

<b>No:</b>	<b>BH2018/03896</b>	<b>Ward:</b>	<b>Central Hove Ward</b>
<b>App Type:</b>	<b>Listed Building Consent</b>		
<b>Address:</b>	<b>Hove Central Library 182 - 186 Church Road Hove BN3 2EG</b>		
<b>Proposal:</b>	<b>Alterations to entrance lobby to install access control system including exit button and associated works.</b>		
<b>Officer:</b>	Nicola Van Wunnik, tel: 294251	<b>Valid Date:</b>	25.01.2019
<b>Con Area:</b>	Old Hove	<b>Expiry Date:</b>	22.03.2019
<b>Listed Building Grade:</b>	Listed Building Grade II		
<b>Agent:</b>			
<b>Applicant:</b>	Mrs Louise Sugden	Jubilee Library	Jubilee Street Brighton BN1 1GE

## 1. RECOMMENDATION

1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** Listed Building Consent subject to the following Conditions and Informatives.

1. 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.

### Informatives:

1. This decision is based on the drawings listed below:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Other	Door Release Details		24 January 2019
Other	Controller Box Details		24 January 2019
Other	Fused Spur Details		24 January 2019
Other	Location of Items		20 December 2018
Other	Location of Door Bolts		20 December 2018
Other	Location of Exit Buttons		26 February 2019
Report/Statement	Details and Specifications		20 December 2018
Other	Email Confirming Works		26 February 2019
Proposed Drawing			20 December 2018
Location Plan	HL-001		20 December 2018

## 2. SITE LOCATION & APPLICATION DESCRIPTION

2.1. This is a grade II listed building in the Old Hove Conservation Area. This building continues to be used for its original purpose as a public library and as such has a highly visible interior. The lower ground floor of the library is

currently being converted into a children's day nursery and the ground floor of the library includes a cafe area. Due to the changing nature of its use, alterations to the existing access system are required.

- 2.2. Listed building consent is sought for the installation of an access control system including exit buttons to the interior of the library entrance.

### **3. RELEVANT HISTORY**

- 3.1. **BH2018/01123** - Alterations to rear garden area incorporating new steps, handrail and landing and addition of insulation and plasterboard to existing screen of w.c window for use by children's day nursery. Approved 11/06/2018
- 3.2. **BH2018/00469** - Internal alterations to lower ground floor & external alterations to rear ground floor including construction of new wall with balustrade, landscaping & associated works to facilitate the conversion to children's day nursery (D1). Approved 12/06/2018
- 3.3. **BH2017/03940** - Installation of ventilation grille to rear elevation. Internal alterations to layout to facilitate the creation of new staff work rooms at ground floor & first floor levels, new toilet facilities to lower ground floor and associated alterations including new surface mounted waste pipe to basement - Approved 20/03/2018

### **4. REPRESENTATIONS**

None received.

### **5. CONSULTATIONS**

#### **5.1. Heritage:**

This proposal involves the fixing of a number of utilitarian items (required for safety purposes) to the interior of this entranceway, and also the adaptation of the historic doors with a new bolt arrangement.

- 5.2. This equipment will have an impact on the building due to its modern functional appearance, some of which by its nature needs to be clearly visible.

- 5.3. It is clear that where possible discrete positions have been identified, and the locations and fixings have taken into account the need for reversibility. For these reasons and with the viability of the building in its current use in mind the Heritage Team does not propose to object to this application.

### **6. MATERIAL CONSIDERATIONS**

- 6.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- 6.3. Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

## 7. **POLICIES**

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP15	Heritage

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

HE1	Listed Building Consent
HE6	Development within or affecting the setting of conservation areas

#### Supplementary Planning Guidance:

SPGBH11	Listed Building Interiors
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#### Supplementary Planning Documents:

SPD09	Architectural Features
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## 8. **CONSIDERATIONS & ASSESSMENT**

- 8.1. The main considerations in the determination of this application relate to whether the proposed alterations would have a detrimental impact on the character, architectural setting and significance of the grade II listed building and the wider Old Hove Conservation Area.
- 8.2. The proposal involves the installation of a number of fixings inside the entranceway, including exit buttons and a new bolt arrangement to the existing doors. The purpose of these alterations is to allow the nursery and other out of hours users, safe emergency access from the building once the library is closed

- 8.3. The Heritage team have confirmed that the proposed works would not harm the historic character or appearance of the grade II listed building or wider conservation area in accordance with policies HE1 & HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

**9. EQUALITIES**  
None identified.