



Appeal Decision

Site visit made on 24 June 2013

by Clive Tokley MRTPI

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

Decision date: 16 July 2013

Appeal Ref: APP/Q1445/E/13/2191888

St Andrew's Day Centre, St Andrew's Road, Brighton, BN1 6EN.

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant conservation area consent.
 - The appeal is made by Stonerix Ltd against the decision of Brighton and Hove City Council.
 - The application Ref BH2012/02832, dated 10 September 2012, was refused by notice dated 30 November 2012.
 - The demolition proposed is demolition of single storey building and rear garages.
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Decision

The appeal is dismissed.

Reasons

1. It is common ground between the main parties that the buildings on the appeal site have no intrinsic historic or town-scape value. In the event that permission is granted to redevelop the site there would be no reason to refuse consent for their demolition. However in the absence of an approved redevelopment scheme their demolition would result in an open site that would detract from the character and appearance of the Preston Park Conservation Area.
2. As a result of the decision to dismiss planning appeal ref APP/Q1445/A/13/2191882 there is no extant permission for redevelopment and therefore this appeal is also dismissed.

Clive Tokley

INSPECTOR

