

6 St Aubyns Gardens

BH2021/00897

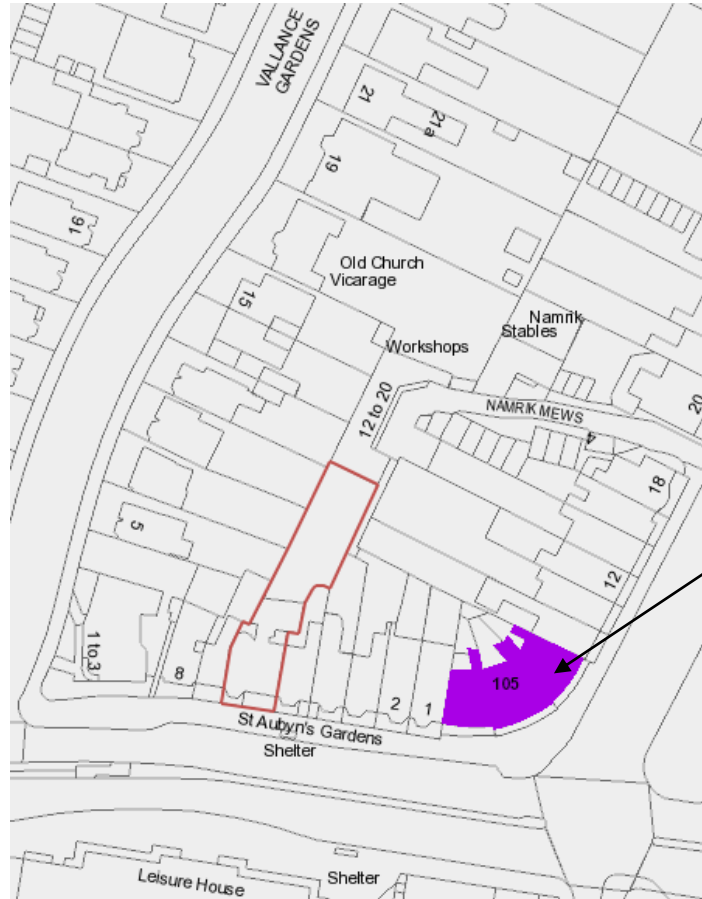


Brighton & Hove
City Council

Application Description

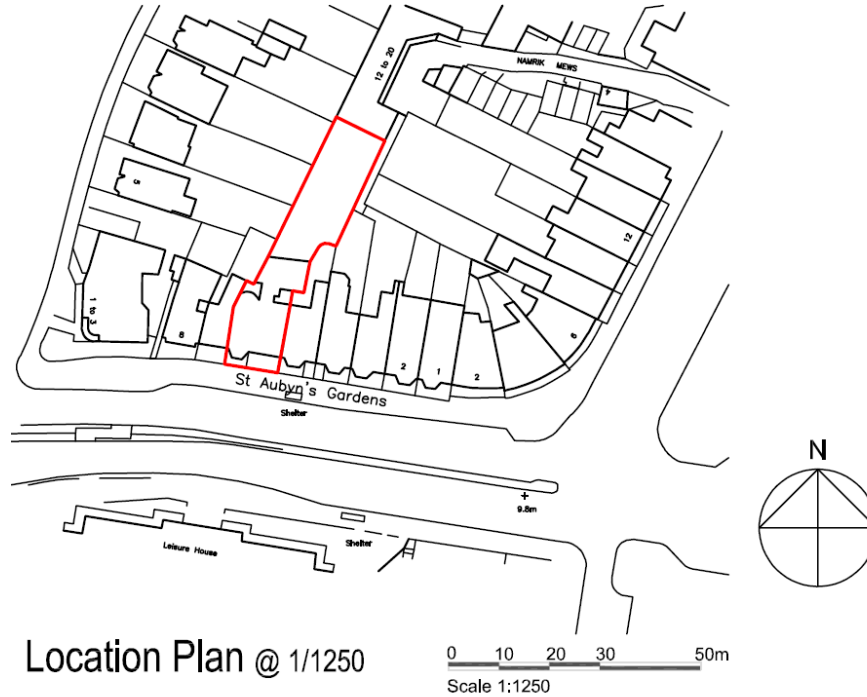
- Retention of flat roof to replace existing pitched roof to rear outrigger.

Map of application site



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

Existing Location Plan



Location Plan @ 1/1250

0 10 20 30 50m
Scale 1:1250

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Aerial photo of site



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3D Aerial photo of site



Other photos of site



Other photos of site



Other photos of site



Looking East at Side Elevation of Rear Addition



1-3 Vallance Gardens

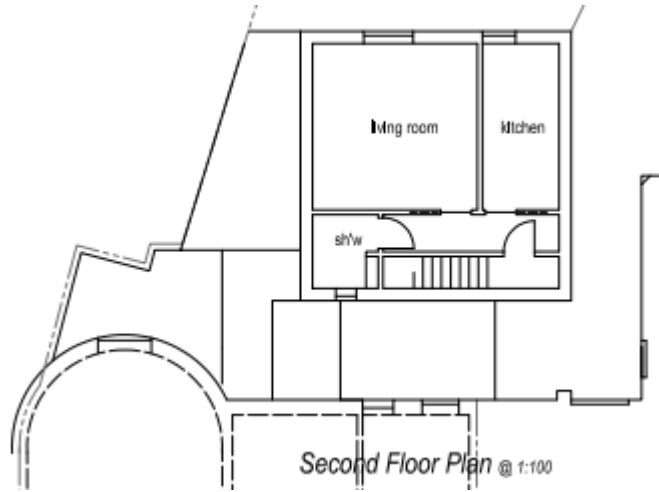


Existing Block Plan



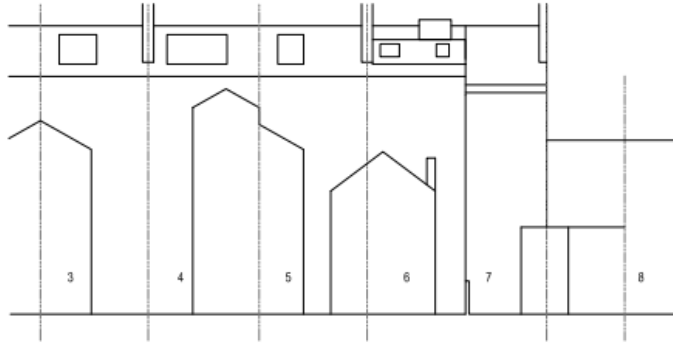
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Second Floor Plan (Unchanged)

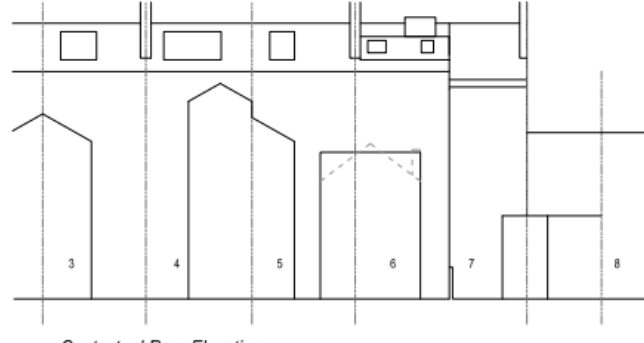


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Pre-Existing and Existing Contextual Drawings

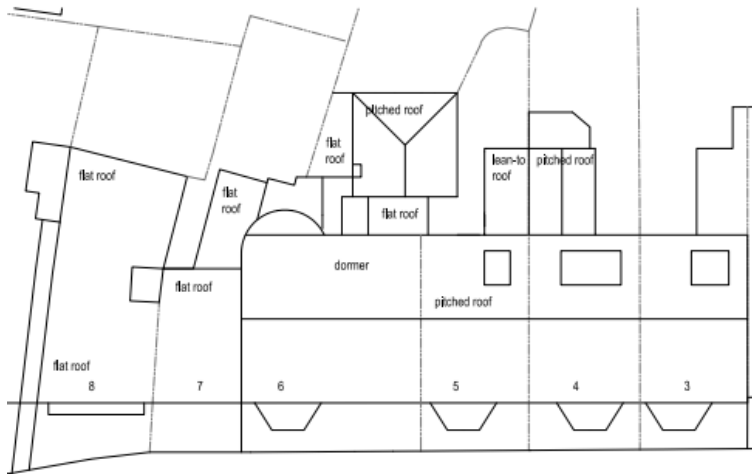


Contextual Rear Elevation @ 1:200



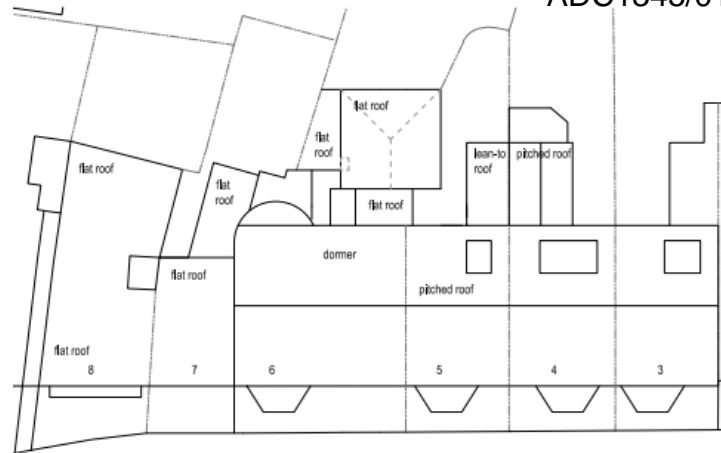
Contextual Rear Elevation @ 1:200

ADC1345/01 and ADC/1345/05 A



Roof Plan @ 1:200

St Aubyn's Gardens



Roof Plan @ 1:200

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Pre-Existing Rear Elevation



Rear (North) Elevation @ 1:100

ADC1345/03

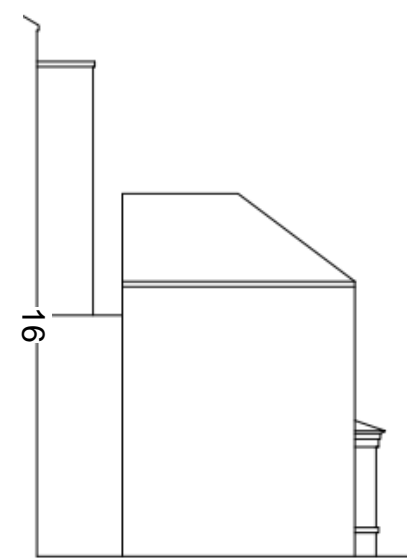
Existing Rear Elevation



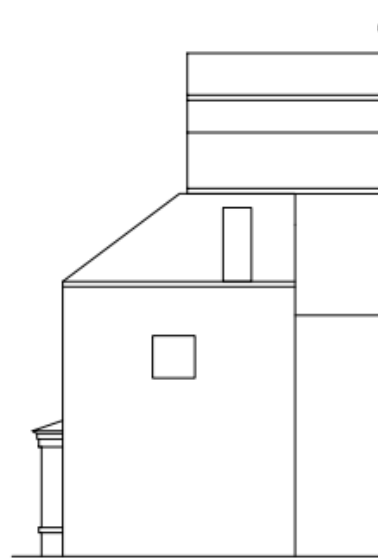
Rear (North) Elevation @ 1:100

ADC1345/07

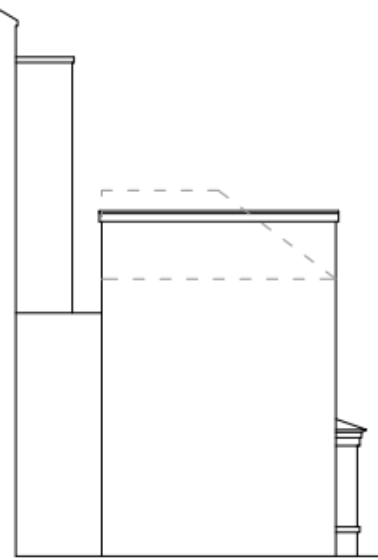
Pre-Existing and Existing Side Elevations



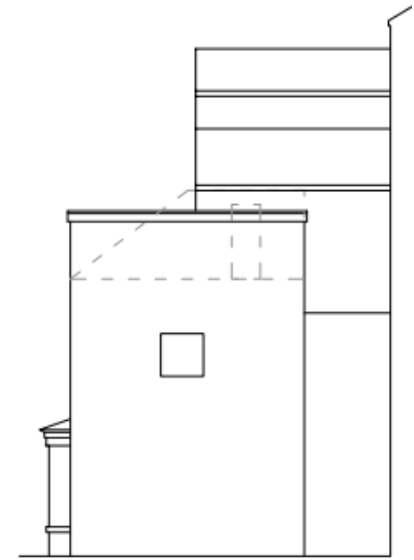
Side (East) Elevation @ 1:100



Side (West) Elevation @ 1:100



Side (East) Elevation @ 1:100



Side (West) Elevation @ 1:100

Key Considerations in the Application

- 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.