

<u>No:</u>	BH2016/05563	<u>Ward:</u>	Queen's Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Tyson Place & St Johns Mount Grosvenor Street & Mount Pleasant Brighton BN2 0JQ		
<u>Proposal:</u>	Installation of insulated render cladding to all elevations and replacement of existing windows and doors with UPVC windows and doors and associated alterations.		
<u>Officer:</u>	Charlotte Bush, tel: 292193	<u>Valid Date:</u>	06.10.2016
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	01.12.2016
		<u>EoT/PPA Date</u>	
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Mr Simon Foulkes Unit 313 Metal Box Factory 30 Great Guildford Street London SE1 0HS		
<u>Applicant:</u>	Mr Scott Lunn Housing Centre Unit 1 Fairway Trading Estate Eastergate Road Brighton BN2 4QL		

Following the deferral of the application at the meeting on 11/01/2017 additional information has been supplied by the applicant which details why external insulation is favoured over internal insulation and responds to concerns on the potential for staining.

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Block Plan	1388-PA-01		5 October 2016
Location Plan	1388-PA-OS		5 October 2016
Elevations Proposed	1388-PA-P-01 TYSON PLACE 1/2		5 October 2016
Elevations Proposed	1388-PA-P-02 TYSON PLACE 3/4		5 October 2016
Elevations Proposed	1388-PA-P-03 ST.JOHNS MOUNT 1/2		5 October 2016
Elevations Proposed	1388-PA-P-04 ST. JOHNS MOUNT 3/4		5 October 2016

- 2 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

- 3 No development shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including

- a) Samples of all cladding to be used, including details of their treatment to protect against weathering

Development shall be carried out in accordance with the approved details.

Reason: As this matter fundamental to the development and to ensure a satisfactory appearance to the development and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton and Hove City Plan.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application relates to two x 14 storey residential tower blocks, each containing 74 flats. The existing buildings are finished in facing brickwork with white uPVC window and door units.
- 2.2 St Johns Mount is situated on Mount Pleasant. Tyson Place is situated on Grosvenor Street. Due to the height and location of the buildings, they are clearly visible from the Queens Park, Carlton Hill and East Cliff Conservation Areas thereby affecting the setting of heritage assets. Additionally, each block located within the 'Eastern Road and Edward Street' development Area (DA5) of the City Plan.
- 2.3 The residential blocks were built in the 1960's. The supporting Planning Statement states that the proposed alterations are required due to defects to the brickwork pointing, a lack of thermal insulation and the resultant possibility of condensation. The windows are estimated to be at least 25-30 years old and in many instances are distorted, draughty and defective.
- 2.4 The Planning Statement also states the exposed concrete to the balconies and ground floor undercroft are cracking and spalling in places and tests have demonstrated that that works are required to protect the balconies and undercroft from chlorination through salt damage.

- 2.5 The proposed scheme is to install 20mm deep Bostik Climatherm render system (EWI) (giving an overall thickness of approximately 120mm) in an off-white colour to all elevations from first floor level of both Tyson House and St. Johns Mount. A 25 year guarantee would be provided for the render. The existing balconies would not be rendered but the balcony handrails would be repainted.
- 2.6 The windows and external doors to both blocks would be replaced with white uPVC units. The units would be of similar style and operation to the existing arrangement
- 2.7 New roof covering and insulation would also be installed on St Johns Mount. The new roof covering would also be subject to a 25 year guarantee.
- 2.8 The roof and balcony cast iron drainage downpipes would be boxed in where running through individual flat balconies.
- 2.9 General external concrete, render and pointing repairs would also be completed along with external decorations to previously painted surfaces.

3. RELEVANT HISTORY

BH2005/05676 - St. Johns Mount

Replacement windows, curtain walling and new balcony and terrace screens.
Approved 10/01/2006

BH2002/00129/FP - St. Johns Mount

Replacement of brick slip facing to floor beams with concrete planking to north, east and west elevation. Approved 12/02/2002

BH2000/03259/TA - Tyson Place

Replacement of existing antennae and re-siting on the corners of the roof, installation of additional 600mm transmission dish and replacement of existing 3 equipment cabinets with 4 cabinets. Withdrawn

BH1999/01427/FP - Tyson Place

Replacement of front entrance screen with painted aluminium screen and door.
Approved 23/07/2016

4. REPRESENTATIONS

- 4.1 **Eight (8)** letters has been received from **21 (x3), 24, 74 (x 2) Tyson Place, 10 and 116 Donal Hall Road**, objecting to the proposed development for the following reasons:

- The work is necessary, costly and disruptive to residents.
- The cladding is not long lasting and will need maintenance.
- The cladding is unsightly.
- The drawings are unclear as to the extent of the work.
- Query insulation and breathability of the work, and the durability of proposed materials.

4.2 **Five (5)** letters has been received from **29 Tyson Place (x2), 60 and 74 St Johns Mount, and the Mount Pleasant Residents Association** supporting the proposed development for the following reasons:

- The render will make the flats look more like other flats in the city.
- It would make the flats warmer

5. CONSULTATIONS

5.1 Heritage: No objection

These tall buildings are not of historic significance themselves however they are close to the Queens Park, Carlton Hill and East Cliff Conservation Areas and due to their scale are visible from some locations within these conservation areas, thereby affecting the setting of heritage assets.

5.2 These buildings are visible as backdrops to historic buildings within the conservation areas, including listed buildings (eg 7-10 Egremont Place), appearing above the roofs and interrupting the skyline.

5.3 Most instances where they are visible in this way they are seen in the background of rendered terraces and their existing brick facades therefore contrast with the general street scene within the conservation areas. The proposal to clad the blocks in a material which more closely blends with the render of the surrounding historic areas is likely to reduce the prominence of these blocks in the distance and the Heritage Team therefore does not wish to object to this proposal.

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 and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

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

DA5 Eastern Road and Edward Street Area

CP8 Sustainable buildings

CP12 Urban design

CP15 Heritage

Brighton & Hove Local Plan (retained policies March 2016):

QD5 Design - street frontages

QD14 Extensions and alterations

QD27 Protection of amenity

HE3 Development affecting the setting of a listed building

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

8. CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the resultant appearance of the proposed development (visual impact) and impact upon the setting of heritage assets, amenity, and environmental sustainability.

8.2 **Design and Appearance**

The application site relates to two 14 storey high blocks of residential flats built in the 1960's. The curtilage surrounding the site is a mix of hard and soft landscaping; the soft landscaping consisting of grassed areas and shrubs.

8.3 The proposed scheme is to install 20mm deep Bostik Climatherm render system (EWI) in an off-white colour to all elevations from first floor level of both Tyson House and St. Johns Mount (the render is 20mm but the overall thickness will be approximately 120mm – this will be confirmed at final design stage). The existing balconies would not be rendered and would retain the facing brickwork. The windows and external doors to both blocks would be replaced with white uPVC units of a similar style and operation to the existing arrangement. New roof covering and insulation would be installed on St Johns Mount. Repairs of the external concrete render and pointing would be undertaken along redecoration of previously painted surfaces, and other minor alterations.

8.4 The immediately surrounding buildings predominantly comprise low density housing including semi-detached houses and three storey blocks of flats; as well as some commercial buildings. These buildings are predominantly finished in facing brick. As such, the development has a consistency of design and appearance in regard to design character and materials.

- 8.5 The proposed scheme to render the blocks will result in a contrast to the nearby brick built properties. However, the blocks already look significantly different due to their height and design.
- 8.6 Moreover, due to the height and location of the blocks, they are readily visible from the East Cliff, Queens Park and Carlton Hill conservation areas, and consequently have an impact on the visual amenity of these areas.
- 8.7 The properties in the near-by conservation areas are predominantly rendered terraces, and the brick facades for the existing blocks therefore contrast with the general street scene within the conservation areas.
- 8.8 The proposed scheme is not considered to cause significant harm to the overall appearance of local area and is considered to reduce the visual harm to the nearby conservation areas and is consequently recommended for approval.
- 8.9 The Planning Statement provided with this application states that the two blocks are in poor condition with defects to the brickwork and pointing, a lack of thermal insulation and the resultant possibility of condensation. Defective windows and doors are also highlighted, as well as cracking and spalling to the exposed concrete to the balconies and ground floor undercroft.
- 8.10 A further issue is the durability of the proposed facing material and how it would weather over time. The current brick faced finish has retained a quality of appearance; its appearance has not significantly weathered or deteriorated over time, and subject to appropriate routine maintenance being carried out (which may not have occurred in the past) is unlikely to do so in the short to medium term. The proposed through colour render cladding may weather and discolour over time. This is a significant concern, it is however difficult to predict with confidence how such a finish would weather in reality. Experience with other developments in the city indicates that discolouration is likely to occur.
- 8.11 Additional information provided in the Planning Statement makes the case that the specific render finish proposed will be unlikely to collect dirt or discolour as it is designed to shed dirt more effectively through rain washing and therefore will become dirty over a much greater period. The render can also be pressure washed and treated with commercial mould products to remove any stains or mould that does appear. This information is noted, it however remains the case that the future appearance of the building, in the immediate years following the implementation of the cladding and beyond, can only be speculated upon at this time. This is the case when agreeing materials on all buildings in the city, and it is considered likely that a regular routine maintenance would be required.
- 8.12 **Sustainability:**
The proposed insulated render system would provide improved thermal performance to the building. The Planning Statement calculates that this would potentially result in reduction in heat leakage of up to 35% through the external facade of the each block, thereby reducing emissions as well as lowering fuel bills.

- 8.13 The sustainability improvements are generally welcomed are in accordance with Policies SS1 and CP8 of the Brighton and Hove City Plan.
- 8.14 On balance, it is considered that the benefits of the proposed scheme in terms of improved appearance of the blocks in the wider vicinity and near-by conservation areas, and the improved sustainability and thermal efficiency of the blocks outweigh the harm caused by the potential deterioration of the rendering as this can be overcome with a regular maintenance schedule.
- 8.15 **Impact on Amenity:**
Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.16 A number of objections have been raised in relation to the proposed development. The practical implications of the proposed works have been raised as concerns (e.g. potential for increased temperatures indoors in the warmer months, and potential damage to the bricks due to lack of air). These concerns are noted, it is however considered that the products have been duly tested and certified for use on these types of properties.
- 8.17 Other matters raised include the disruption which would be caused during construction works and the cost of the works to those who have a leaseholder ownership of a flat within the development. The cost of the works is not a material planning consideration. As with all development disturbance would be caused during construction works; this is not material to the determination of this application.
- 8.18 It is therefore concluded that any potential harm to amenity for residents of the blocks would not be of a magnitude which would warrant the refusal of planning permission.

9. EQUALITIES

- 9.1 None identified.

