

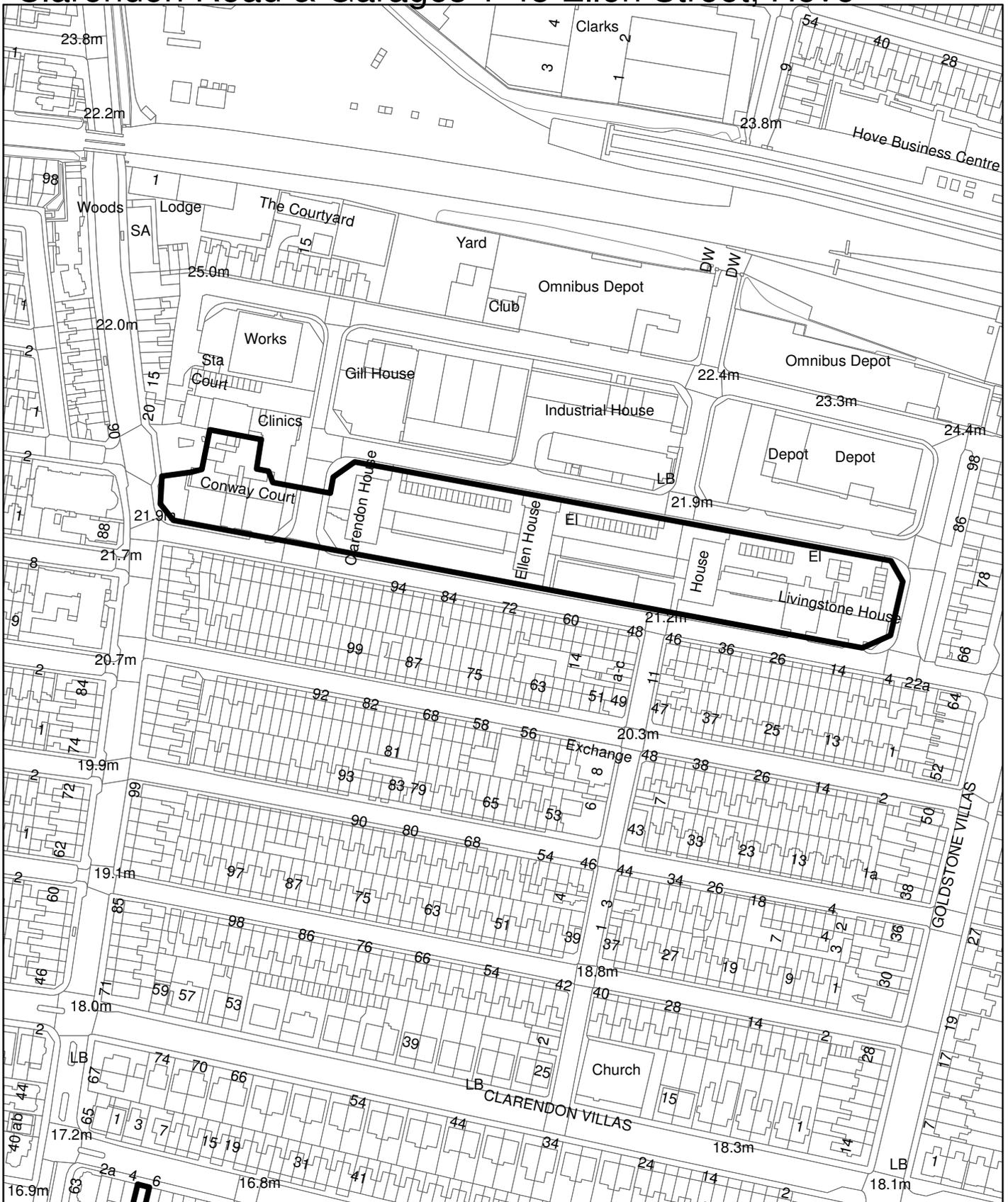
ITEM E

**Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House, Clarendon Road & Garages 1-48
Ellen Street, Hove**

**BH2015/01472
Council development**

15 JULY 2015

BH2015/01472 Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House, Clarendon Road & Garages 1-48 Ellen Street, Hove



**Brighton & Hove
City Council**



Scale: 1:2,500

<u>No:</u>	BH2015/01472	<u>Ward:</u>	GOLDSMID
<u>App Type:</u>	Council Development (Full Planning)		
<u>Address:</u>	Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House Clarendon Road & Garages 1-48 Ellen Street Hove		
<u>Proposal:</u>	Installation of insulated rendering to all elevations, new coverings to roof and replacement of existing windows and doors with double glazed UPVC units. Installation of windows and louvered smoke vents to existing open stairwells to Clarendon House, Ellen House and Goldstone House and alterations including repair and remedial works.		
<u>Officer:</u>	Jonathan Puplett Tel 292525	<u>Valid Date:</u>	24 April 2015
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	19 June 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	POD LLP, Unit 313, Metal Box Factory, 30 Great Guildford Street London SE1 0HS		
<u>Applicant:</u>	Brighton & Hove City Council, Ms Gill Thompson Unit 1, Fairway Trading Estate, Eastergate Road, Brighton BN2 4QL		

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 **REFUSE** planning permission for the reason(s) set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to the residential development situated on the northern side of Clarendon Road. The development consists of 5 multi-storey flatted blocks (Conway Court, Clarendon House, Ellen House, Goldstone House, Livingstone House), with two storey link buildings, single storey garages, boundary walls, trees and planting. The development's primary frontage is on to Clarendon Road, Ellen Road to the rear of the site is a secondary frontage.
- 2.2 The southern side of Clarendon Road is characterised by terraced residential dwellings of traditional design and appearance. To the north of the site there are a number of commercial buildings.
- 2.3 To the east of the site, the boundary of Hove Station runs along the rear of the properties which front on to Goldstone Villas. The Grade II Listed Hove Station is to the north east of the site. To the west of the site, the Grade II* St Barnabas Church is situated on the southern corner of the junction of Sackville Road and Coleridge Street.

- 2.4 Scaffolding and portakabins have been erected at the application site, it is understood that these items are being utilised in association with repair and maintenance works, and will also be utilised in association with the works proposed under the current application should permission be granted.

3 RELEVANT HISTORY

BH2014/03485: Installation of insulated rendering to all elevations, new coverings to roof and replacement of existing windows and doors with double glazed UPVC units. Installation of windows and louvered smoke vents to existing open stairwells to Clarendon House, Ellen House and Goldstone House and alterations including repair and remedial work.

Refused 05/03/2015 for the following reasons:

- 1. The main blocks of the development are at present of a primarily brick finish and the muted tones of the buildings, notwithstanding the scale of the buildings, reduce their prominence and visual impact. The application site is in a very sensitive location forming part of the setting of the Hove Station Conservation Area and the Grade II* Listed St Barnabus Church. The buildings form a significant element of the built environment due to their scale and the fact that the development is a large site which runs along the entire north side of Clarendon Road. The proposal to clad the main blocks of the development to create a white rendered appearance would significantly increase the prominence of these blocks. The resultant appearance would be unduly prominent and would harm the character of the area and the setting of heritage assets in the immediate vicinity of the site. Furthermore, the proposed through colour render has the potential to discolour and deteriorate over time. The proposed development is therefore contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan.*
- 2. The built forms on the application site consist of multi-storey blocks, low rise link buildings, and ancillary structures (e.g. garages, walls and hard landscaping). The site as a whole forms a planned development of buildings which in general sit comfortably alongside one another as they are of similar design style and materials. The ancillary structures and landscaping on the site are of a character and materials in keeping with the main buildings. The proposed cladding to main the main blocks, and leave all other elements of the built development on the site as it is, would result in a disjointed appearance with contrasting materials and finishes. Such a proposal does not represent a comprehensive scheme for the remodelling of the development; which would in general be sought where significant changes to a planned development are proposed. For these reasons the result appearance would not be appropriate or of a high standard; the proposed development therefore contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan.*

4 THE APPLICATION

- 4.1 The application seeks planning permission for the cladding of the 5 main multi-storey flatted blocks and all link buildings with external insulation and an off-white / cream coloured render finish, cladding of all outbuildings and boundary walls with a rendered finish to match, replacement windows and doors, replacement roof coverings, enclosure of open stairwells and associated external works.
- 4.2 The differences between the previous application which was refused planning permission and the current application are as follows:
1. In addition to the cladding of the 5 main blocks of the development as Phase One of the proposed development, a Phase Two is proposed at a later stage which would involve the cladding of the low rise link buildings between the blocks and all garages, outbuildings and boundary walls would be clad in a render finish to match the building. The proposed timescale for the implementation of Phase Two has not been confirmed.
 2. Under the previous application a white coloured render finish was proposed, it is now proposed that an off-white / cream render finish would be used and a sample of this colour of render has been submitted.
 3. Additional supporting information has been submitted.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Twenty (20)** letters of representation have been received from nos. 13 and 47 Clarendon House (x2), nos. 34, 39 Ellen House, nos. 37 and 39 Goldstone House (x2), nos. 7, 32, 36, 49, 54 Livingstone House, 36 Clarendon Road, 69 St Leonards Gardens Hove (leaseholder of 36 and 37 Ellen House), 71 Granby Road Stevenage (leaseholders of 12 Clarendon House), 74 The Crescent Southwick (leaseholder of 25 Clarendon House), and Violeta Belogaska (address not provided), objecting to the application for the following reasons:

- The current U-values ratings which are stated in the supporting documents of the application are incorrect.
- The existing finishes to the buildings are attractive and in keeping with the surroundings, in immediate and long views. The colours as existing white, blue and light brown are natural and complement the area of a sea side city. The proposed cream colour will discolour over time and will look unsightly from a distance.
- The proposed render finish will deteriorate rapidly.
- The proposed finish of blank cream walls will attract graffiti.
- The proposed appearance will stand out from as far away as Devil's Dyke as unnecessary, startling and an unattractive intrusion into an otherwise orderly view of a progressive city by the sea.
- The setting of two listed buildings; Hove Station and St. Barnabus Church will be dramatically affected by the proposed visual change.

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- The buildings are visible in many views across the city and from the South Downs. The views from a number of conservation areas and the setting of listed building across the city would be affected.
- The proposed render colour will be dominant and will not fit in with the immediate surroundings at all. The buildings would become an eyesore.
- The proposed works will disturb children who attend Honeycroft Nursery.
- The scaffolding in situ restricts the use of the nursery's outdoor space and blocks light into the rooms of the nursery.
- There has not been an independent survey completed to determine whether the proposed works are required. Without a survey of the building it cannot be determined whether the installation of external wall insulation would be suitable. There are damp issues, leaks and mould issues within the buildings; in such circumstances the installation of external wall insulation is not usually appropriate. The proposed claddings could in fact do more harm than good.
- Residents have now been informed that it is proposed that a Building Condition Survey will be carried out in the near future. This should have been done before making plans for the future of the building and not after one refused application and a 2nd application in progress (submitted without the benefit of this knowledge).
- Disposing of the existing windows and replacing with brand new ones will have a harmful ecological impact (carbon production and use of landfill).
- The flats in the estate are already energy efficient.
- The proposed works will be noisy and disruptive and will cause dust and dirt to travel.
- The proposed works will reduce the usable space of the balconies affected.
- The proposed insulation will not solve all damp problems.
- There is not an existing problem which requires external wall insulation to resolve.
- Some windows and balconies are in good condition and do not require remedial works or replacement.
- No independent evidence has been submitted to demonstrate that external wall insulation is the only way to improve the energy efficiency of the flats.
- Blocks of flats in Brighton which have been externally clad are already showing discolouration.
- To address discolouration the block will require cleaning and / or painting, both of which would be impractical due to the height of the buildings.
- The application states that the proposals have the full support of the resident association, and that more tenants and leaseholders support the works than do not. No evidence has been provided to support these statements.
- The proposed cladding is not maintenance free; it will require regular maintenance and in fact must be regularly maintained according to the terms of the guarantee of the system. These ongoing maintenance costs will have implications for the council and for leaseholders.

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- Evidence of shoddy workmanship and uncaring attitude is evident at Ellen House and presumably other blocks on the estate. Yet the council expects everyone to believe Mears is qualified to decide on the need for extraordinary and novel works that will keep itself employed for well over a year at an astronomical cost to the council and almost certainly intolerable inconvenience to residents.
- If the permission is granted, I intend to challenge the decision at Judicial Review.
- The application submission has glaring omissions, is factually incorrect and is misleading.
- It would take over 100 years for energy bill savings to recoup the cost of installing the cladding system. The cost estimates presented in January showed a total cost of £1.197 million, equating to £21,000 per flat. Projected energy bill savings have been stated as £145 per year.
- The proposed cladding may seal in damp and cause condensation issues.
- Some flats are already very warm and the proposed insulation may in fact cause overheating problems in warmer times of year.
- No detail has been provided as to how the existing windows will be removed and new windows installed without causing damage to the interior of the flats.
- The application form states that there are no trees or planting on the site; this is incorrect.
- Trees have already been damaged by contractors working on the site.
- The proposed cladding may result in structural problems; the proposed works may not be safe.
- The Conway court low rise area (NHS Clinic, Honeycroft Nursery, Childrens' Centre, Vallance Centre and an office) do not form part of the application; they should be included as part of the proposal.
- There are factual errors in the submitted application form.
- The proposed works and required scaffolding will cause harm to trees and planting around the buildings.
- There are inaccuracies, ambiguities and omissions in the submitted drawings.
- Insufficient details regarding the proposed windows, vents and louvred windows have been submitted.
- No details of the proposed re-roofing works have been submitted.
- It has been suggested that a safety railing will be added to the roofs of the blocks; no details of these features have been submitted.
- Insufficient information regarding the proposed external wall insulation system has been submitted.
- External wall insulation should only be applied when it is totally dry and to totally dry walls.
- It has been suggested that some metal flashing will be used on top of the external wall insulation to seal it; this would look absolutely disgusting.
- The proposed textured render finish will attract and hold dirt particles.
- The proposed appearance would be harmful; it would emphasise and increase the prominence of the buildings.

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- Phase Two may never happen and if just the main blocks are clad with all other buildings are left as existing the mismatched buildings will look a right comedy.
- This is a rollout that only benefits Mears and its shareholders.
- It appears that works have already started without permission being granted.
- Livingstone house does not need cladding and double glazing, it does however need a new lift; this is required as a matter of urgency.
- The proposed works are not cost effective and are not sustainable; a lot more energy will be wasted than will ever be saved.
- The proposed colour (cream) is worse than the colour proposed under the previous application (white).
- Why have the buildings been allowed to fall in to disrepair? Why have they not been maintained regularly up to now? If they were built in the 1960's element of the building should not be at the end of their useful life.
- The proposed cladding is an expensive solution which requires regular maintenance and it is not clear whether it is suitable for this estate. Alternative solutions should be considered, for example flats which have damp issues or problems with windows could be dealt with as individual cases. Many flats have no such problems.
- A full survey of the building and all potential solutions and costing of each solution should have been sought to determine the most cost effective solution.
- The proposed cladding will require more maintenance than the existing brick finish would do.
- The proposed cladding will be covering a problem rather than solving a problem.
- The terms of my lease allows for the freeholders to maintain the building and keep in good condition, it does not allow for any improvements / innovations to be made.
- Under the terms of my lease I own the windows of the flat not the freeholder; I do not agree to their replacement.
- The existing cavity wall insulation is to be removed. Why can this not simply be replaced with appropriate insulation and the existing brickwork be re-pointed and repaired?
- We cannot afford the £20,000 bill for the works which each leasehold owner is to be charged.

5.2 **Ten (10)** letters of representation have been received from nos. 11 and 22 Livingstone House, no. 5 Goldstone House, and nos. 6, 16, 29, 31, 33, 35, and 54 Conway Court, supporting to the application for the following reasons:

- The application should be approved / the works should be allowed to go ahead.
- Please can it be made clear if doors are going to be fitted on walkways to stop birds nesting on stairwells. This problem needs to be resolved.
- Some flats have mould / damp issues.
- The proposed works would improve insulation and would deliver energy bill savings.

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- These works need to be done as some existing windows seals leak and cannot be replaced, some windows are rotten, some are draughty and allow noise to enter, some do not open or close properly.

5.3 **Hove Civic Society:** Supports the application for the following reasons-

- The proposal would improve energy performance of the buildings.
- The proposed improvements to the buildings would lift the appearance of the entire surroundings.
- Whether the blocks are clad or not they will still be prominent.
- The proposed render finish would fit in with surrounding building and would not harm the setting of the listed church and the conservation area.
- The render finish should be white.

5.4 **Brighton and Hove District Leaseholders Association:** Object to the application for the following reasons:

- No significant evidence has been submitted to demonstrate the extent of existing condensation, mould and associated health problems associated with the current condition of the buildings.
- The Planning Statement refers to an 'independent survey' which has not been submitted.
- The Planning statement states that the proposed works would benefit all residents, it is however the case that a significant cost will be passed to leaseholder owners and council rents will rise as a consequence of the works.
- The Planning Statement states that the proposed works will result in ongoing maintenance costs reducing in comparison to the existing brick finish, the proposed finish however also requires regular maintenance.
- The Planning Statement states that the works will not cause disruption for residents, there is no evidence to support this as construction works are proposed to continue for more than a year.
- The Planning Statement states that the proposed works have the full support of the Residents Association, there is no evidence submitted to support this claim.
- The proposed works would adversely impact upon the appearance of the buildings and would impact upon the setting of the listed St Barnabus Church.
- The proposed render system has the potential to discolour over time, is delicate and will require ongoing maintenance.
- The proposal is contrary to SU2, QD1, QD2, QD4, QD7, QD16 and HE6 of the Brighton and Hove Local Plan and due to what is now known in regard to the sustainability of external wall insulation is contrary to the NPPF. If accepted will compromise the future of residents on the estate in that the cost of maintenance of an untried finish will be borne by tenants and leaseholders in the future, the social and visual consequences will last indefinitely.

- The BRE has issued a report on failures of external wall insulation and suggest considerable use of resources in its maintenance.

5.5 **Historic England:** Recommend that the application be determined in accordance with national and local policy guidance, and on the basis of the council's Heritage Team Advice.

5.6 **CAG:** The group wished to repeat its previous advice that independent external advice should be obtained concerning the likely durability of the proposed cladding before a decision is made on this scheme. The group also suggested that officers consider a lighter cream colour, specifically BS10B 15 as the current proposal may be too strong. It is difficult to judge colour differences from visualisation so planning officers should perhaps look at sample colours before making a decision.

Internal:

5.7 **Heritage: Object.**

It is considered that the cladding of these buildings will have an impact on the setting of the Hove Station Conservation Area and the Listed St Barnabas Church.

5.8 Due to the scale of the individual blocks, which already dramatically contrast with the general built form in this location, and the number of blocks affected by this application, the proposed cladding will have a substantial effect on the street scene. The colour and texture of the existing brickwork allows the blocks to recede in the view to some extent, whereas the starkness and uniformity of the render will make the estate the focal point in near and distant views.

5.9 In particular, in the view West from the conservation area along Clarendon Road, the blocks are seen with historic buff brick buildings in the foreground and it is considered that the existing finish works well in this setting.

5.10 This application proposes an off-white/cream coloured render, which is slightly less harsh than the previous scheme for white cladding, however there will still be a starkness in comparison with the existing brickwork which is considered to be a more mellow, textured and varied finish.

5.11 It is considered that in their current form the blocks are harmful to the setting of the Conservation Area and the listed building. The view of the Heritage Team is that the cladding of these buildings will cause additional harm, but that this will be less than substantial.

5.12 It is noted that this application differs from the previous scheme by including the low-scale connecting blocks (which were previously to be left without cladding) as a second phase. It is considered that the estate should be treated consistently, and without a commitment to carry out phase 2 there would be concern that the overall effect would be unsatisfactory.

- 5.13 Further justification for the cladding system is given with reference to the need for brickwork repairs however evidence of failures to the brickwork have not been provided with this application.
- 5.14 No information has been provided regarding the available alternatives to the external cladding proposed; the evaluation of the different systems; and the reasons that they have been rejected in favour of the proposed method.
- 5.15 **Arboriculturalist:** Comment. No objection subject to a suitable condition to secure a statement detailing tree protection measures during the course of the development being attached to any planning consent granted.

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) is a material consideration.
- 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:

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SU2	Efficiency of development in the use of energy water and materials
QD14	Extensions and alterations
QD27	Protection of Amenity
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Document:

SPD08	Sustainable Building Design
SPD09	Architectural Features
SPD12	Design Guide for Extensions and Alterations

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the resultant appearance of the proposed development (visual impact) and impact upon the setting of heritage assets, amenity, and environmental sustainability.

The proposed works:

- 8.2 The drawings submitted indicate:

8.3 Phase One

1. The installation of external insulation and a through colour white render finish to each of the five multi storey blocks.
2. The replacement of existing UPVC framed windows and doors with new UPVC framed windows and doors.
3. The enclosure of opening to stairwells with windows / doors / louvres.
4. Re-roofing of the five multi storey blocks.
5. Associated minor works, repairs and alterations.

8.4 Phase Two

1. The installation of external insulation and a through colour white render finish to the low rise link buildings between the main blocks.
2. The replacement of existing UPVC framed windows and doors to these buildings with new UPVC framed windows and doors.
3. Re-roofing of these buildings.
4. The rendering of all garages, outbuildings and boundary walls.
5. Associated minor works, repairs and alterations.

- 8.5 At the time of the previous application ref. BH2014/03485 it was considered that the information submitted in relation to the proposed works lacked sufficient detail. A greater level of information has been submitted in relation to the current application. The fine detail of how the system would be applied in relation to architectural features across the buildings is not fully confirmed, it is however considered that the

information submitted provides a clear indication of the likely resultant appearance of the proposed development.

- 8.6 The submission is lacking in one regard; the proposed re-roofing of the buildings. It appears that this involves a re-surfacing only, therefore these proposals would not significantly impact upon the appearance of the buildings and were approval to be recommended further details of this element of the scheme could be secured by condition.
- 8.7 **Visual Impact:**
The application site contains a planned development of residential accommodation. The primary built forms on the site are five multi-storey blocks with two storey link buildings between them. The northern side of the site has rows of garages and parking spaces facing on to the street. The link buildings are set back from both the northern and southern boundaries of the site. The curtilage surrounding the site is a mix of hard and soft landscaping; the soft landscaping consisting of grassed areas, trees and shrubs. Overall, the development has a consistency of design and appearance in regard to design character and materials. The blocks are brick faced, the link buildings are brick faced and tile hung, and the garages and boundary walls etc. are brick faced.
- 8.8 The prevailing character of residential development surrounding the site is terraced dwellings of two to four storeys in height. There are a mix of painted render and brick faced finishes to the street fronting elevations of these properties.
- 8.9 To the north of the site (between the site and the railway line) there are a number of commercial buildings. Again there is variation in the facing materials of these buildings, including some cladding, many buildings have brick faced elements.
- 8.10 Overall, there is a mix of development types and styles in the area surrounding the site.
- 8.11 The main blocks of the application site are of a considerably taller scale than the surrounding development and therefore form a significant element of the built environment, being visible from many vantage points such as those within the Hove Station Conservation Area, and points in the area around the Grade II* Listed St Barnabus Church. The buildings are also visible in longer views across the city and from the South Downs. In its immediate context, the site forms almost the entire northern side of Clarendon Road and the southern side of Ellen Street. Therefore, the buildings within the site have a considerable visual impact and any change to their appearance has the potential to change the character of the area significantly.
- 8.12 At present the main facing material of the blocks is brick, with light coloured painted banding and blue panels between some of the windows. The proposed development would result in the five main

blocks having a white rendered appearance. It is considered that this change in appearance would increase the prominence of the blocks significantly, and that this in conjunction with the scale of the blocks would result in an unduly prominent appearance. The proposed development would harm the character of the area and would be to the detriment of the setting of the Hove Station Conservation Area and the Grade II* Listed St Barnabus Church.

- 8.13 In addition to these concerns, whilst it is noted that a Phase Two is proposed which would see the remainder of the built forms of the site changed to a render finish to match the main blocks, no commitment to a timescale for the implementation of Phase Two has been provided. In some cases the Local Planning Authority would look to secure by planning condition the implementation of an entire scheme in full within a specified timescale. In the absence of any indication of a timescale however it would not be reasonable to apply such a condition. Therefore, the potential for a contrasting mix of materials and finishes across the site for an extended period remains a concern, and based upon the information submitted to date this issue could not reasonably be addressed by the application of a planning condition.
- 8.14 A further issue is the durability of the proposed facing material and how it would weather over time. The current brick faced finish has retained a quality of appearance; its appearance has not significantly weathered or deteriorated over time, and subject to appropriate routine maintenance being carried out (which may not have occurred in the past) is unlikely to do so in the short to medium term. The proposed through colour render cladding may weather and discolour over time. This is a significant concern, it is however difficult to predict with confidence how such a finish would weather in reality. Experience with other developments in the city indicates that discolouration is likely to occur.
- 8.15 Additional information has been submitted to make the case that the specific render finish proposed will be unlikely to collect dirt or discolour, this information is noted, it however remains the case that the future appearance of the building, in the immediate years following the implementation of the cladding and beyond, can only be speculated upon at this time. This is the case when agreeing materials on all buildings in the city.
- 8.16 It is the case as detailed above that the brick faced blocks of the estate have retained a quality of appearance over time, as have many other brick faced blocks across the city of a similar age including those in exposed locations such as those along the eastern side of Grand Avenue Hove amongst others. Overall based upon recent experience it is considered that a brick faced finish is more likely to retain a quality of appearance than a through coloured render finish, although it is acknowledged that in both cases regular routine maintenance would be required.

- 8.17 In the absence of a full and detailed survey of the condition of the buildings, it is not demonstrated that the brick faced facades of the building have reached the end of their useful life. It is clear that in many cases across the city, similar buildings of a similar age and height in similarly exposed locations appear to have weathered well.
- 8.18 For these reasons, based upon the information presented to date, it is not accepted that the existing brick faced elevations of the blocks cannot be repaired and maintained. Were it to be demonstrated that this was the case (which appears unlikely), the Local Planning Authority would seek to secure the most appropriate solution available in regard to visual impact, which might for example involve a cladding system which retains a brick faced appearance.
- 8.19 Overall, due to the unduly prominent appearance which would result, and the disjointed appearance which the development as a whole would have prior to Phase Two being implemented, it is considered that the proposed development would result in a less appropriate appearance than the present appearance of the development. In regard to heritage assets and their settings the Local Planning Authority has a duty to ensure that all new developments preserve or enhance such settings. Furthermore local planning policies seek to secure a high standard of design in relation to new development in all cases. The proposed development would not deliver these design objectives.

Amenity:

- 8.20 A number of objections have been raised in relation to the proposed development. The practical implications of the proposed works have been raised as concerns (e.g. the loss of ventilation to stairways, the potential for increased damp problems), along with concerns regarding the details of the scheme such as which windows would be opening, whether some glazed panels would be replaced with plastic panels and how curtains and blinds would be fitted. These concerns are noted, it is however considered that the potential harm to amenity for residents of the blocks would not be of a magnitude which would warrant the refusal of planning permission.
- 8.21 Other matters raised include the disruption which would be caused during construction works and the cost of the works to those who have a leaseholder ownership of a flat within the development. The cost of the works is not a material planning consideration. As with all development disturbance would be caused during construction works; this is not material to the determination of this application.

Sustainability:

- 8.22 The proposed works would deliver sustainability improvements in the form of improved levels of insulation and energy efficiency which would in general be welcomed.

Public Benefit:

- 8.23 The benefits of the proposed scheme would be improved energy efficiency for residents. That in itself is not considered to be a public benefit in the widest sense of the term. However, this 'benefit' does not outweigh the harm.

9 CONCLUSION

- 9.1 The resultant appearance of the proposed development would be unduly prominent and would harm the character of the area and the setting of heritage assets in the immediate vicinity of the site. Furthermore, prior to the implementation of Phase Two of the scheme, the development would result in a disjointed appearance with contrasting materials and finishes. For these reasons the proposed scheme is contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan; refusal is therefore recommended.
- 9.2 It is considered that the existing brick faced appearance of the buildings should be retained, repaired and maintained if this is possible

10 EQUALITIES

- 10.1 The access routes, entrances, and routes through the buildings would not be affected by the proposed development.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The main blocks of the development are at present of a primarily brick finish and the muted tones of the buildings, notwithstanding the scale of the buildings, reduce their prominence and visual impact. The application site is in a very sensitive location forming part of the setting of the Hove Station Conservation Area and the Grade II* Listed St Barnabus Church. The buildings form a significant element of the built environment due to their scale and the fact that the development is a large site which runs along the entire north side of Clarendon Road. The proposal to clad the buildings of the development to create an off- white rendered appearance would significantly increase the prominence of these blocks. The resultant appearance would be unduly prominent and would harm the character of the area and the setting of heritage assets in the immediate vicinity of the site. Furthermore, the proposed through colour render has the potential to discolour and deteriorate over time, to a greater extent than the existing brick faced finish. The proposed development is therefore contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan.
2. The built forms on the application site consist of multi-storey blocks, low rise link buildings, and ancillary structures (e.g. garages, walls and hard landscaping). The site as a whole forms a planned development of buildings which in general sit comfortably

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alongside one another as they are of similar design style and materials. The ancillary structures and landscaping on the site are of a character and materials in keeping with the main buildings. Under phase One of the proposed development the main blocks of the development would be clad, and all other elements of the built development on the site would remain as they appear at present. Prior to the completion of Phase Two of the proposed development, this would result in a disjointed appearance with contrasting materials and finishes. In the absence of a commitment to a timescale for the implementation of Phase Two; the proposed development is therefore contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) 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. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
LOCATION PLAN	1107/OS		24/04/2015
EXISTING ELEVATIONS AND PLAN	1107/01		24/04/2015
EXISTING ELEVATIONS AND PLAN	1107/02		24/04/2015
EXISTING ELEVATIONS AND PLAN	1107/03		24/04/2015
EXISTING ELEVATIONS AND PLAN	1107/04		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/05		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/06		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/07		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/08		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/09		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/10		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/11		24/04/2015
EXISTING ELEVATIONS AND ROOF PLAN	1107/12		24/04/2015

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EXISTING ELEVATIONS AND ROOF PLAN	1107/13		24/04/2015
PROPOSED ELEVATIONS ROOF PLAN	1107/14	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/15	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/16	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/17	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/18	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/19	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/20	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/21	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/22	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/23	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/24	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/25	B	24/04/2015
PROPOSED ELEVATIONS AND ROOF PLAN	1107/26	B	24/04/2015
EXISTING AND PROP STREET SCENE	1107/27	A	24/04/2015
EXISTING ELEVATIONS	1107/28		24/04/2015
EXISTING ELEVATIONS	1107/29		24/04/2015
EXISTING ELEVATIONS	1107/30		24/04/2015
PROPOSED ELEVATIONS	1107/31		24/04/2015
PROPOSED ELEVATIONS	1107/32		24/04/2015
PROPOSED ELEVATIONS	1107/33		24/04/2015
PROPOSED ELEVATIONS	1107/34		24/04/2015
PROPOSED ELEVATIONS	1107/35		24/04/2015
PROPOSED ELEVATIONS	1107/36		24/04/2015
PROPOSED ELEVATIONS	1107/37		24/04/2015
PROPOSED ELEVATIONS	1107/38		24/04/2015
PROPOSED ELEVATIONS	1107/39		24/04/2015
RENDER SPECIFICATION BROCHURE			24/04/2015
RENDER SPECIFICATION BROCHURE			24/04/2015
REHAU WINDOW SPECIFICATION			24/04/2015
WINDOW DESIGNS x3			24/04/2015

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WINDOW DESIGN DRAWING SETS x29			24/04/2015
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