified.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory 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.

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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.

11.2 Informatives:

1. This decision to grant Conservation Area Consent 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 existing building does not make an important contribution to the character of the conservation area and the proposed redevelopment subject to approval of the extension to time application would both preserve the area's character and would produce substantial benefits that would outweigh the building's loss.
2. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Photographic References	FA.711/PL.101-114	-	22/10/2009
Existing Sections	FA.771/EX.11-17	-	22/10/2009
Heritage Statement,	-	-	22/10/2009
Tall Building Statement	-	-	22/10/2009
Design and Access Statement	-	-	22/10/2009
Planning Statement	-	-	05/10/2009
Biodiversity Checklist	-	-	05/10/2009
Site Waste Management Plan	-	-	05/10/2009
and Sunlight and Daylight Assessment	-	-	05/10/2009

