

<u>No:</u>	BH2017/03940	<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 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.		
<u>Officer:</u>	Nicola Van Wunnik, tel: 294251	<u>Valid Date:</u>	07.12.2017
<u>Con Area:</u>		<u>Expiry Date:</u>	01.02.2018
<u>Listed Building Grade:</u>	Listed Building Grade II		
<u>Agent:</u>	Brighton & Hove City Council Property & Design Hove Town Hall Norton Road Hove BN3 3BQ		
<u>Applicant:</u>	Sally McMahon Jubilee Library Jubilee Street Brighton BN1 1GE		

RECOMMENDATION

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:

Plan Type	Reference	Version	Date Received
Location Plan	001		29 November 2017
Block Plan	002		29 November 2017
Floor Plans Proposed	004		29 November 2017
Floor Plans Proposed	005		29 November 2017
Large Scale Details	006		29 November 2017
Large Scale Details	007		29 November 2017
Large Scale Details	008		29 November 2017
Large Scale Details	009		29 November 2017
Elevations Proposed	010		29 November 2017
Door details	011		31 January 2018
Design and Access Statement			29 November 2017
Heritage statement			7 December 2017
Statement			31 January 2018

SITE LOCATION & APPLICATION DESCRIPTION

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. It has been adapted in recent years to meet the changing nature of its use resulting from modern technology and the need for improved equal access. These changes have affected the interior.

Listed building consent is sought for the installation of a ventilation grille to the rear elevation and internal alterations to the layout to facilitate the creation of new staff work rooms at ground and first floor level, new toilet facilities to the lower ground floor and a new surface mounted waste pipe to the basement.

RELEVANT HISTORY

None Relevant

REPRESENTATIONS

Thirteen (13) letters of objection have been received raising the following points:

- o Any works that reduce the size of the library should not be considered.
- o To reduce facilities as part of this application is not keeping with the wish of the Hove residents to full maintain its much loved library service.
- o The reasoning for the removal of the shelving is not justified.
- o Library shelves being removed for no valid reason other than because matching ones have previously gone.
- o By reducing the shelving space would thoroughly destroy the integrity of the original radiating design.
- o The provision of new staff facilities seems to be at some cost to the fabric and integrity of the public areas of this listed building.
- o It is not appropriate to reduce the space available for displaying and storing of books.
- o Symmetry is not a valid reason to make changes of this nature.

CONSULTATIONS

Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

Conservation Advisory Group - Recommend Refusal

The reason for the application is economic: toilets to the basement and removal of staff workroom would enable this area to be let for income generating purposes. However, the proposal for new staff workrooms on the ground and first floors the south west would destroy the symmetry of a Grade II Listed building in the Old Hove Conservation Area. Also the magnificent design would be lost.

Heritage

Original Comments Received

This application proposes the re-location of staff facilities from the lower ground floor to ground and first floors in order to free up this space for a new use which would generate income.

The retention of the building's original use as a library is considered to be the best way to preserve as much of its internal character as possible. If this is only possible by alternative use of the lower ground floor in a way that is sympathetic, then this could be supported; further information on this would be helpful justification.

The ground floor planform has been altered in the past by the partial enclosure of the columns on the East side of the semi-circular space. This has harmed the original proportions and volume of the space and the currently proposed work area will add to this harm, although it is positioned symmetrically with the columns visibly framing the space. Such harm could be justified on the basis of the retention of the library use for this building.

The currently proposed works to the first floor are generally considered respectful both to the layout and detailing of the original building. The exception to this is the proposed door D4, and it is considered that its design and detail should be a better match to the original doors and this will only be possible with a purpose made item.

The existing concierge space shows evidence of having been converted from a wc, and therefore the proposals for additional toilet facilities at this location on the lower ground floor are considered appropriate. Reassurance is required that the proposed vinyl floor covering will be fixed in such a way as to be reversible and not cause damage to the existing terrazzo surface, likewise proposed coverings for the parquet floors should not be fixed in a way that would damage them.

The internal drainage proposed at high level in the lower ground floor area will also be harmful, however this part of the interior is already affected by services and alternative less harmful solutions are not available. The proposed terracotta vent is acceptable.

Additional Heritage Comments following Additional Information

Background to the application has been submitted which explains the need for income generation to keep the library use for which the building was designed. The loss of this use would result in the need to accommodate another occupant that would not cause harm the significance of the building, or harm that would be outweighed by the resulting public benefit. It is therefore considered that these efforts to ensure that the library service remains in this building are proportionate and can be supported by the Heritage Team.

The amendment to D4 is welcomed and assurances about the impact of new floor coverings are acceptable. There are no outstanding issues and the application is supported by the Heritage Team.

MATERIAL CONSIDERATIONS

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

The development plan is:

- o Brighton & Hove City Plan Part One (adopted March 2016);
- o Brighton & Hove Local Plan 2005 (retained policies March 2016);
- o East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- o East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

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.

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

HE4 Reinstatement of original features on Listed Buildings

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

Supplementary Planning Documents:

SPD09 Architectural Features

CONSIDERATIONS & ASSESSMENT

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.

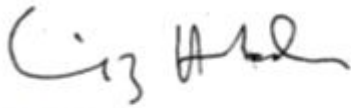
The heritage team requested additional information regarding the need for income generation to support the upkeep and continued use of the library, revisions to the new internal door and further details regarding the fixing of floor coverings. This information was subsequently provided by the applicant.

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, HE4 & HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

EQUALITIES

None identified

I have considered and agree with the reasoning in this report and authorise the grant of Listed Building Consent, subject to the Conditions and Informatives set out above.

A handwritten signature in black ink, appearing to read 'Liz Hobden', written in a cursive style.

Liz Hobden
Head of Planning
City Development and Regeneration

Signature of Reviewing Officer: Stewart Glassar

Dated: 20 March 2018

