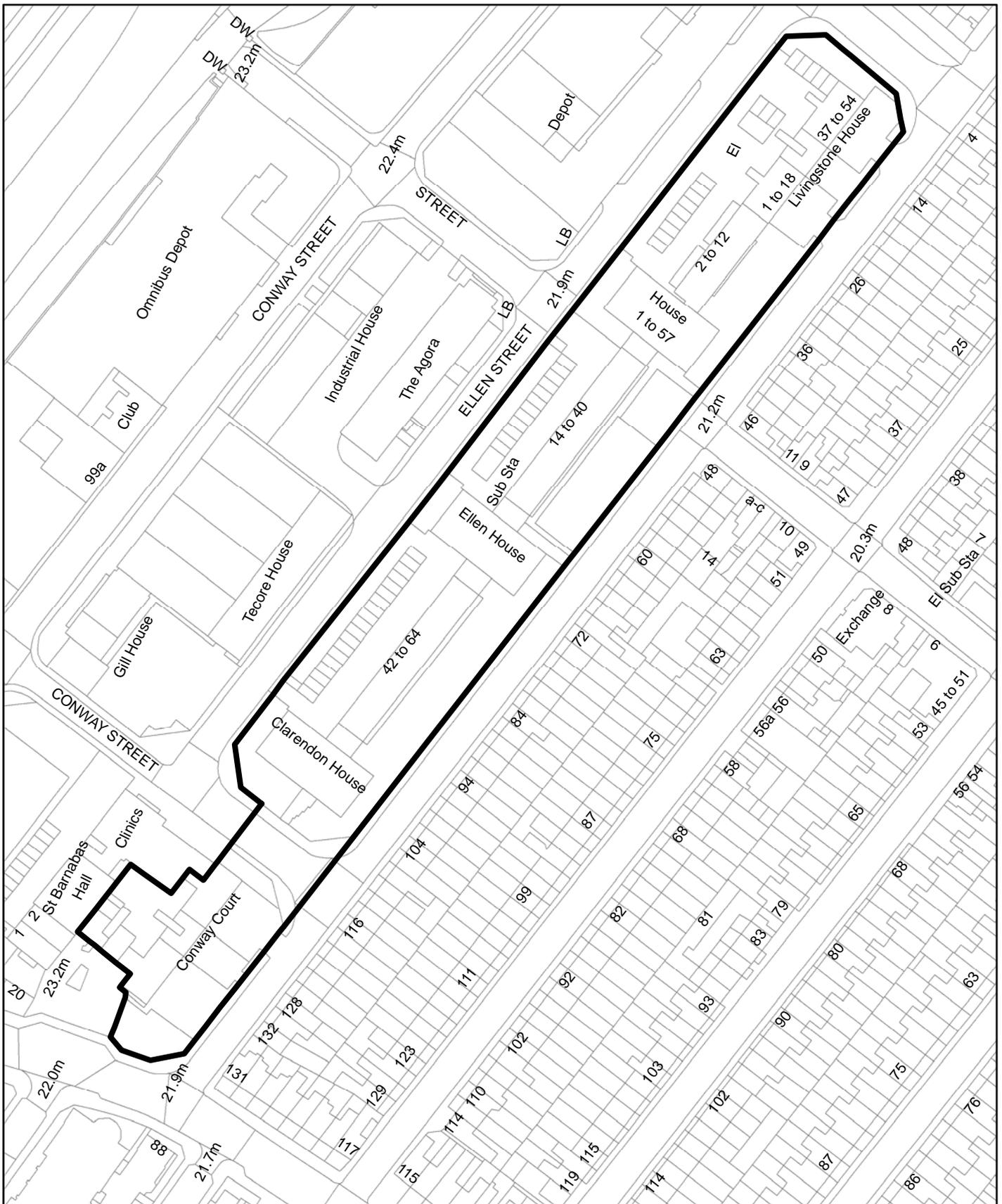


# **ITEM D**

**Clarendon House, Conway Court, Ellen  
House, Livingstone House & Goldstone  
House, Clarendon Road, Hove  
BH2016 / 00021  
Full Planning**

**11 May 2016**

# BH2016/00021 Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House, Clarendon Road, Hove



**Brighton & Hove  
City Council**



**Scale: 1:1,500**

<b><u>No:</u></b>	<b>BH2016/00021</b>	<b><u>Ward:</u></b>	<b>GOLDSMID</b>
<b><u>App Type:</u></b>	<b>Council Development (Full Planning)</b>		
<b><u>Address:</u></b>	<b>Clarendon House Conway Court Ellen House Livingstone House &amp; Goldstone House Clarendon Road Hove</b>		
<b><u>Proposal:</u></b>	<b>Alterations to lift motor rooms including raising roof height by 600mm. Installation of UPVC framed doors and installation of external smoke vents.</b>		
<b><u>Officer:</u></b>	Jonathan Puplett Tel 292525	<b><u>Valid Date:</u></b>	17/02/2016
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	13 April 2016
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Pod LLP, Unit 313 Metal Box Factory 30 Great Guildford Street London SE1 0HS		
<b><u>Applicant:</u></b>	Mrs Gill Thompson, Unit 1 Fairway Trading Estate Eastergate Road Brighton BN2 4QL		

## 1 RECOMMENDATION

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 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.

### 3 RELEVANT HISTORY

**BH2015/03586:** Replacement of existing windows and doors with double glazed UPVC units to residential dwellings. Approved 14/12/2015.

**BH2015/01472:** 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. Refused 16/07/2015.

**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 works. Refused 05/03/2015.

### 4 THE APPLICATION

- 4.1 Planning permission is sought for alterations to lift motor rooms including raising the roof height of these by 600mm, and the installation of UPVC framed doors / external smoke vents to serve communal areas.
- 4.2 The application description also refers to repair and redecoration works; these works are not considered to constitute development and do not therefore require planning permission.

### 5 PUBLICITY & CONSULTATIONS

#### External

#### 5.1 Neighbours:

**Seven (7)** letters of representation have been received from **no. 14 West Hill Place, no. 7 Conway Court, nos. 13 (saveHOVE), 37 and 39 Goldstone House (2 letters), no. 74 The Crescent (leaseholder of no. 25 Clarendon House)** objecting to the application for the following reasons:

- The required Article 13 Notice was not served on us as owners.
- Works have already begun; the submitted application form states that they have not.
- There are inaccuracies within the submitted application form and in the annotation of the submitted drawings.
- Insufficient detail has been submitted in respect of the proposed repair and redecoration works.
- Insufficient detail has been submitted in respect of the proposed new lift roof structures.
- Insufficient detail has been submitted in respect of the disposal of construction waste.

- Insufficient information has been submitted to demonstrate that the health of residents will be protected during construction works.
- No Design and Access Statement / Planning Statement has been submitted.
- There are trees and planting on the site; the submitted application form states that there are none.
- Will landscaping which has been damaged / removed during construction works be reinstated?
- I object to the practice of consultation using site notices instead of neighbour letters.
- The estimated costs associated with the proposed works are excessive.
- It has not been demonstrated that all of the proposed works are necessary.

**Internal:**

5.2 **Heritage:** No comment.

## **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 City Plan Part One (adopted March 2016);
  - Brighton & Hove Local Plan 2005 (retained policies March 2016);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
  - 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 the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.
- 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 City Plan Part One

- SS1 Presumption in Favour of Sustainable Development
- CP12 Urban design
- CP14 Housing density
- CP15 Heritage

Brighton & Hove Local Plan (retained policies March 2016):

- 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 Documents:

- SPD12 Design Guide for Extensions and Alterations

**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 in the vicinity of the site, impact on amenity, and environmental sustainability.
- 8.2 The proposed works consist of alterations to lift motor rooms including raising the roof height of these by 600mm, and the installation of UPVC framed doors / external smoke vents to serve communal areas.
- 8.3 There are three lift rooms atop Conway Court and Livingstone House. These would be increased in height by 600mm. To the side elevations of the rear projections of Conway Court and Livingstone House, and to the east facing side elevation of Livingstone House, a number of openings which serve communal areas would be enclosed by UPVC framed doors / smoke vents.
- 8.4 These works would not have a significant impact on the appearance of the buildings. Overall it is considered that an appropriate appearance would result and the setting of heritage assets in the vicinity of the site (St. Barnabus Church, Hove Station and the Hove Station Conservation Area) would not be harmed.
- 8.5 Repair and redecoration works are proposed; these works do not however require planning permission.

**Amenity:**

- 8.6 The proposed works would not cause significant harm to the amenity of residents of the application buildings and neighbouring amenity would not be harmed.

**Trees / landscaping:**

- 8.7 There are trees and areas of planting within the site. The erection of scaffolding and the movement of supplies within the site could potentially cause harm to these trees and areas of planting. It is therefore recommended that a condition be applied to secure a scheme of protection measures which must be submitted and agreed in writing, with all measures erected prior to works associated with the replacement windows and doors taking place.

**Other matters:**

- 8.8 Representations received raise concerns regarding the standard of the application submission; it is however considered that the submission provides an adequate level of detail in respect of the works which do require planning permission. As detailed above, works of repair and redecoration do not require planning permission.

**9 CONCLUSION**

- 9.1 The proposed works would not harm the appearance of the buildings. The setting of the heritage assets in the vicinity of the site would not be harmed. No significant harm to amenity would be caused and the protection of trees and planted areas can be secured by planning condition. The application is recommended for approval.

**10 EQUALITIES**

- 10.1 No implications identified.

**11 PLANNING OBLIGATION / 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	1107/OS		05/01/2016
Proposed Elevations and Roof Plan	1107/14	A	05/01/2016
Proposed Elevations and Roof Plan	1107/15	A	05/01/2016
Proposed Elevations and Roof Plan	1107/16	A	05/01/2016
Proposed Elevations and Roof Plan	1107/17	A	05/01/2016
Proposed Elevations and Roof Plan	1107/18	A	05/01/2016
Proposed Elevations and Roof Plan	1107/19	A	05/01/2016
Proposed Elevations and Roof Plan	1107/20	A	05/01/2016

PLANNING COMMITTEE LIST – 11 MAY 2016

Proposed Elevations and Roof Plan	1107/21	A	05/01/2016
Proposed Elevations and Roof Plan	1107/22	A	05/01/2016
Proposed Elevations and Roof Plan	1107/23	B	05/01/2016
Proposed Elevations and Roof Plan	1107/24	A	05/01/2016
Proposed Elevations and Roof Plan	1107/25	A	05/01/2016
Proposed Elevations and Roof Plan	1107/26	A	05/01/2016
Lift Room Plan and Roof Plan	5834/SK01		05/01/2016
Door Elevations	AQ026530		05/01/2016
Door Sections x 3			05/01/2016

11.2 Pre-Commencement Conditions:

- 3) No development shall commence until measures for the protection of trees and planting across the site have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The measures shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

**Reason:** As this matter is fundamental to protecting the trees and planting on the site during works in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.

11.3 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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 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 proposed works would not harm the appearance of the buildings. The setting of the heritage assets in the vicinity of the site would not be harmed. No significant harm to amenity would be caused and the protection of trees and planted areas is secured by planning condition.