

<u>No:</u>	BH2019/02771	<u>Ward:</u>	Central Hove Ward
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Hove Central Library 182 - 186 Church Road Hove BN3 2EG		
<u>Proposal:</u>	Installation of lock to existing gates and associated works.		
<u>Officer:</u>	Nicola Van Wunnik, tel: 294251	<u>Valid Date:</u>	25.09.2019
<u>Con Area:</u>	Old Hove	<u>Expiry Date:</u>	20.11.2019
<u>Listed Building Grade:</u>	Grade II		
<u>Agent:</u>	Broe And Co LLP 66 Haven Way Newhaven BN9 9TD		
<u>Applicant:</u>	Hove Village Day Nursery Ltd 126-128 New Church Road Hove BN3 4JD		

1. RECOMMENDATION

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.

- 1.1 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.

1. Informatives:

- 1.1 This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed Drawing	PL 01		14 January 2020
Location and block plan	EX01	A	24 September 2019

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application site is a grade II listed building with the Old Hove Conservation Area. The building principally continues to be used for its original purpose as a public library however the lower level is now in separate use as a day nursery.
- 2.2 Listed building consent is sought for the installation of an entry system to the side access.

3. RELEVANT HISTORY

BH2018/03896 - Alterations to entrance lobby to install access control system including exit button and associated works. Approved 09/04/2019

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

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

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

Heritage:

Additional comments received after amended plans were submitted

The applicant has provided further information to justify the need for the new entry system, and following discussions revised details have been provided aimed at reducing the impact of the new fittings on the side entrance and gate.

It is noted that the image of the exterior of the entrance shows the video entry panel is mounted on a plate which is colour coated to match the stonework, as agreed, however the annotation still states that it will be black to match existing metalwork, therefore the annotation should be corrected accordingly.

Subject to correction of the annotation the Heritage Team is now able to support this application.

Original comments received

This application is for an entry system to include a card-reader and a video screen. The application does not explain why the existing code entry is inadequate or provide justification for the unit proposed, however the heritage statement states 'These proposals will enhance the use of the library, making the current facilities compliant with the recommendations within the Fire Risk Assessment, to enable out of hours working for staff and occupiers of the building. This forms part of the wider project to ensure that the library service is financially sustainable by making best use of the asset and future-proofing the fire alarm/locking system. This does not seem relevant to the current application.

There is concern that the size, appearance and positioning of this equipment will be harmful to the character of this entrance, which is currently relatively unaffected by the current use of the building. (Existing signage is however noted and dealt with below).

Plan PL01 has an image of the control panel against the stonework, however the application states that it is to be bolted to the brickwork inside the gate so that it

is not fixed to the stone reveal - further information is required to explain this fully and also explain the impact of the fixings on the brickwork.

Robust justification that this is the minimum required for the operation of the nursery use, and evidence that the impact of the equipment on the appearance of the building has been minimised and that the proposed arrangement is the least damaging system is therefore required.

It is queried whether positioning the control panel in front of the fixed gate would make it less prominent than as proposed, as the black backing plate contrasts strongly with the pale stone of the façade.

NB. The signage associated with the nursery shown on drawing EX02 requires listed building consent and should be removed prior to approval of an acceptable sign.

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);
 - Shoreham Harbour Joint Area Action Plan (adopted October 2019).
- 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

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relates 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 Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses should be given "considerable importance and weight". In considering whether to grant listed building consent the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.3 The application site relates to Hove Central Library which features a nursery at lower ground floor level. As existing the site features a paved side pedestrian access which is assessed from the side gate that is subject to the application. The gates are recessed back from the front façade with stone reveals either side and feature a punch-key code lock and metal blanking plate on their external face.
- 8.4 The proposal involves the removal of the existing punch key lock and the installation of an entry system to include a card reader and video screen. The new electronic entry panel will be fixed to a metal backing plate which will be colour coated to match the existing stonework, as annotated on the plans submitted. The backing plate will be bolted to the mortar of the brickwork behind the existing gate and not to the stone reveal, which would mean there would be no visible fixings on the front of the library and the stonework would remain untouched.
- 8.5 The existing punch-key lock on the gate will be replaced with a metal blanking panel to match the existing plate.
- 8.6 Overall it is considered that the proposed works would not harm the historic character or appearance on the grade II listed building or wider conservation area in accordance with policies HE1 & HE6 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
- 8.7 Other Matters
The heritage officer has commented regarding the signage associated with the nursery (as shown on drawing EX02). This was in situ when the site visit was carried out and requires listed building consent, however this will be dealt with under a separate application. The signage has now been removed prior to approval of an acceptable sign.

- 9. EQUALITIES**
9.1 None identified.

