

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 9 JUNE 2021**

**VIRTUAL**

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# ADDENDUM

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# 6 St Aubyns Gardens

BH2021/00897



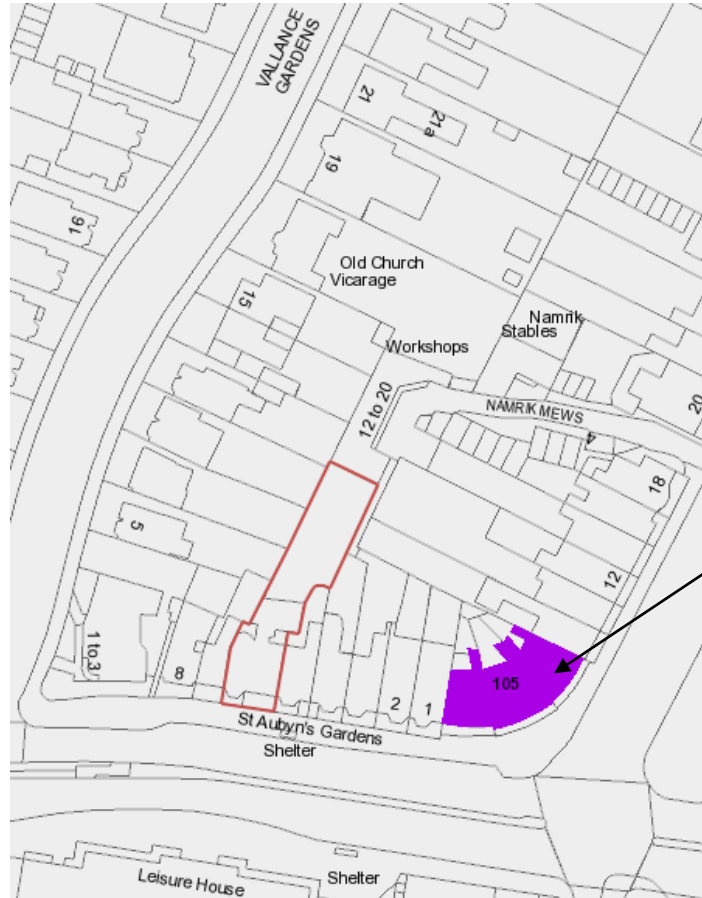
Brighton & Hove  
City Council

# Application Description

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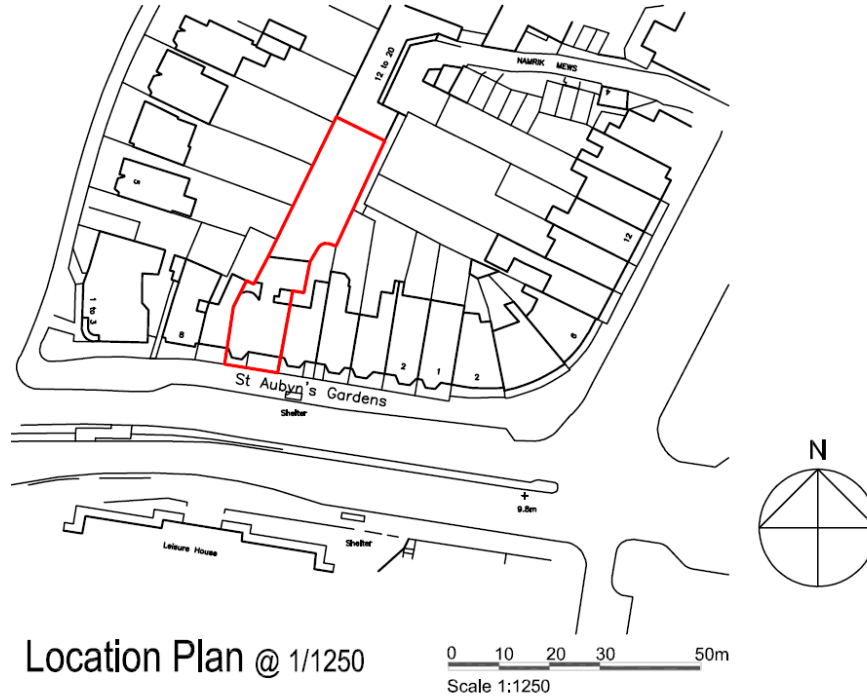
- Retention of flat roof to replace existing pitched roof to rear outrigger.

# Map of application site



**Grade II listed buildings  
at 2, 4 and 6 St Aubyns**

# Existing Location Plan



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# Aerial photo of site



# 3D Aerial photo of site





# Other photos of site



Rear Elevation of  
Rear Addition

# Other photos of site



**View Looking West  
from New Flat Roof**



**View Looking East  
from New Flat Roof**

# Other photos of site



**Looking East at Side Elevation of Rear Addition**

# 1-3 Vallance Gardens

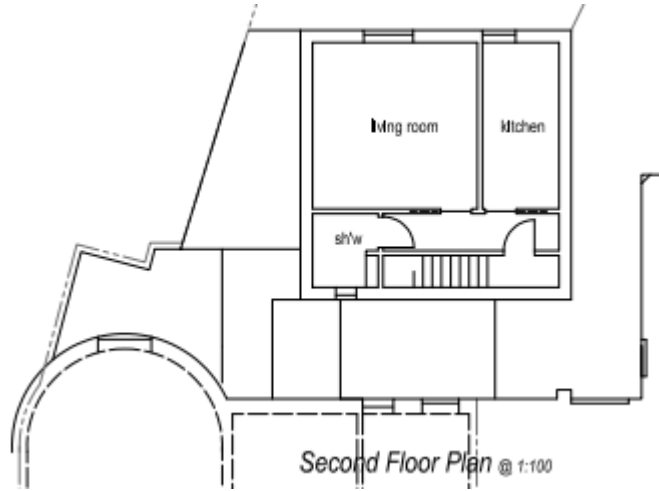


# Existing Block Plan



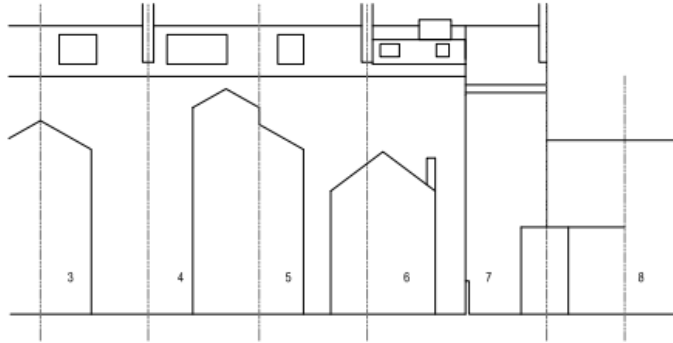
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# Second Floor Plan (Unchanged)

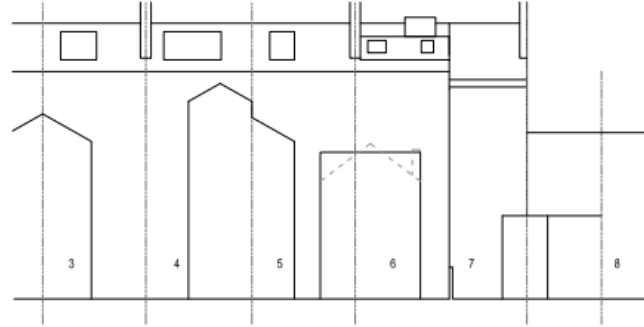


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# Pre-Existing and Existing Contextual Drawings

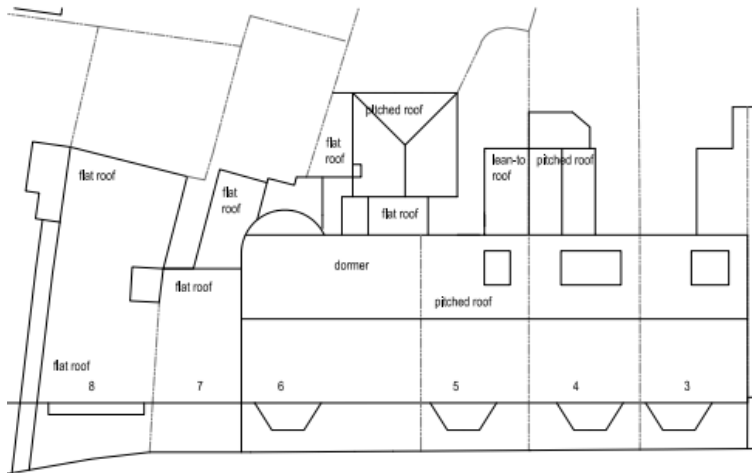


Contextual Rear Elevation @ 1:200



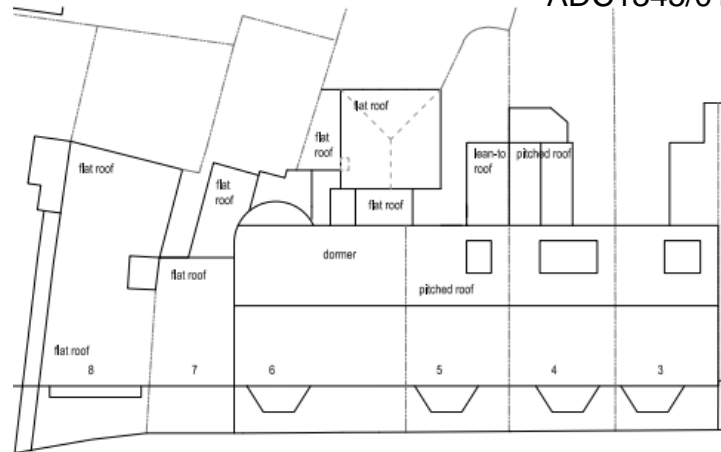
Contextual Rear Elevation @ 1:200

ADC1345/01 and ADC/1345/05 A



Roof Plan @ 1:200

St Aubyn's Gardens



Roof Plan @ 1:200

St Aubyn's Gardens



Brighton & Hove  
City Council

# Pre-Existing Rear Elevation

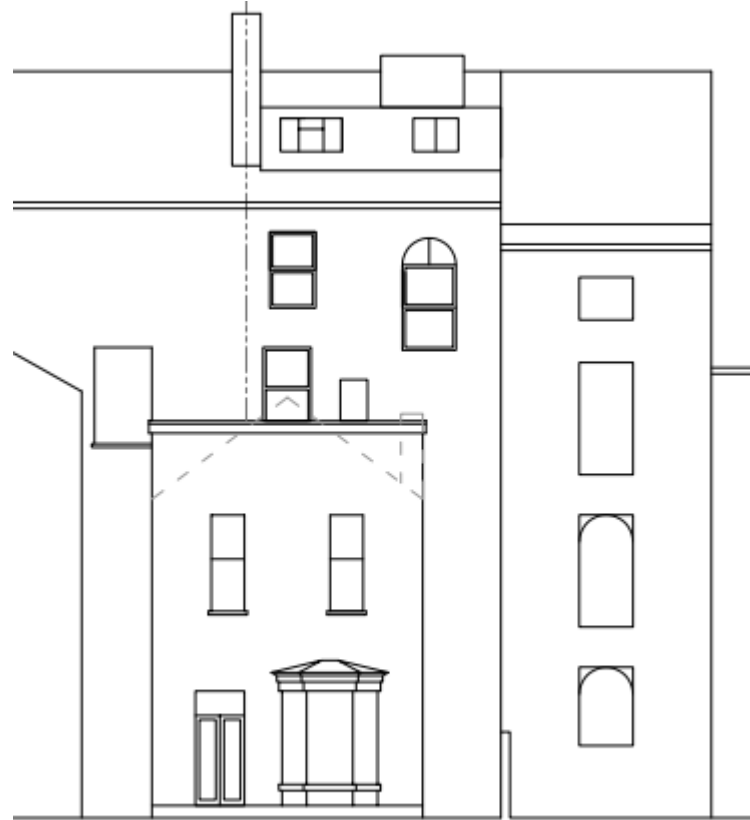


Rear (North) Elevation @ 1:100

ADC1345/03



# Existing Rear Elevation

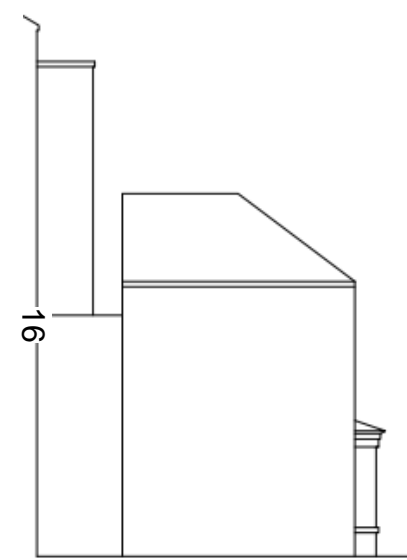


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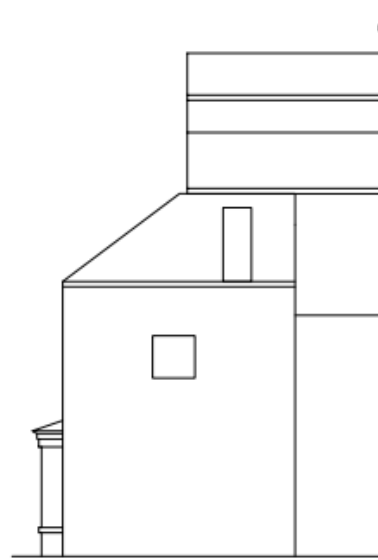
ADC1345/07

Rear (North) Elevation @ 1:100

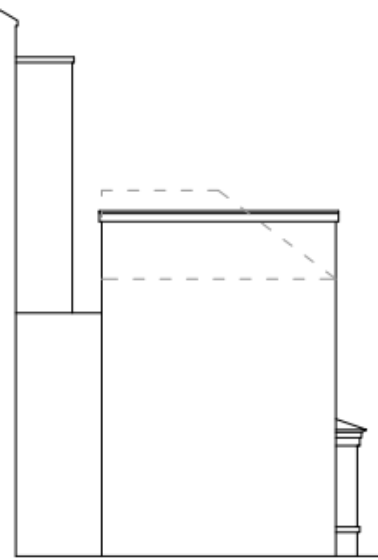
# Pre-Existing and Existing Side Elevations



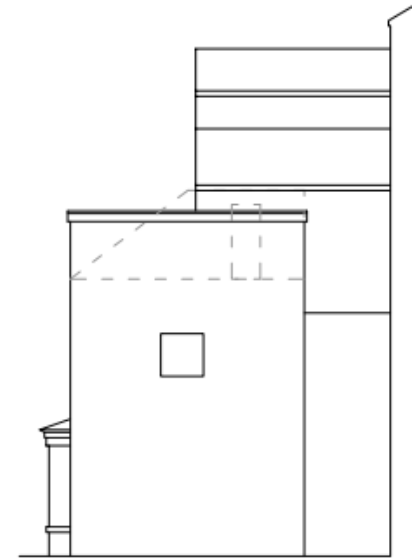
Side (East) Elevation @ 1:100



Side (West) Elevation @ 1:100



Side (East) Elevation @ 1:100



Side (West) Elevation @ 1:100

# Key Considerations in the Application

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- Design
- Impact on heritage assets
- Impact on neighbouring amenity

# Conclusion and Planning Balance

- This application is considered acceptable since the replacement roof form would not be out of character or incongruous with the appearance of the host terrace and the conservation area, and would not cause harm to neighbouring amenity. As such, this application is recommended for approval.