

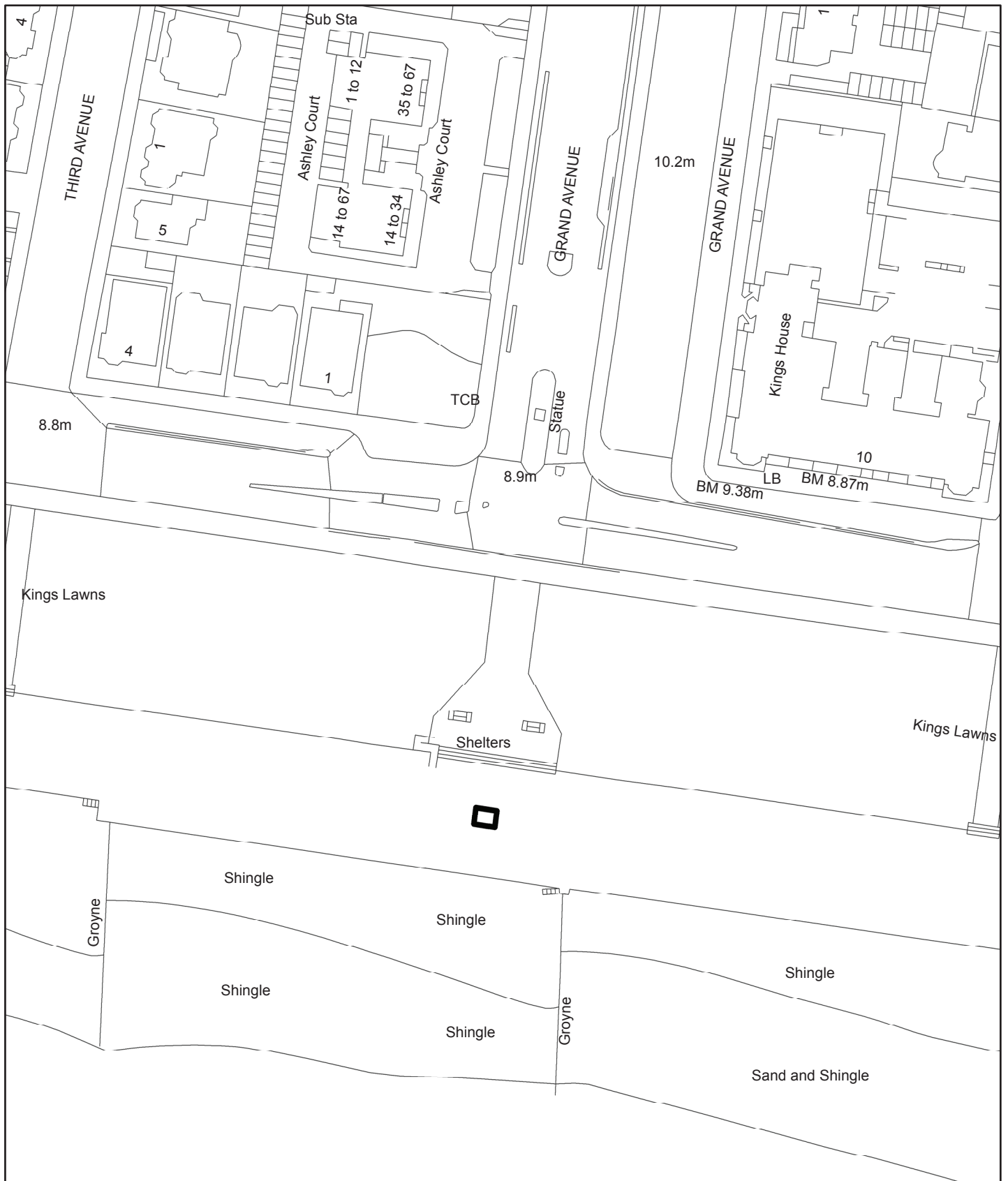
**PLANS LIST  
ITEM F**

**Plinth, Kings Esplanade, Hove**

**BH2013/00162  
Full planning consent**

**24 APRIL 2013**

# BH2013/00162 Plinth, Kings Esplanade, Hove.



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2013/00162</b>	<b><u>Ward:</u></b>	<b>CENTRAL HOVE</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Plinth, Kings Esplanade, Hove</b>		
<b><u>Proposal:</u></b>	<b>Erection of stone clad plinth with surrounding paving at base, incorporating lighting scheme set flush in ground &amp; on plinth, to display sculptures &amp; art.</b>		
<b><u>Officer:</u></b>	Steven Lewis Tel 290480	<b><u>Valid Date:</u></b>	06/02/2013
<b><u>Con Area:</u></b>	The Avenues	<b><u>Expiry Date:</u></b>	03/04/2013
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Millimeter Ltd, Unit 3, New England House, Level 2 North, New England Street, Brighton		
<b><u>Applicant:</u></b>	Hove Civic Society		

## **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 Informatives set out in section 11.

## **2 SITE LOCATION & DESCRIPTION**

- 2.1 The application relates to a small area of open space located on the promenade in Hove. The site is approximately 95m to the south of the statue of Queen Victoria on Grand Avenue.
- 2.2 The plinth would be sited 20m to the south of but centrally located between two seafront shelters. It would then align with the two listed statues' upon Grand Avenue and a pathway running from north to south lining Kingsway.
- 2.3 The site is within The Avenues conservation area. The site is not on an area of adopted Highway.

## **3 RELEVANT HISTORY**

- 3.1 None relevant.

## **4 THE APPLICATION**

- 4.1 Planning permission is sought for the erection of a stone plinth to be used for the display sculptures & art. The plinth would be approximately 2.5m high (without art) and have a base area of approximately 6sqm. It would be constructed of Nabresina Romanstone, which is similar in appearance to Portland Stone.
- 4.2 The purpose of the plinth is to display works of sculptures and works of art. The art to be displayed would be temporary and would require separate consent.

- 4.3 The plinth would be paved at the base and have an integral lighting scheme and additional up lighters set flush in ground.
- 4.4 The Civic Society have submitted supporting letters with the application from:
- Cllr Wealls,
  - Arts Council South East,
  - Mike Weatherley MP,
  - Public Monuments and Sculpture Association,
  - Rockets,
  - Same Sky,
  - Phoenix Gallery Brighton,
  - The West Pier Trust,
  - Regency Society,
  - Director of The Royal Pavilion and Head of Museums,
  - Chief Executive of Brighton Dome and Brighton Festival.

## 5 PUBLICITY & CONSULTATIONS

### External

- 5.1 **Neighbours: Twenty One (21)** letters of representation have been received from **10 Charis Court Eaton Road, 84 Coleridge Street, 59 Coplestone Road (East Dulwich, South East London), 3 Courtenay House, 23b Cromwell Road, 5 Derek Avenue, Flat 6, 5 First Avenue, Flat 4 15 First Avenue, 18 Goldstone Villas, 22 Holland Road, F6, 49a Hova Villas, 49 Hove Park Villas, 9a Hove Place, 3 Lawrence Road, 38 Lorna Road, Mill House (Selsfield Common, West Hoathly), 22 Saxon Road, 32 St Aubyns, 23 Wilbury Gardens, 12b Wilbury Grove, 13 Woodland Way (Caterham, Surrey)** supporting the application for the following reasons:
- The Plinth and artwork would improve Hove and the City's cultural offer and strengthen the City's reputation as an artistic centre.
  - Hove and the seafront needs more public art and public realm improvements.
  - The plinth would allow emerging artists opportunity to display exciting and innovate sculptural installations within a wider programme of public art.
  - It would create a point of interest and meeting point.
  - Hove seems be overlooked in many aspects, with Brighton being favoured. The installation would be a good way to redress the balance and provide support to artists.
- 5.2 **Six (6)** letters of representation have been received from **13 Clarendon House, Penthouse 2 Cromwell Court, F2, 34 Fourth Avenue, 45 Goldstone Lane, Flat 3, 3 Medina Terrace, 26 Shelley Road** objecting to the application for the following reasons:
- The plinth and accompanying art would harm the setting of the listed Queen Victoria statue and harm the appearance of the seafront and public realm.
  - The plinth would interrupt the seascape and could be better sited between The Lawns or at Churchill Square
  - The quality of the Public art to be displayed is questionable

5.3 **Sussex Police:** Are satisfied that measure to reduce crime and anti social behaviour have been considered and included in the proposal and accordingly have no objection.

5.4 **CAG:** Recommend that the application be approved and welcome it as an innovation which will enliven Hove seafront

**Internal:**

5.5 **Heritage:**

*Statement of Significance*

The site of this proposal is within the large open pedestrian space of Kings Esplanade running along the Hove Seafront, within the Avenues Conservation Area. Close by is the Grade II listed Queen Victoria Statue and the listed buildings of Kings Gardens and Kings House.

5.6 Due to the openness of the surroundings the site will be visible in long views along the seafront and closer views of the above mentioned listed buildings from the South, East and West. Being on the main north-south axis created by Grand Avenue it will be visible in the background in views of the Queen Victoria Statue from the North.

5.7 *Proposal and Potential Impacts*

Any new structure in Kings Esplanade will have a dramatic impact on the wide, open nature of this public space, which apart from the shelters flanking the axis created by Grand Avenue, has nothing greater than the line of small beach huts to interrupt levels of Hove Lawns, Kings Esplanade, the beach and the sea. The main issue however would be the potential impact on views down Grand Avenue and the setting of the Queen Victoria statue (listed grade II).

5.8 The silhouette of the statue is very important in these views and is framed by the seafront shelters either side of it. It is noted that the proposed plinth would be in direct alignment with the statue.

5.9 It is noted that it is proposed that the maximum height of the plinth and any sculpture on top of it is not to exceed the height of the ridge of the seafront shelters, and on this basis it is considered that the key views and the setting of the listed statue would not be harmed.

5.10 The Draft Seafront Strategy identifies this part of the Hove Seafront for informal recreation and outdoor events. One of the objectives of the strategy is to identify new cultural attractions on the seafront and also to broaden and enhance the tourism draw beyond the area between the piers. It is considered that this proposal is in line with this strategy.

5.11 The proposed materials are considered acceptable in principle; however samples are requested for consideration.

5.12 **Sustainable Transport:** No objection. The proposed plinth is not located upon the adopted highway.

- 5.13 The use of granite cobbles flush to the existing ground level around the base of the plinth are welcomed as they could not cause a trip hazard.

## **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:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
  - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
  - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 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.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 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
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
QD15	Landscape design

- QD27 Protection of amenity
- QD28 Planning obligations
- HE3 Development affecting the setting of Listed Building
- HE6 Development within or affecting the setting of Conservation Areas

Supplementary Planning Documents:

- SPD03 Construction & Demolition Waste

Brighton & Hove City Plan Part One (submission document)

**8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the impact of the plinth upon the character and appearance of the conservation area, setting of nearby Listed statues, the visual amenity of Seafront and surrounding area, impact upon the amenity of nearby residential occupiers and highway safety.

**Planning Policy:**

- 8.2 Policy QD27 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.3 The involvement of the local community and opportunities for the community to work with artists is supported and encouraged. It is felt that such an approach is broadly in accordance with Local Plan Policy; environmental improvement and place making objectives.
- 8.4 The proposal to have a 'Plinth' with varying displays of public art could create and enhance local distinctiveness and develop a greater sense of place. However, considerations over the siting, limitations of the overall height including Art works and the final appearance of the plinth should be appraised in light of the potential impact on views down Grand Avenue and the setting of the Queen Victoria statue (Listed Grade II).

**Design:**

- 8.5 The main design issue is the potential impact on views down Grand Avenue and the setting of the Listed Queen Victoria statue.
- 8.6 The proposed plinth would be in direct alignment with the statue. The height of the plinth does not exceed the height of the ridge of the seafront shelters, the key views and the setting of the listed statue would not be harmed.
- 8.7 The Draft Seafront Strategy identifies this part of the Hove Seafront for informal recreation and outdoor events. One of the objectives of the strategy is to identify new cultural attractions on the seafront and also to broaden and enhance the tourism draw beyond the area between the piers. It is considered that this proposal is in line with this strategy.



8.8 The proposed materials are considered acceptable.

**Impact on Amenity:**

8.9 The Design and Access statement covers the anticipated measures to be undertaken. In consultation with Sussex Police the Applicant has designed the plinth at a height with overhang and use of granite cobbles to discourage climbing and direct access. Furthermore the materials would be vandal proofed to include the use of anti-graffiti treatment.

8.10 In addition to anti vandalism measures, the plinth would be sited within an area of open space that has a high degree of surveillance.

8.11 The plinth is sufficiently distanced from the nearest neighbouring properties that the structure and lighting would not cause any physical disturbance.

8.12 It is considered the proposal would not result in a loss of residential amenity for surrounding occupiers.

**Sustainable Transport:**

8.13 The plinth would be sited within the promenade within Kings Esplanade and although visible from the public highway would not obstruct or hinder sightlines of the public highway or any directional signs.

8.14 The use of granite cobbles flush to the existing ground level around the base of the plinth is welcomed as they would not cause a trip hazard.

8.15 Sustainable Transport raise no objections.

**9 CONCLUSION**

9.1 The plinth is considered well designed by reason of its siting and appearance and will not harm the character and appearance of the conservation area or the setting of the surrounding listed buildings. Adequate landscaping, lighting, anti crime measures are secured by planning condition and it is not considered that the installation will result in a loss of residential amenity for surrounding occupiers.

**10 EQUALITIES**

10.1 The area can be accessed by wheelchair users and has a flat or low gradient access.

**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) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby



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permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan

- 3) Within three months of the commencement of development the crime prevention measures outlined in the application shall be incorporated into the development in strict accordance with the submitted details and thereafter retained.

**Reason:** To ensure that measures to make the development less susceptible to vandalism and the area to antisocial behaviour are included in the development, in accordance with policies QD1, QD15, QD27 and HE6 of the Brighton & Hove Local Plan

- 4) Within three months of the commencement of the development the hard landscaping and lighting outlined in the application shall be incorporated into the development in strict accordance with the submitted details and thereafter retained.

**Reason:** To ensure a satisfactory appearance and completion to the development, to preserve the character and appearance of the East Cliff conservation area, in accordance with policies QD1, QD15, QD25 and HE6 of the Brighton & Hove Local Plan

- 5) 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 Plan	HP_100_01	A	17/01/2013
Block Plan	HP_100_02	A	17/01/2013
Plinth Elevations and Plan	HP_100_03	B	17/01/2013
Plinth Paving Proposal	HP_100_04	B	17/01/2013

11.2 Informatives:

1. In accordance with the National Planning Policy Framework 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. The applicant is reminded that the display of structures and works of art upon the plinth hereby approved is operation development and that separate Planning Consent will be required either individually or for a programme of display.
3. 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

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- (ii) for the following reasons:-  
The plinth and temporary art installation is considered well designed by reason of its siting and appearance and will not harm the character and appearance of the conservation area or the setting of the surrounding listed buildings. Adequate landscaping, lighting, anti crime measures are secured by planning condition and it is not considered that the installation will result in a loss of residential amenity for surrounding occupiers.