

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 1 SEPTEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Pavilion Theatre, 29 New Road

BH2021/02476 (FP) & BH2021/02477
(LBC)

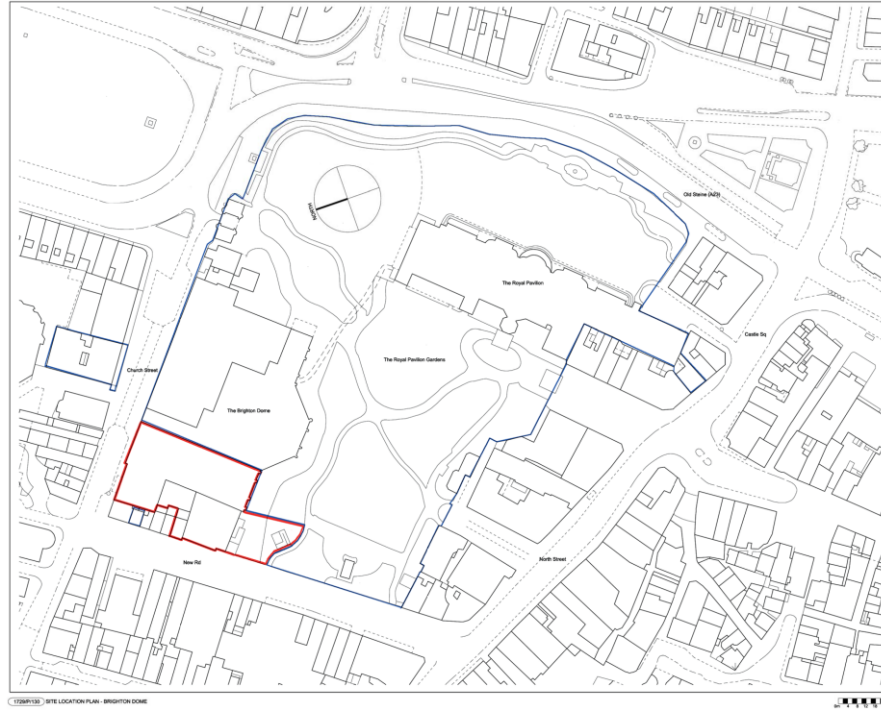


Brighton & Hove
City Council

Application Description

- Replacement of existing copper roof covering and existing sub lining with new natural copper roof and sub lining.

Existing Location Plan



6



3D Aerial photo of site



Street photo(s) of site



Google Streetview, 2016 (recent imagery does not show the building only the scaffolding shrouds)

Other photo(s) of site



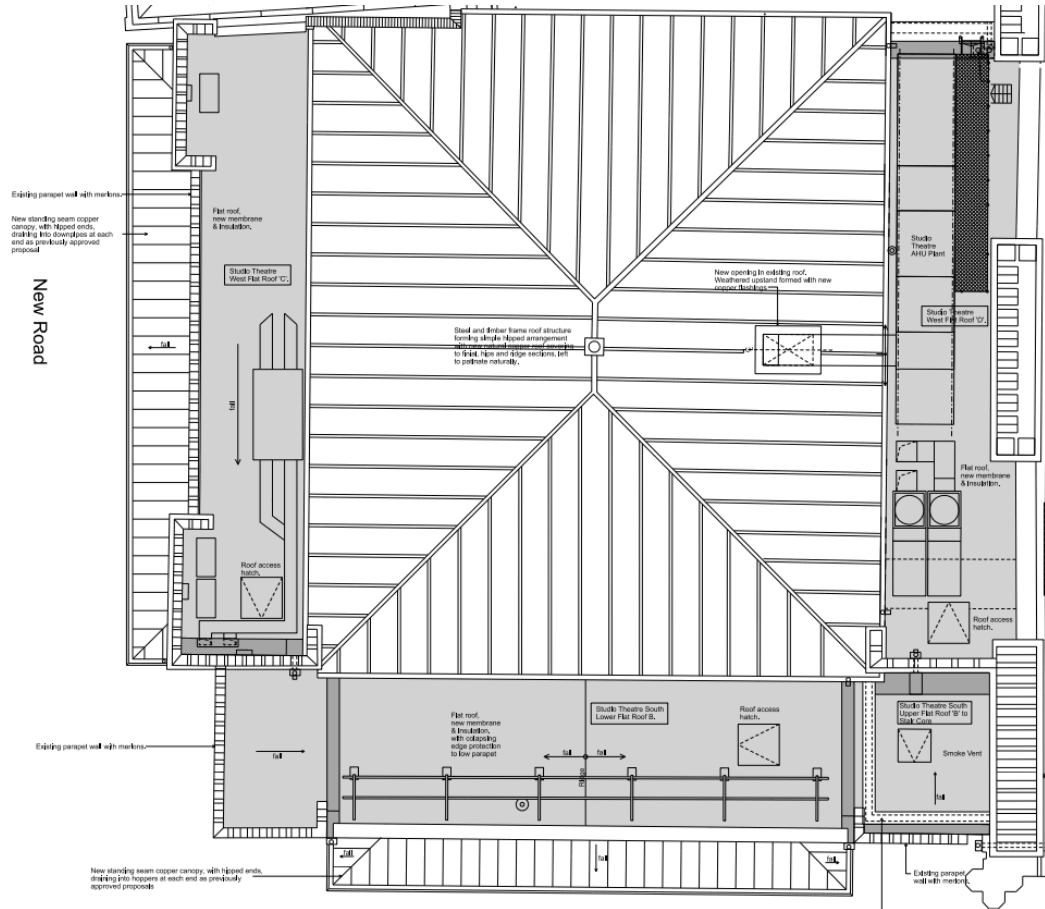
Pavilion Theatre roof during current works

Other photo(s) of site



Photographs during works recording its condition and minor repairs using pre-patinated copper and small local solder repairs.

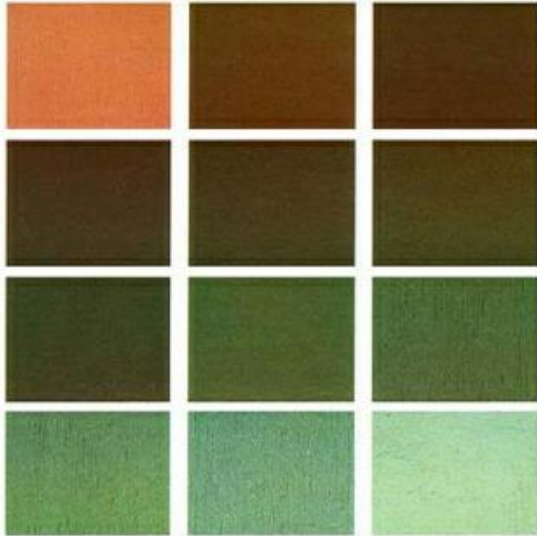
Proposed Roof Plan



1729/P/710

Copper patination

Typical patination phases



typical patination phases in natural copper

Existing colour



Key Considerations in the Application

- Reinstatement of original features to a listed building
- Urgent repair works to a listed building
- Impact on Royal Pavilion Gardens
- Impact on Grade I and Grade II listed buildings
- Impact on Valley Gardens conservation area.

Conclusion and Planning Balance

- The proposed replacement of the copper roof of the Pavilion Theatre is necessary as the existing copper roof is damaged beyond repair. It will be replaced like-for-like.
- The proposed replacement of the copper roof is necessary due to poor condition, while it has been previously patched up, this is no longer viable.
- The visual impact of the new copper roof will be negligible overall but would present initial stark contrast in terms of colour while the copper naturally patinates. It would not adversely affect views of the Grade I listed building or the wider Royal Pavilion Estate.
- Heritage comments support the justifications for the works and conclude that there will be no harm to the appearance of the conservation area or to the settings of the adjacent heritage assets, including the Pavilion Gardens.
- **The proposals are therefore recommended for approval (FP and LBC).**

