

<b><u>No:</u></b>	<b>BH2018/00469</b>	<b><u>Ward:</u></b>	<b>Central Hove Ward</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>Hove Central Library 182 - 186 Church Road Hove BN3 2EG</b>		
<b><u>Proposal:</u></b>	<b>Internal alterations to lower ground floor &amp; external alterations to rear ground floor including construction of new wall with balustrade, landscaping &amp; associated works to facilitate the conversion to children's day nursery (D1).</b>		
<b><u>Officer:</u></b>	Nicola Van Wunnik, tel: 294251	<b><u>Valid Date:</u></b>	13.02.2018
<b><u>Con Area:</u></b>	Old Hove	<b><u>Expiry Date:</u></b>	10.04.2018
<b><u>Listed Building Grade:</u></b>	Listed Building Grade II		
<b><u>Agent:</u></b>	Broe & Co LLP 66 Haven Way Newhaven BN9 9TD		
<b><u>Applicant:</u></b>	Hove Village Day Nursery Ltd 126-128 New Church Road Hove BN3 4JD		

## 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** Listed Building Consent subject to the following Conditions and Informatives:

### Conditions:

- 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.
- The existing brick pavers and concrete beneath the new decking shall not be removed and shall be retained in their existing positions.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

### Informatives:

- This decision is based on the drawings listed below:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	P02		13 February 2018
Existing Floor Plans and Elevations	01	D	21 March 2018
Floor plans and elevations proposed	P01	B	21 March 2018
Design and Access Statement			13 February 2018

## 2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 Hove Library is a grade II listed building on Church Road and is located within the Old Hove Conservation Area. Its main decorative façade faces north on to Church Road. The plan form of the building combines a broadly rectangular front portion with a semi-circular section to the rear.
- 2.2 Internally, the main basement space in the southern portion of the building is formed by an almost semi-circular enclosed inner space with an outer ring of radiating cellular spaces, each with at least one window opening. This space is used for staff and storage and is linked to the main library areas by a staircase and modern lift in the easternmost quadrant. 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.
- 2.3 The exterior of the rear portion of the building is more utilitarian in character than the front. The upper parts are seen in glimpsed views between houses on Vallance Road, and in longer views above these houses from Vallance Gardens.
- 2.4 Listed building consent is sought for external alterations to the rear of the building including construction of a new retaining wall with metal balustrade, installation of decking and landscaping works. Internal alterations to the layout of the lower ground floor level which principally comprise new partitioning, creation of new doorway, new steps/handrail to access the toilets and over-cladding existing screen with plasterboard.

### 3. RELEVANT HISTORY

**BH2018/01123** - Alterations to rear garden area incorporating new steps, handrail and landing for use by children's day nursery. Under consideration.

**BH2017/03940** - 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 - Approved 20/03/2018.

### 4. REPRESENTATIONS

**Six (6)** letters of objection have been received raising the following points:

- The children's play area will have a direct impact to right to peace and quiet
- Lack of information concerning the noise impact and mitigation regarding use of the library
- No Travel Plan submitted with the application
- Site unsuitable for a nursery in terms of dropping off and collecting children by car
- Could lead to double parking on Church Road which would be very dangerous
- Lack of level access to the proposed outside play area

- Irregular shape of the proposed play area has poor sight lines and would be difficult to manage/supervise
- The perimeter of the proposed play area is bounded by hard structures with significant risk of injuries in the play area
- Lack of provision for surface water drainage to minimise the risk of water ponding in the path adjacent to the rear elevation

4.1 Councillor Wealls has objected to the application. A copy of his objection is attached.

## 5. CONSULTATIONS

### 5.1 Heritage:

#### **Original Comments Received 07/03/2018**

Application BH2017/03940 is relevant to this application. In support of that application the Library Service submitted a statement explaining that in order to retain the continued original use of this building and proposed a modern library service to the public, it has been necessary to identify either savings or identify income generation in order to manage the disproportionately high cost of providing such a service in a listed building.

5.2 It is considered that the best use of this building is that for which it was originally designed, and that potential, viable, alternative uses that would not involve considerable changes to the building affecting its significance would be extremely limited. It is therefore considered that modest changes to the less important spaces in this building would be in the interests of sustaining the significance of this heritage asset in accordance with the NPPF, and this proposed alternative use is acceptable in principle.

5.3 With regard to the details, it is noted that the proposed partitioning follows the existing conventions and do not impact on the more open internal space, retaining the cell arrangement around the outside, all with natural light.

5.4 The only intrusion to the central space is the proposed stairs and handrail. More details of this feature are required including design, materials and reversibility.

5.5 It is noted that the necessary works to the screen to the WCs would retain the existing framework and add reversible cladding on the WC side, which is acceptable. However further details regarding the drainage and ventilation of the new facilities are required. It should be noted that additional external pipework and ventilation is not considered desirable.

5.6 It is anticipated that the proposed new use may require new flooring and it should be noted that this would need to be submitted for consideration; details of existing materials would be necessary along with methods of protecting historic surfaces where appropriate.

5.7 Further details for the proposed external works are required; details of the existing landscaping and materials, including photographs, should be submitted to allow assessment of the likely impact and also to works be approved. Also

details of the proposed materials are required, in particular the likely impact of the proposed screening for the fire escape.

#### **5.8 Additional Comments Received following submission of additional information 19/03/2018**

The proposed construction of the stair structure to the WC facilities as a removable fitting to allow the full reversal to the existing arrangement is welcomed. It is noted that no new external drainage or ventilation is proposed. The only new floor coverings identified are for the replacement of existing lino with new, and this is acceptable.

Details of the existing materials in the external basement area were requested, including photographs, in order to enable an assessment of their significance and the impact of the proposed landscaping scheme, however this has not been included.

#### **5.9 Additional Comments Received following submission of additional information 10/04/2018**

Details of the existing landscaping arrangement and finishes have been provided as a record for the file, and information on the proposed materials also submitted. It has been confirmed that laying the new decking will not require the removal of the existing surfaces, and the work will be reversible. The proposed surfacing and other materials are considered acceptable and there is therefore no objection to the proposals for the rear outside space.

#### **5.10 Conservation Advisory Group**

The Group has NO OBJECTION on conservation grounds but notes that the materials used for the balustrade should be of high quality timber and non-rusting metal if it is to withstand the elements and preserve the character of the Grade II host building.

### **6. 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

#### **6.1 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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

#### **6.2 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  
CP15 Heritage

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

HE1 Listed Building Consent  
HE4 Reinstatement of original features on Listed Buildings

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

Supplementary Planning Documents:

SPD09 Architectural Features

## 8. **CONSIDERATIONS & ASSESSMENT**

- 8.1 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.
- 8.2 The proposal involves external alterations to create an outdoor play area including the erection of a new wall at the edge of the footpath with metal balustrade which will form a decked play area at the upper level. The existing metal fire escape is to be screened with a 1.5m timber fence/gate and the installation of a bike rack and buggy store is also proposed.
- 8.3 The proposed surfacing and other materials are considered acceptable and there is therefore no objection to the proposals for the rear outside space.
- 8.4 Internally it is noted that the proposed partitioning follows the existing conventions, retaining the cell arrangement around the outside and that the only intrusion to the central space is the proposed steps and handrail which are required for building regulation purposes to provide appropriate access to the toilets. The necessary works to the screen to the WCs would retain the existing framework and only seek to add reversible cladding on the WC side, which is considered acceptable. The only new floor coverings identified are for the replacement of existing lino with new, which is also acceptable.
- 8.5 The heritage team requested additional information regarding details and reversibility of the new internal stairs, proposed drainage and ventilation of the new facilities and details of the existing landscaping and materials. This information was subsequently provided by the applicant and was considered acceptable.
- 8.6 In view of the above it is considered 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 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

**9. EQUALITIES**

9.1 None identified.