

Land To The Rear Of Hilton Brighton Metropole

BH2020/01951



Brighton & Hove
City Council

Application Description

Planning permission is sought for the redevelopment of part of the wider Brighton Metropole Hotel site, incorporating the demolition of existing buildings containing conference facilities on Cannon Place & St Margaret's Place and the erection of a new standalone hotel (C1): The development would consist of the following;

- Building of between four to nine storeys (including basement level)
- Retention of Grade II listed facades at Nos. 31 and 32 Cannon Place and the addition of a mansard roof,
- 221 rooms with a variety different sizes and types from first to seventh floor,
- Reception, dining and bar areas and access to internal open courtyard at ground floor level,
- Basement floor to provide meeting rooms, back of house and services and cycle parking,
- and the creation of new landscaping / public realm on the Cannon Place frontage.



Application Revisions

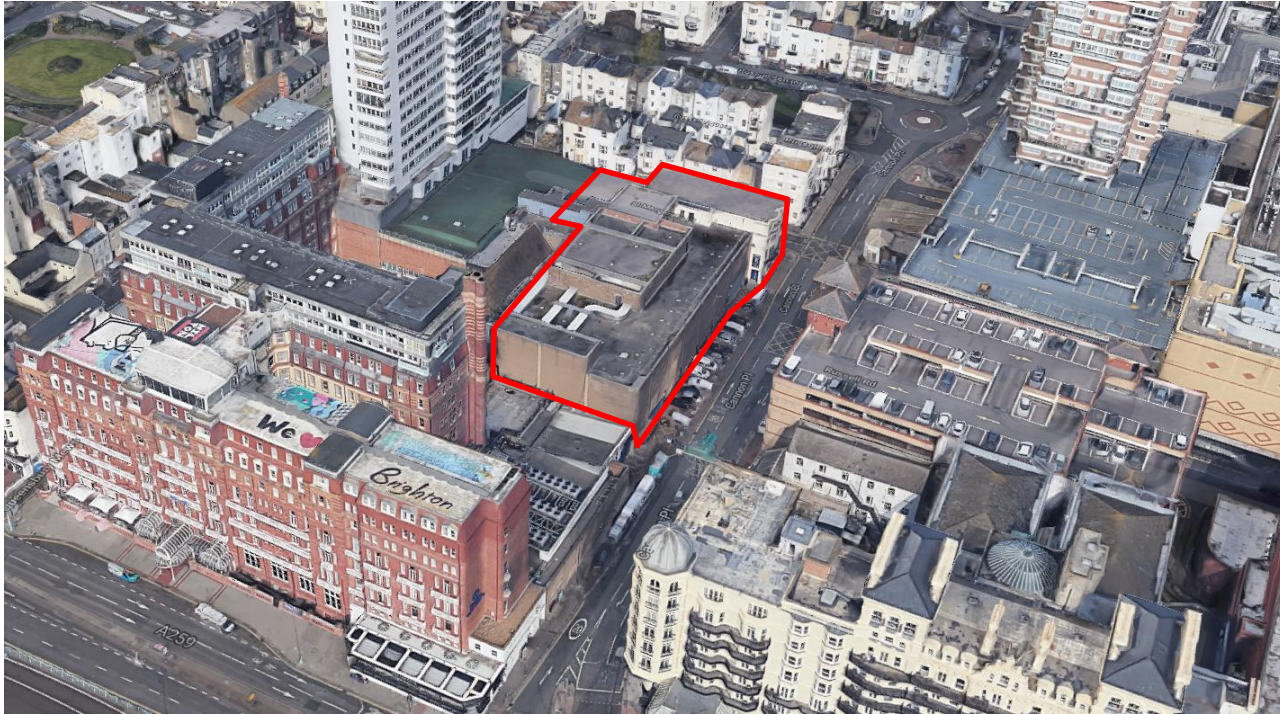
A number of revisions to the proposal were sought during the life of the application including the following:

- Elevational improvements including revised fenestration, detailing, and bay treatments,
- Changes to proposed materials,
- A taller tower topped with an open framed belvedere element,
- Reduction / re-siting of plant enclosures on the roof to reduce visibility,
- Revisions to external landscaping / public realm and loading / taxi bay.

Aerial photo(s) of site

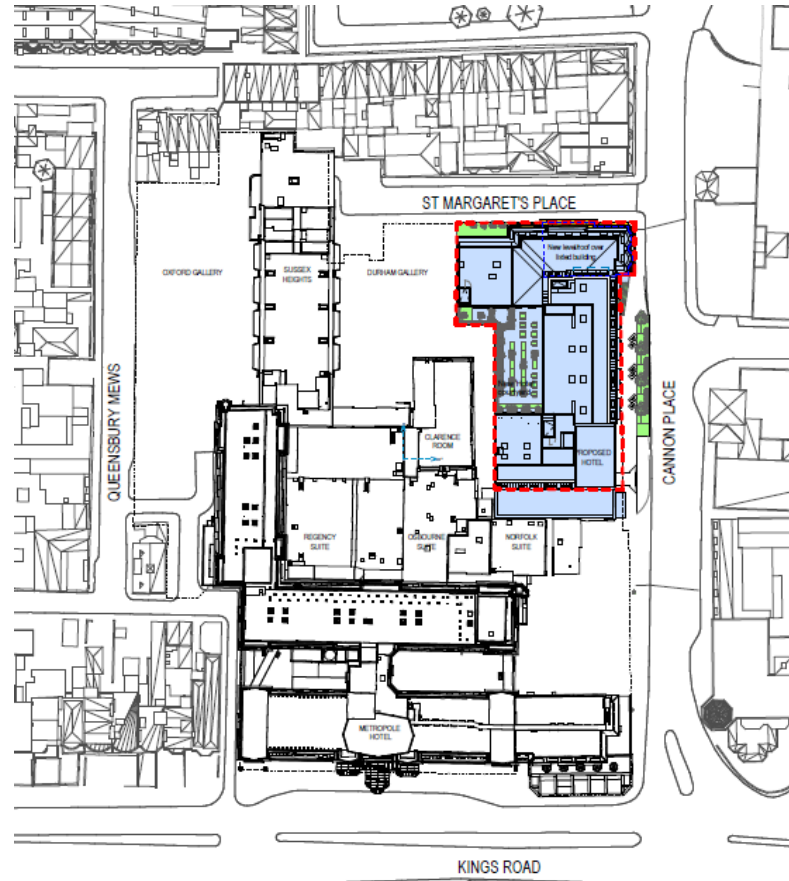


3D Aerial photo of site



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Proposed Block Plan



Cannon Street frontage



Listed frontage (corner of Cannon Place and St Margaret's Place)



Listed building frontage on St Margaret's Place



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ID

Cannon Place looking north



Cannon Place looking north



Cannon Place looking south



View of Metropole and The Grand from the seafront



Internal conference space to be lost



Viscount Room



Viscount Room (Hall 7)



Stanmer Room

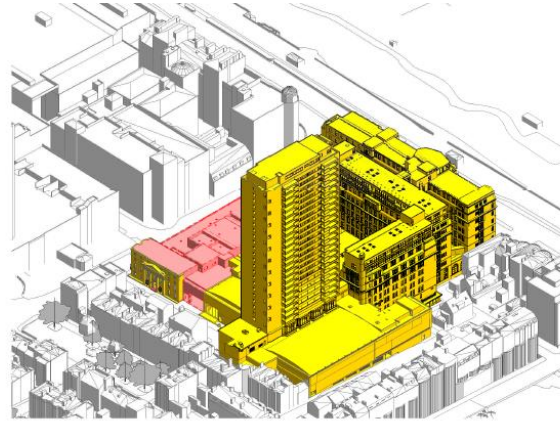


Preston Room

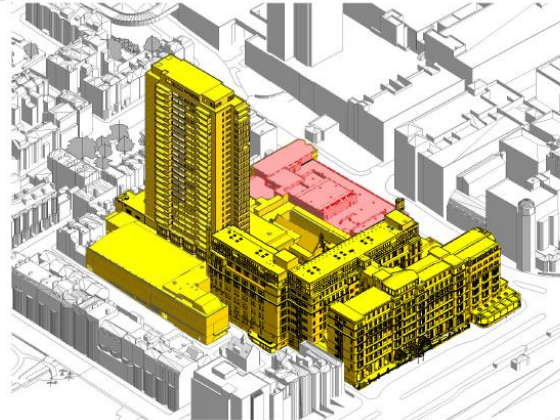
3D Demolition Plan



North east view - Demolition



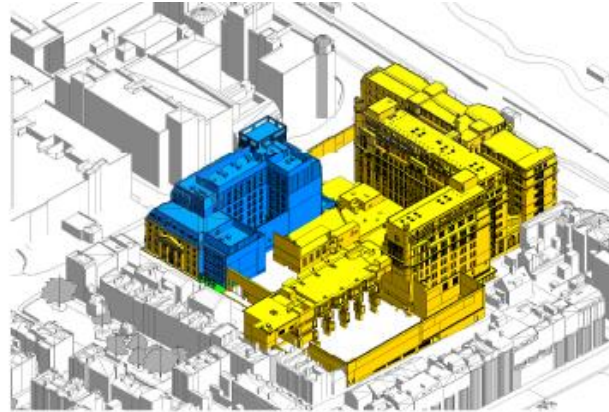
North west view - Demolition



3D modelling of proposal (Sussex Heights not shown)



East view - Proposed



Northwest view - Proposed



Proposed East Elevation (Cannon Place)

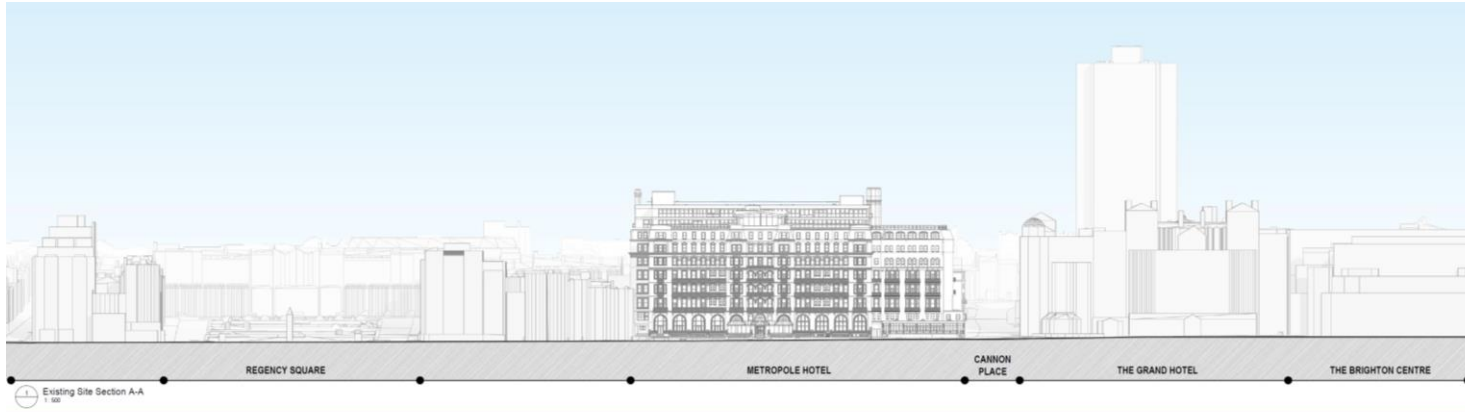


Proposed North Elevation (St Margaret's Place)



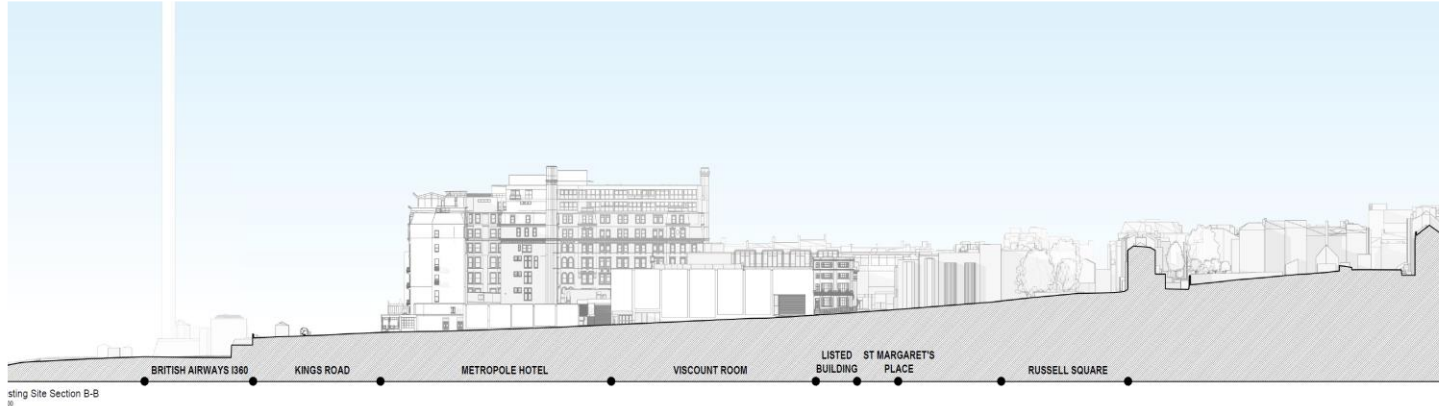
Existing & Proposed Site Section (south)

21

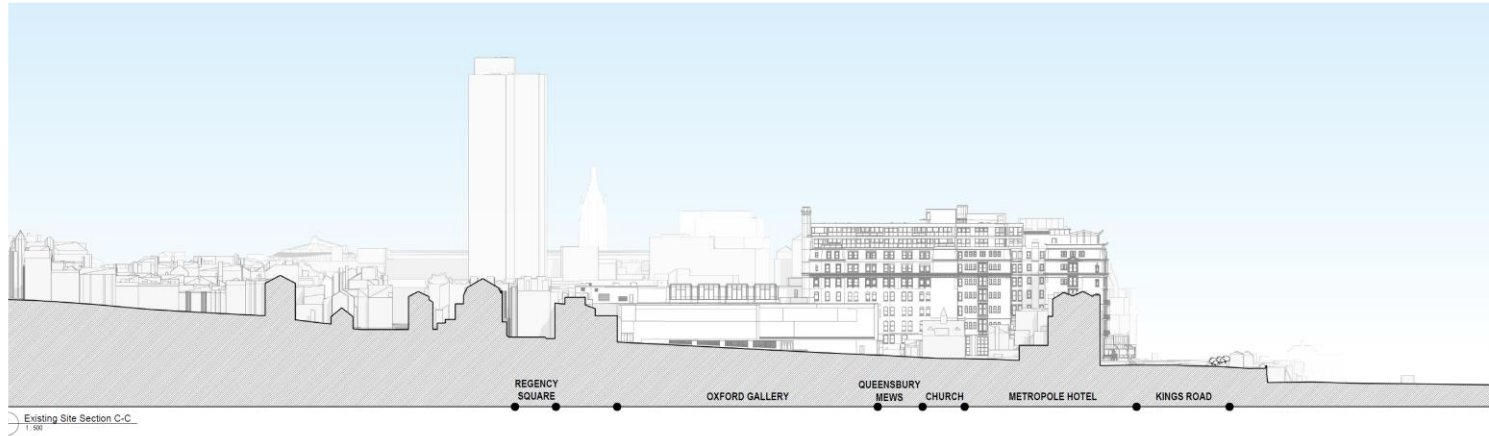


Existing & Proposed Site Section (east)

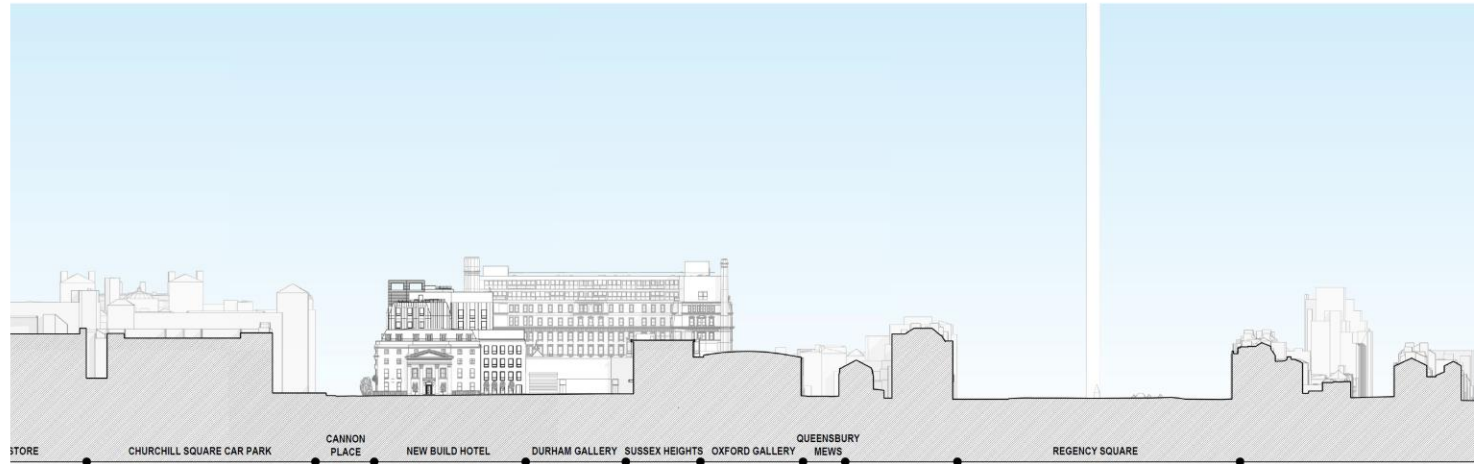
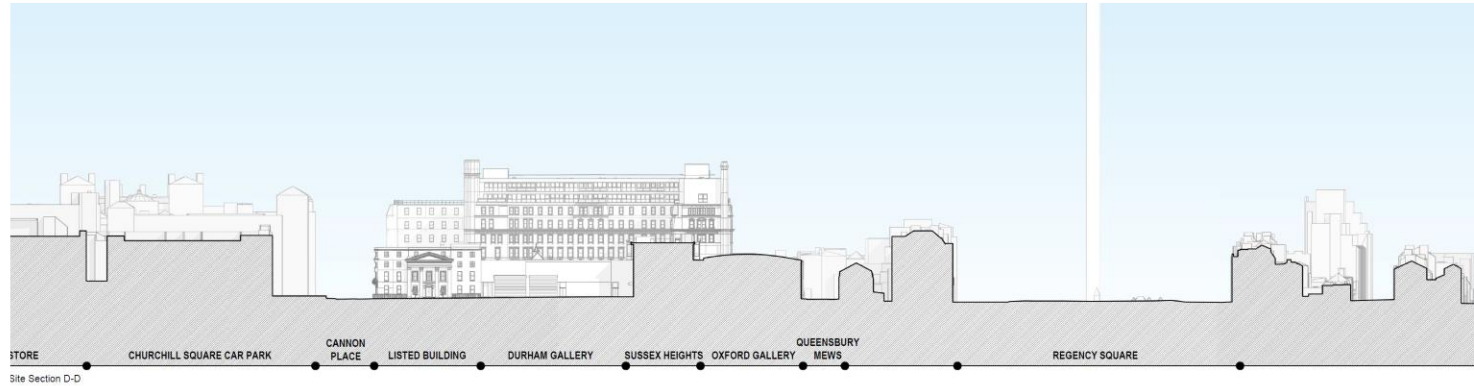
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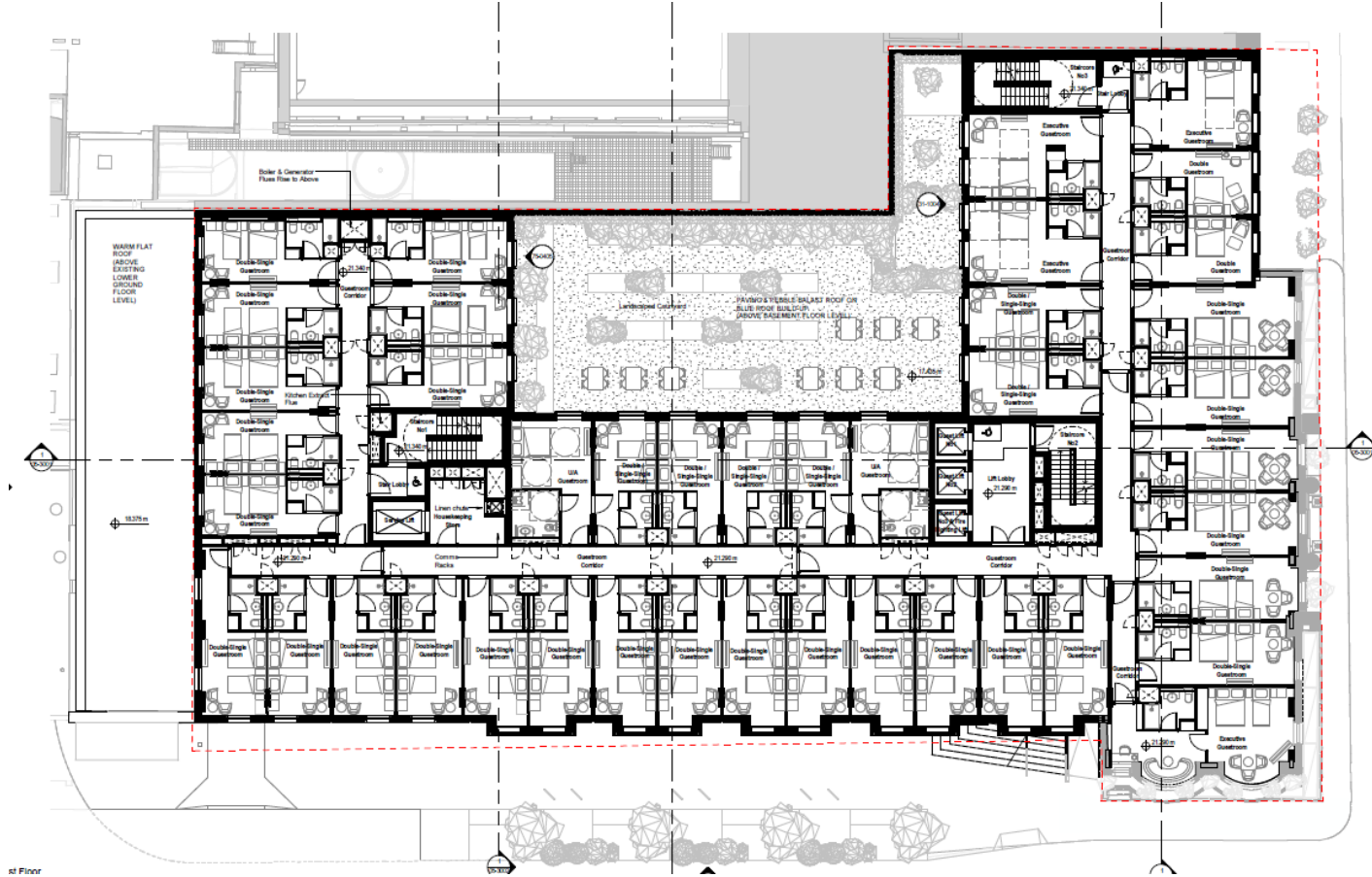
Existing & Proposed Site Section (west)



Existing & Proposed Site Section (north)



Proposed first floor plan



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1st Floor

Proposed Visuals (as originally submitted)



Proposed Visuals (as revised)



Proposed visuals (as originally submitted)



Proposed Visuals (as revised)



Proposed Visuals



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Key Considerations in the Application

The main considerations in the determination of this application relate to:

- The principle of the development (proposed new standalone hotel and loss of existing conference facilities),
- Design: including scale, form, density, materiality and impact on the character and appearance of the listed building and the setting of the neighbouring heritage assets and the wider Regency Square Conservation Area,
- Landscaping, public realm,
- Impact on the amenity of neighbouring occupiers,
- Sustainable transport implications.

S106 table

Highways

- The applicant to enter into a s278/s38 agreement for the implementation of the highways works agreed under the recommended highway design condition.
- A travel plan is also to be secured to promote sustainable modes of travel.

Employment

- Due to the size of the development, it meets the criteria as a major development and as such will be subject to developer contributions for the sum of £22,100 in line with the council's Technical Guidance for Developer Contributions.
- There will also be a requirement for the submission of an Employment and Training Strategies relating to the site in respect of both the demolition and construction phases of the development.

Artistic Component

- The artistic component is calculated via a standard formula linked to the overall floorspace of the scheme and in this instance the value of the contribution totals £49,900. This contribution is not a monetary payment to be sought by the council but rather an uplift to the quality of the scheme to the value of this amount and will be secured within the legal agreement.

Conclusion and Planning Balance

Paragraph 11 of the NPPF makes it clear that planning application decisions should apply a presumption in favour of sustainable development. When assessing the scheme before us, in applying the planning balance, there are factors which weigh both for and against the scheme.

- Negative factors include a loss of daylight and sunlight for a limited number of properties on St Margaret's Place, some minor design concerns and some limited highways impacts, including the lack of onsite disabled parking.
- Outlining the positives of the scheme, the public benefits include the contribution of a contemporary 221 bed hotel in a sustainable central location where there is a need for such accommodation. The proposal would help the local visitor economy and would create new employment within the city.
- The design of the scheme has evolved positively during pre-application discussions with further improvements during the life of the application and overall offers significant improvements to the appearance and character of the site.
- There are clear heritage benefits to the scheme with the refurbishment of the listed building and overall an enhancement of the Regency Square Conservation Area.
- The redevelopment of the site will also result in the creation of active frontages along Cannon Place and a significantly improved public realm with tree planting and landscaping in accordance with the thrust of policy DA1 and this is considered a significant positive benefit of the scheme.

Overall it is considered that the public benefits of the scheme taken as a whole, which include the provision of a policy compliant hotel scheme are such that they significantly outweigh any limited design and highways concerns and the harm to the amenity of neighbouring occupiers.

The proposed development will make a significant contribution towards sustainable development in the City and thus complies with the NPPF and contributes towards meeting the objectives of City Plan Part One Policy CP1 and approval of planning permission is therefore recommended subject to the completion of a s106 planning legal agreement and to the conditions recommended above.