



Appeal Decision

Site visit made on 30 July 2013

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13 September 2013

Appeal Ref: APP/Q1445/E/13/2190682

Flat 2, 15-17 Prince's Street, Brighton, BN2 1WE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant Listed Building Consent.
 - The appeal is made by Mr A Fair against the decision of Brighton and Hove City Council.
 - The application Ref BH2012/02084, dated 20 June 2012, was refused by notice dated 5 October 2012.
 - The proposed works are the provision of cornice and fireplace to the lounge and hardwood flooring to the hallway.
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Procedural Matters

1. The works have been carried out and are substantially complete.

Decision

2. The appeal is allowed and Listed Building Consent is granted for the provision of cornice and fireplace to the lounge and hardwood flooring to the hallway at Flat 2, 15-17 Princes Street, Brighton, BN2 1WE, in accordance with the terms of the application, ref: BH2012/02084, dated 20 June 2012 and the plans and photographs submitted with it.

Main Issue

3. The main issue is the effect of the works on the special interest of the listed building.

Reasons

4. The appeal site is a ground floor flat within a grade II listed building that was formerly the Parochial Offices for the Board of Guardians and Registrar constructed in 1895. The red brick building has an ornate street frontage with a gabled entrance bay, pink polished granite columns with foliage capitals and a central oriel window with a moulded corbel. Windows with stone dressings and Gothic and Tudor details contribute to a complex composition that gives stature, grandness and considerable prominence to the building, reflecting not only the era in which it was built, but also its status as an institutional building. The theme of historic grandeur is carried through into the entrance hall and main staircase. The scale and nature of these features are important elements of the
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significance and special interest of the listed building. The flat that is the subject of the appeal lies beyond the entrance hall.

5. The building was converted to flats in the 1990s and consent granted in 2009 for installation of a partition enclosing the kitchen and the lowering of the ceiling in the lounge. These works have introduced domestic proportions and character to this part of the building, but they did not I understand, result in the loss of any original details. In effect these works inserted a domestic unit into the institutional building. The cornice and fireplace sit within that insertion.
6. The listed building is an institutional building in form and character and references to Victorian domestic interiors do not for this reason justify the works, nor in view of this can it reasonably be argued that the works amount to a restoration scheme, scholarly or conjectural. However as decorative features of a contained domestic unit inserted into the building, which leaves remaining original elements and the structure unharmed, they do not in my view detract from the special interest of the listed building. In this respect there is little difference in terms of impact between these elements and the oak flooring laid above the original stone floor in the hallway which, as noted by the Council has not resulted in damage to the historic fabric and is easily reversible.
7. I conclude therefore that the works would preserve the special architectural interest of the listed building and find no conflict in this respect with the objectives of Policy HE1 of the Brighton and Hove Local Plan or with the advice in Supplementary Planning Guidance 11: Listed Buildings Interiors.
8. The works have already been carried out. No conditions have been suggested and I consider none are necessary.

C J Tivey

INSPECTOR