

<u>No:</u>	BH2021/01810	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Saltdean Lido Saltdean Park Road Saltdean Brighton BN2 8SP		
<u>Proposal:</u>	Internal and external alterations to facilitate the continued mixed use of premises for leisure, library, community, café/restaurant, function/events and office uses incorporating expansion of ground floor café, repairs/alteration to render/concrete and balustrading, reinstatement of chimney and flag pole, new windows and doors, infilling of recessed delivery area and associated landscaping, plant and works. Retention and remediation of changing room building.		
<u>Officer:</u>	Ben Daines	<u>Valid Date:</u>	17.05.2021
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	12.07.2021
<u>Listed Building Grade:</u>	II*	<u>EOT:</u>	
<u>Agent:</u>	R H Partnership Architects 30-31 Foundry Street Brighton BN1 4AT		
<u>Applicant:</u>	Saltdean Lido CIC Saltdean Lido Saltdean Park Road Saltdean Brighton BN2 8SP		

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
Proposed Drawing	P0980-RHP-01-XX-DR-A- 5004	P1	17 May 2021
Block Plan	P0980-RHP-01-XX-DR-A-1001	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-1200	P3	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2011	P5	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2012	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2013	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2051	P10	14 July 2021

Proposed Drawing	P0980-RHP-01-XX-DR-A-2052	P6	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2053	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2054	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2061	P4	14 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2062	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2110	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2111	P2	17 May 2021
Proposed Drawing	P-01-XX-DR-A-2150	P4	2 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2151	P5	2 July 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2201	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2202	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5000	P2	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5001	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5002	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-5003	P1	17 May 2021
Proposed Drawing	P0980-RHP-01-XX-DR-A-2202	P2	17 May 2021
Location Plan	P0980-RHP-01-XX-DR-A-1000	P2	17 May 2021
Report/Statement	Action proposed to Comply with Planning Permission BH2017/02004 (Phasing Plan)		17 May 2021
Proposed Drawing	FB-400	Rev A	14 July 2021
Proposed Drawing	FB-401	Rev A	14 July 2021
Proposed Drawing	FB-600	Rev A	14 July 2021
Proposed Drawing	FB-500	Rev A	14 July 2021

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 a Phasing Plan for construction and repair works and phasing of different uses for the whole site (including any temporary

phases) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Phasing Plan.

Reason: To ensure key alterations and repairs are delivered in a timely manner prior to the building being brought back into use to ensure the special architectural and historic significance of the Lido is satisfactorily preserved, to comply with policy HE1, HE3 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

4. The remediation of the unauthorised works set out in the document 'Action Proposed to Comply with Planning Permission BH2017/02004 (Phasing Plan) (May 2021) shall be completed in accordance with the phasing plan within that document or within 18 months of occupation of the Lido. No remediation works must be carried out until details regarding the remediation of the following items have been submitted to and approved in writing by the Local Planning Authority:
- The render finish of the changing room building
 - Replacement windows and doors for the changing room and their paint colour
 - Replacement roof of changing room
 - Replacement of domed rooflights
 - Amendments to the flue projecting from the roof to make it more discrete
 - Replacement and painting of rainwater goods
 - Amendments to the plant room flue and/or associated measures such as landscaping to reduce its visibility

Reason: To ensure that the remediation of unauthorised works is delivered in a satisfactory and timely manner to ensure the special architectural and historic significance of the Lido is satisfactorily preserved, to comply with policy HE1, HE3 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

5. No part of each respective phase of the development hereby permitted as agreed under condition 3 shall be first brought into use until a Management Plan has been submitted for the whole site (buildings and grounds), which shall include the following:
- i) Details of how the site will operate over the different phases including any temporary provision of uses on or off site;
 - ii) Details of the operation of day to day activities including how different uses and users will interact and be compatible with each other;
 - iii) Details of how the building and grounds will be used and managed out of peak swimming season (between October and April)
 - iv) Details of how and when functions will close the pool and grounds early during peak swimming times (May-Sept);
 - v) Details of the type of different one-off special events to take place in the building and grounds and their frequency;
 - vii) Details of how noise related to the outdoor areas will be minimised, including noise from large groups of visitors leaving the site late at night ;
 - viii) Details of the type and number of demountable sports equipment to be used within the grounds and arrangements for storage when not in use
 - ix) Details of the types of delivery vehicles, how deliveries will take place and the frequency of deliveries

- x) Details of vehicular access and parking for maintenance purposes
- xi) Details of security and safety measures
- xii) Details of how the site will be accessible for people with a mobility related disability for each different use

The Management Plan and associated measures shall be implemented by all users as approved.

Reason: To ensure the public leisure use of the pool, pool facilities/health suite building and community/library uses are not unduly compromised by other competing uses and potentially non-compatible uses and to protect amenity, to comply with policies to comply with policies SA1, CP5, CP16 and CP17 of the Brighton and Hove City Plan Part One and TR7, QD27, SU9, SU10, SR16, HO19 and HO20 of the Brighton and Hove Local Plan.

6. The uses hereby permitted within the main Lido building and pool facilities/health suite building and grounds shall be as shown on drawings 2061 P4 and 2062 P2 only. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2021 (or any order revoking and re-enacting that Order with or without modification), no change of use of those hereby permitted shall occur without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to ensure library, community and leisure uses are satisfactorily maintained at the site and not unduly compromised by competing uses, to comply with policies QD27, SU9, SU10, HO19, HO20 and SR16 of the Brighton & Hove Local Plan and SA1, CP5, CP16 and CP17 of the Brighton and Hove City Plan Part One.

7. The concrete repair works hereby permitted shall not be commenced until detailed method statements and a schedule of works for the stages of the concrete repair or replacement have been submitted to and approved in writing by the Local Planning Authority. The method statements and schedule of works shall include the following:

- investigation, uncovering and enabling works
- concrete repair processes
- replacement of concrete fabric
- making good works

The concrete repair and replacement works shall be carried out and completed fully in accordance with the approved method statements and schedule of works. Prior to commencement of the above works, trial demonstrations and samples are to be agreed on site by the Local Planning Authority and Historic England.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

8. No works to the rotunda shall take place until details of the reinstated staircase in elevation and section and an accompanying detailed structural engineer's report have been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of the main existing Lido building and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

9. Notwithstanding the drawings and details submitted, no works to the windows and doors shall take place until the design and details, including constructional drawings of 1:5 scale, and samples of new and replacement windows (including their cills) and doors have been submitted to and approved in writing by the Local Planning Authority.

Reason: As this is fundamental to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

10. Notwithstanding the details submitted, no works of redecoration shall take place until full details of the proposed exterior surface finishes and paint scheme, including roof and floor coverings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of each respective phase and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

11. Notwithstanding the drawings and details submitted, no works to the balustrades shall take place until the design and details of the balustrades and infill panels, have been submitted to and approved in writing by the Local Planning Authority.

Reason: As this is fundamental to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

12. Notwithstanding the details submitted, no development of each respective phase of the development hereby permitted as agreed under condition 3 shall commence until samples and details of the following materials to be used in the construction of the external surfaces of that phase of the development hereby permitted (that have not already been explicitly agreed) have been submitted to and approved in writing by the Local Planning Authority:

- (i) samples of any brick, render and tiling (including details of the colour of render/paintwork to be used)
- (ii) samples of any cladding to be used, including details of their treatment to protect against weathering
- (iii) samples of all hard surfacing materials
- (iv) samples of the proposed window and door treatments
- (v) samples of materials for rainwater goods
- (vi) details and/or samples of any signage and illumination
- (vii) details of roof finishes and new rooflights
- (viii) details of all other materials to be used externally

Development of each phase shall be carried out in strict accordance with the approved details.

Reason: As this is fundamental to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

13. Notwithstanding the details submitted, no development of any respective phase of the development as agreed under condition 3 shall commence until a Services Strategy (in relation to proposed heating, lighting, ventilation and drainage) which includes a method statement as to how the visual impact from services to the buildings will be minimised, has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented for each respective phase and maintained thereafter.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1, HE3 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

14. No works shall take place to the roof-top of the Lido building until details, including large scale constructional drawings (of 1:10 scale) for repair and replacement works and alterations to roof top area and pavilion including details of the reinstated chimney stack in elevation and an accompanying detailed structural engineers report, and details of the roof finish and new rooflights have been submitted to and approved in writing by the Local Planning Authority: The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of each respective phase and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

15. No works to the rotunda shall take place until large scale constructional drawings (of 1:5 scale) for repairs to central rotunda columns involving the insertion of new steel work, supported by a detailed structural engineers report and large scale (1:5) drawings and samples of the proposed curtain wall glazing to the ground floor rotunda area, including details of fixings, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details prior to first occupation of the main existing Lido building and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

16. No development of each respective phase of the development hereby permitted agreed under condition 3 shall be occupied until details of the refuse and recycling storage facilities have been submitted to and approved by the Local Planning Authority. These facilities shall be fully implemented and made available for use before the uses within each phase are first commenced. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies QD27 of the Brighton & Hove Local Plan and policy CP8 of the Brighton and Hove City Plan Part One.

17. Unless evidence is submitted to and agreed in writing by the Local Planning Authority to demonstrate that the existing reeded obscure glazing to the horizontal windows in the east and west wings (former changing rooms) is not original, all the existing reeded obscure glazing shall be retained, and details of its retention shall be submitted to and approved in writing by the Local Planning Authority prior to the removal of any windows within the development. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter before that respective phase of the building is first brought into use.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

18. The proposed screening of the plant under the roof lozenge shall not be erected until details including large scale drawings at 1:5 scale of the screening have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

19. No cables, wires, aerials, pipework (except any rainwater downpipes shown on the approved plans) meter boxes, grilles, flues, security alarms, lighting, cameras, plumbing, soil stacks, vents or ductwork unless shown on approved drawings shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

20. No installation of odour control equipment shall occur until a scheme for the fitting of odour control equipment to the building which includes sound insulation has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of each respective phase of the development as agreed under condition 3 and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

21. No external lighting shall be installed until details, including levels of luminance, have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and the locality and to ensure the satisfactory preservation of this listed building, to

comply with policies HE1, QD25 and QD27 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

22. Unless otherwise agreed in writing by the Local Planning Authority, within 4 months of the main Lido building and changing room building hereby permitted first being respectively occupied, an Energy Performance Certificate (EPC) shall be submitted confirming that the development built has achieved a minimum 'C' rating, shall be submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the Brighton & Hove City Plan Part One.
23. No development shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.
Reason: To maximise the sustainable management of waste and to minimise the need for landfill capacity and to comply with policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.
24. The leisure uses, including the swimming pool and grounds and associated buildings shall not be operated except between 06.00 and 22.00 hours every day and any associated setting up/clearing away shall only occur between 05.30 and 22.30 hours. Between May-September inclusive, the swimming pool and associated facilities shall be used only for public swimming and leisure uses exclusively and by no other user (including sports groups) between core hours of 10.00 and 18.00 hours at weekends and during school and public holidays except for four days per month (of which only two days per month may be at a weekend), when the leisure use may close early for special events or functions as described in the Management Plan agreed under condition 5.
Reason: To protect amenity and to ensure the site meets the demand for swimming identified within the city and ensure the main leisure use of the site is not unduly compromised by other competing and potentially non-compatible uses such as private events and functions, to comply with policies SA1, CP5, CP16 and CP17 of the Brighton and Hove City Plan Part One and QD27, SU9, SU10 and SR16 of the Brighton and Hove Local Plan.
25. The function/event uses including ancillary kitchen or bar areas hereby approved shall not operate except between 06.30 and 01.00 hours the following day and there shall be no associated use of the pool grounds, external garden or terraces between 23.00 and 06.30 hours the following day except for setting up/clearing up which may occur between 06.00 and 23.30 hours. All windows and doors shall be closed shut except for ingress and egress between 23.00 and 06.30 hours.
Reason: To protect the amenity of nearby residents and the locality in general, to comply with policies SU9, SU10 and QD27 of the Brighton and Hove Local Plan.
26. The café/restaurant, office space and community/library uses hereby permitted shall not be open except between 06.30 and 24.00 (midnight) hours every day

except when used in connection with events and functions when the permitted hours shall be between 06.30 and 01.00 hours the following day, and there shall be no use of associated external areas between 23.00 and 06.30 hours the following day except for setting up/clearing up which may occur between 06.00 and 23.30 hours. All windows and doors shall be closed shut except for ingress and egress between 23.00 and 06.30 hours the following day.

Reason: To protect the amenity of nearby residents and the locality in general to comply with policies SU9, SU10 and QD27 of the Brighton and Hove Local Plan.

27. No alcohol shall be sold or supplied within the café or restaurant uses hereby permitted except to persons who are seated at tables. Any bar area for the sale of alcohol associated with the cafe or function/event uses shall be ancillary only.
Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the development and within the vicinity of the site and to comply with policies QD27, SU9, SU10 and SR12 of the Brighton & Hove Local Plan.
28. The use of the existing library within the Lido building shall not cease until a scheme detailing how, where and for how long it will be temporarily provided on land within applicant's or Council's control, has been submitted to and approved in writing by the Local Planning Authority. The approved temporary facilities shall be made available for public use before the library use vacates the existing building and the library shall occupy them until such time as they are permanently replaced within the newly refurbished Lido building hereby approved.
Reason: To ensure satisfactory library provision is maintained and there is no break in the provision of the library use as a result of the refurbishment of the site, to comply with policies HO19 and HO20 of the Brighton and Hove Local Plan.
29. Within three months of the date of first occupation of each respective phase of the development as agreed under condition 3, a Travel Plan for that phase of the development shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be fully implemented in each phase in accordance with the approved details.
Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR4 of the Brighton & Hove Local Plan and CP9 of the Brighton and Hove City Plan Part One.
30. No respective phase of the development hereby permitted as agreed under Condition 3 shall be first occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of that phase of the development and shall thereafter be retained for use at all times.
Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policies TR14 of the Brighton & Hove Local Plan.

31. No respective phase of the development hereby permitted as agreed under Condition 3 shall be first occupied until details of crime prevention measures for that phase have been submitted to and approved in writing by the Local Planning Authority. This could include submission of Secure By Design accreditation. The agreed measures shall be implemented in each phase and retained thereafter.
Reason: To ensure crime prevention is incorporated within the development, to accord with policy CP12 and CP13 of the Brighton and Hove City Plan Part One and the NPPF.

32. Notwithstanding the details submitted, no respective phase of the development as agreed under Condition 3 shall be first brought into use until all details and, if required, samples of a hard and soft landscaping scheme for the whole site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. details of all hard and soft surfacing including replacement for decking area adjacent to pool facilities/health suite building;
- b. details of all boundary treatments including all new gates and fences;
- c. details of any windbreaks
- d. details of furniture
- e. details of exercise equipment and fixings
- f. details of railings and balustrades
- g. details of painting and screening for pool plant room flue
- h. details of all proposed planting to all communal areas and/or all areas fronting a street or public area, including numbers and species of plant, and details of size and planting method of any trees. The planting shall include edible plants and wildlife friendly species.
- i. details of any external lighting

The hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of each respective phase of the development agreed under Condition 3. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of each agreed respective phase of the building and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to promote food growing and biodiversity to comply with policies HE3, and QD15 of the Brighton & Hove Local Plan and CP8, CP10, CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One.

33. The Lido shall not be occupied until details of the design and location of the Air Source Heat Pumps have been submitted to and approved in writing by the Local Planning Authority. The Air Source Heat Pumps shall be fully implemented in accordance with these approved details and thereafter retained.

Reason: To ensure the satisfactory preservation of this listed building to comply with policies HE1, HE3 and HE4 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One, and to ensure that the development

is sustainable and makes efficient use of energy to comply with policy CP8 of the Brighton & Hove City Plan Part One.

34. Noise associated with any plant and/or machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest noise sensitive premises, shall not exceed a level equal to the existing representative L90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014. In addition, there should be no significant adverse impacts from low frequency noise.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local 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. The applicant is advised that this planning permission does not override the need to obtain a licence under the Licensing Act 2003. Please contact the Council's Licensing team for further information. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton BN1 1JP (telephone: 01273 294429, email: ehl.safety@brighton-hove.gov.uk, website: www.brighton-hove.gov.uk/licensing).
3. The Travel Plan shall include such measures and commitments as are considered necessary to mitigate the expected travel impacts of the development and should include as a minimum the following initiatives and commitments:
 - (i) Promote and enable increased use walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use;
 - (ii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses;
 - (iii) Identify targets focussed on reductions in the level of business and visitor car use;
 - (iv) Identify a monitoring framework, which shall include a commitment to undertake an annual travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (iii) above are met, to enable the Travel Plan to be reviewed and updated as appropriate;
 - (v) Following the annual survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets;
 - (vi) Identify a nominated member of staff to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

4. The acoustic scheme should seek to demonstrate that any plant noise will not exceed 5dB(A) below existing L90(A) background level measured over a representative 15min period 1m from the façade of the nearest premises.
5. The applicant is advised that the details of external lighting required by the condition above should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (1995)' for Zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details. Please contact the council's Pollution Team for further details. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton, BN1 1JP (telephone 01273 294490 email: ehlpollution@brighton-hove.gov.uk website: www.brighton-hove.gov.uk).
6. The applicant is advised that this planning permission does not override the need to obtain advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
7. The applicant is recommended to give consideration to construction of a lobby at entrances/exits to function rooms to reduce noise breakout where possible and consistent with the listed status of the building.

2. SITE LOCATION

- 2.1. The application site is located within the predominantly residential suburb of Saltdean, on the coast to the east of Brighton and Rottingdean. The site is set back from the seafront, north of the A259 seafront road, and is set down within the valley. The application site comprises the main lido building and associated swimming pool and facilities and the predominant uses on the site are leisure (Class E) and community uses (Class F2).
- 2.2. The Lido is of a 1930s modernist design with cream painted concrete façade. The Lido and its grounds are Grade II* listed. It is one of the few remaining seaside lidos in the country and one of the most important architecturally.
- 2.3. The form and footprint of the original building remains readable but it has been significantly extended to the north and north-west, firstly in the early 1960s to form a library and community centre and then in the mid-1970s to form a further extension to the community centre. The 1960s extension was in similar but less accomplished style. Original windows were lost to form openings through, and further openings were created. The interior of the original building is much altered and original fixtures lost, though hardwood parquet flooring remains at first floor level to the former café. Further external alterations to the rear extension were carried out in the late 1970s.
- 2.4. The Lido building is in a poor state of repair and whilst the City Council library has continued to operate in recent years, the building is largely unused. The site is on the Historic England and Council 'at risk' registers due to its closure,

problems associated with a substantial maintenance backlog and severe deterioration of reinforced concrete and metal-framed windows.

- 2.5. The pool re-opened in June 2017, prior to which the changing rooms building and plant room were added. It should be noted that the changing rooms are currently unauthorised. Changing rooms were granted planning permission in 2016 (see planning history below) but were not built in accordance with the planning consent.
- 2.6. Two car parks serving the Lido are located to the east and west of the application site, providing a total of 240 parking bays (including 7 demarcated disabled parking bays) and secure cycle stands for 10 cycles. There is additional space (un-demarcated) to park disabled cars in the eastern car park.
- 2.7. It should be noted that the western car park is shared with the Saltdean Tavern and the eastern car park is also used by visitors to Saltdean Park and the beach.

3. RELEVANT HISTORY

- 3.1. Whilst there is a substantial volume of historical planning and listed building applications associated with the Lido, the following are considered to be of most relevance:

13 September 2016	<p>BH2016/05288: Partial demolition of existing lido building (mixed D2 leisure, D1 community/library and sui generis beauty salon uses) and alterations including erection of two storey extension to provide: (1) library and community space (D1 use) on part of ground floor; (2) café (A3 use) on part of ground floor; (3) community (D1), leisure (D2) and office (B1) uses in ground floor wings; (4) flexible spaces for D2 functions and live events/A3 restaurant/B1 office/D1 community uses on first and second floors. Alterations to include: Reinstated internal spiral staircase to first floor and external seating area; new entrance area with stairs, lifts and WC's, reconfigured rooftop plant including reinstated chimney stack, new windows and doors and external hard/soft landscaping including pathways, forecourts and cycle parking. Erection of single storey pool facilities/health suite building for D2 leisure use. Planning consent approved on 8th February 2017.</p> <p>BH2016/05289: Partial demolition of existing lido building (mixed D2 leisure, D1 community/library and sui generis beauty salon uses) and alterations including erection of two storey extension, reinstated internal spiral staircase to first floor and external seating area; new entrance area with stairs, lifts and WC's, reconfigured rooftop plant including reinstated chimney stack, new windows and doors and external hard/soft landscaping including pathways, forecourts and cycle parking. Listed Building consent approved on 8th February 2017.</p>
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	<p>The above applications were not fully implemented as the demolition and construction works proved to be financially unviable.</p> <p>However, it should be noted that there are a number of outstanding unauthorised works at the Lido relating to the above planning application that require remediation as follows:</p> <ul style="list-style-type: none"> • The changing room approved under the above applications was not constructed in accordance with the approved plans and remedial works to resolve this are yet to take place. Such remedial works form part of this application. • The pool plant room flue is not authorised and remedial works to improve its appearance form part of this application. <p>A document titled 'Action Proposed to Comply with Planning Permission BH2017/02004 (Phasing Plan) has been submitted with the current application setting out the proposed works and timescales for remediating these issues.</p>
8 August 2016	<p>BH2016/02590: Demolition and re-building of existing main and paddling pools, alterations to paths, steps, ramps, railings, fences, gates and retaining walls with the addition of outdoor barbeques, exercise equipment, boiler flue to existing pool plant room and external lighting and provision of temporary changing rooms, WCs, lockers and other facilities. (Part retrospective). Planning consent approved on 8th February 2017.</p> <p>BH2016/02591 - Demolition and re-building of existing main and paddling pools, alterations to paths, steps, ramps, railings, fences, gates and retaining walls with the addition of outdoor barbeques, exercise equipment, boiler flue to existing pool plant room and external lighting and provision of temporary changing rooms, WCs, lockers and other facilities. Listed Building consent granted on 8th February 2017.</p>
9 October 2014	<p>BH2014/03415 - Erection of pool plant building, alterations to pool to create a single pool, new volleyball court with mesh fencing, re-instatement of paddling pool with canopy over. Five-year consent for 4no portakabins (changing facilities, WC's), with timber deck around, entrance kiosk and beach huts. Approved 8th December 2014.</p>

4. APPLICATION DESCRIPTION

- 4.1. The planning application seeks permission for restoration works to the Lido building to facilitate the continued use of the premises for leisure use (Use Class E), a library (Use Class F1), community space (Use Class F2), a café/function

room (Use Class E), shared office space (Use Class E) and community/events/leisure space (Use Class E/F1/F2/sui generis).

- 4.2. In addition, the application also seeks planning consent for the retention and remediation of the unauthorised changing room building constructed in 2017.
- 4.3. The main external alterations include the following:
 - Repairs to the existing render/concrete and balustrades
 - The extension of the ground floor café space to the rotunda columns
 - Infilling of the recessed delivery area on the west side of the building
 - Installation of acoustic screens around roof level plant
 - Replacement doors and windows with minor elevational changes
 - Reinstatement of chimney and flagpole
 - Repainting of building and new lettering
 - Remediation of the changing room building
 - External hard/soft landscaping
- 4.4. A number of internal alterations are also proposed comprising the following:
 - Reinstatement of ground floor spiral staircase in café and new spiral staircase in kitchen;
 - Removal of partition walls to form enlarged new entrance circulation area with stairs
 - New platform lifts in main entrance foyer and historic plant room providing wheelchair access to first floor
 - New ground and first floor WCs
 - Removal of first floor staging
 - Formation of ancillary kitchen space serving café and ballroom spaces
 - New windows, doors and other associated works
- 4.5. Having regard to the main Lido building, it should be noted that the fundamental difference between the current planning and Listed building applications and the previous applications from 2016 (BH2016/05288 and 05289) is that the current applications do not propose the demolition of the non-original 1960s/70s extensions to the west and north of the building and also do not propose a new two-storey extension to the north.
- 4.6. The previous proposed demolition works and extension were not considered to be financially viable and also resulted in a net loss of floorspace in the Lido building. The current proposal represents a more viable option.

5. REPRESENTATIONS

- 5.1. **Three (3)** representations have been received in relation to this application.
- 5.2. Two of the representations neither object to nor support the planning application. Both of these representations, one of which is from the **Beach Access Team Brighton & Hove**, request the provision of Changing Places facilities as part of the renovation of the Lido to promote and demonstrate inclusiveness and enable

disabled people to address their personal care with dignity in a safe and clean environment.

Note: Discussions are ongoing between the applicant and the Beach Access Team and the outcome of these discussions will be reported in advance of the Planning Committee meeting.

- 5.3. The other representation is from **Councillor Mears** who supports the application on the following grounds. A copy of the letter is attached to the report.

6. CONSULTATIONS

Internal Consultees

- 6.1. **Economic Development:** No comments received

- 6.2. **Environmental Health:** No objection subject to conditions regarding the following:

Swimming pool and related outdoor areas hours of opening/use

- Function rooms hours of opening/use
- Odour control equipment
- Odour control equipment (sound insulation)
- External lighting
- Plant / machinery noise

- 6.3. **Heritage:** No overall objection however further information will be required (by condition)

Overall, it is considered that the proposed alterations would not cause any significant harm to the listed building and that any minor harm would be outweighed by the considerable benefits of repairing the listed building and bringing it back into long term viable use. However, the phasing of the works, the specification for the concrete repairs and the detailing of the external alterations to the original 1930s building will all be crucial to achieving this outcome. The Phasing Plan and as much additional detail as possible should be provided with the application, in order to limit conditions as far as possible.

- 6.4. Matters that may need to be required by condition include:

- Detailed method statements and schedule of works for the stages of the concrete repairs for each specific location.
- Large scale details of: all external doors; the pressed windows cills; the retention/reuse of the reeded obscure glazing; the balustrade infill panel design; the exact colour of the windows & balustrades; the rotunda staircase; the rooftop chimney design; and the screening to the plant under the 'lozenge'.
- Details of internal material and finishes to the public areas of the original 1930s building.
- Details of roof finish and new rooflights
- Details of rainwater goods
- A landscaping plan (to include external lighting)

- 6.5. **Planning Policy:** No comments required.
- 6.6. **Sustainability:** No objection subject to the following conditions:
- BREEAM Certification
 - Carbon emissions reduction demonstrating how the development will meet City Plan Part 1 Policy CP8 including investigation of solar energy technologies; opportunities for synergy with pool heating; and replacing direct electric heating with air source heat pumps wherever possible.
- 6.7. **Sustainable Transport:** No objection in principle, however further information required as follows:
- Pedestrian access routes. Detail of how they shall be continuous and level from the highway and parking areas (incl. disabled bays), to entry and exit points.
 - Any vehicle access amendments. Clarity on 'potential changes to access' stated on Design and access statement.
 - Details of existing and proposed parking provision. Is there to be an increase or reduction in parking to these proposals? Justification if so.
 - How shall vehicle movements relating to bigger events, such as weddings parties, associated with the new venue, be accommodated and managed?
 - Disabled parking and cycle parking – details of layout and amount of the existing and proposed and how they are in line with the City Council's Parking Standards SPD14 and best practice - DfT's Manual for Streets/ Cambridge / TfL guidance (Cycle Parking) - Inclusive Mobility and TAL 05/95 or BS8300 (Disabled parking).
 - Details of proposed differences in servicing and any impact on users on and off the site. For example, the applicant states "To the west deliveries of food and catering supplies will be made via the existing ramp, made accessible from the car park by the re-allocation of some parking bays".

Note: A Highways Statement has been produced by the applicant in response to the above comments and further comments from the Local Highway authority are awaited and will be reported on the Late List for Committee.

External Consultees

- 6.8. **Conservation Advisory Group:** No objection
- The documents are well presented.
- 6.9. The reinstatement of details and refurbishment is welcome and sensitively designed.
- 6.10. **Historic England:** Supportive overall however require further information (by condition)
- Historic England is supportive of the scheme which overall will deliver substantial heritage benefits in the repair, restoration and bringing back into use of this much valued historic Lido. We do however think that further amendments could mitigate the residual harmful impacts we have identified. We recommend that appropriate conditions are imposed to control detailed elements of the design as suggested above and in addition to any that your Authority may identify as necessary. The following conditions are also recommended:

- Detailed method statements and schedule of works for the stages of the
- concrete repair or replacement, for each specific location and to cover: investigation/ uncovering/ enabling works; concrete repair processes; replacement of concrete fabric; making good. Prior to the above works commencing trial demonstrations and samples to be agreed on site;
- Large scale constructional drawings for the new central staircase, supported
- by a detailed structural engineers' report;
- Large scale constructional drawings and samples of new metal windows
- frames and Esavian doors to be approved.
- Details of exterior surface finishes and paint scheme, including roof and floor
- coverings to be approved.

7. MATERIAL CONSIDERATIONS

- 7.1. 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.
- 7.2. 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.3. 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);
 - Shoreham Harbour Joint Area Action Plan (JAAP) 2019.
- 7.4. 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.

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP2 Sustainable economic development

CP5 Culture and tourism

CP8 Sustainable buildings

CP9 Sustainable transport

CP10 Biodiversity

CP12 Urban design

CP15 Heritage

CP16 Open space
CP17 Sports provision
CP18 Healthy city
SA1 Seafront

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

TR4 Travel plans
TR7 Safe Development
TR14 Cycle access and parking
TR15 Cycle network
TR18 Disabled parking
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD5 Design - street frontages
QD14 Extensions and alterations
QD15 Landscape design
QD16 Trees and hedgerows
QD18 Species protection
QD27 Protection of amenity
HO19 New community facilities
HO20 Retention of community facilities
EM4 New business and industrial uses on unidentified sites
SR12 Large A3 uses
HE1 Listed buildings
HE3 Development affecting the setting of a listed building
HE4 Reinstatement of original features on listed buildings

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 (CPP2) do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications. The weight given to the key CPP2 policies considered in determining this application is set out below, where applicable.

DM9 Community Facilities
DM11 New Business Floorspace
DM15 Commercial and Leisure Uses on the Seafront
DM18 High Quality Design and Places
DM20 Protection of Amenity
DM21 Extensions and Alterations
DM22 Landscape Design and Trees
DM27 Listed Buildings
DM33 Safe, Sustainable and Active Travel
DM36 Parking and Servicing
DM37 Green Infrastructure and Nature Conservation
DM40 Protection of the Environment and Health – Pollution and Nuisance
DM44 Energy Efficiency and Renewables

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the following: the principle of development and the proposed uses; design, appearance and heritage issues having particular regard to the impact of the proposals on the Grade II star Listed building; impact on residential amenity; sustainable transport issues; sustainability; landscaping and biodiversity.

Principle of Development

- 9.2. Saltdean Lido is an important Grade II star listed building which is in very poor condition and as a result is on Historic England's Heritage at Risk Register. With the exception of the pool and library, the Lido is unused. The proposed scheme, which seeks the comprehensive repair and restoration of the main building, remediation of the existing changing room building, an improvement of the overall site and introduces viable uses, is therefore welcomed in principle. The Lido is a key asset for both the local and wider city community.
- 9.3. The proposed repair and refurbishment of the Lido contributes to the aims of a number of City Plan policies. Most relevant is CPP1 policy **SA1: The Seafront** which states, amongst other things, that *'the council will work in partnership to ensure the on-going regeneration and maintenance of the seafront in an integrated and coordinated manner.'*
- 9.4. The policy goes on to state that 'proposals should support the year-round sport, leisure and cultural role of the seafront for residents and visitors whilst complementing its outstanding historic setting and natural landscape value.'
- 9.5. The policy identifies priorities for the whole seafront including the following:
- Enhancement and improvement of the public realm and creation of a seafront for all; to ensure the seafront has adequate facilities for residents and visitors (including public toilets, waste disposal facilities, seating, signage, lighting and opportunities for shelter and shade);
 - Promotion of high-quality architecture, urban design and public art which complements the natural heritage of the seafront
- 9.6. The policy goes on to identify a number of priorities for the seafront east of the Marina including safeguarding 'the important community and recreation facility at Saltdean Lido.'
- 9.7. The supporting text for this policy, specifically paragraph 3.122 states the following:
'Saltdean Lido, near to the seafront is a prominent listed building and an important community facility including a library and community centre as well as the Lido outdoor swimming pool and health & fitness facilities. The Lido itself is the largest enclosed outdoor swimming facility for the city and therefore has a wider catchment area. The overriding requirement of the council is to seek a

vibrant, accessible, high quality facility that befits the status of the Lido as a key asset of both the local and wider city community.'

- 9.8. Therefore the principle of restoration works to facilitate the continued use of the premises for community and leisure use is clearly established and supported by City Plan policies.
- 9.9. The principle of the restoration works is also clearly established by the previous planning permission BH2016/05288 and Listed Building Consent BH2016/05289 (see planning history section above). It is acknowledged that there are some significant differences between the 2016 permissions and the current applications, most importantly the current applications do not propose the demolition of the non-original 1960s/70s extensions to the west and north of the building and also do not propose a new two-storey extension to the north. Whilst it is noted that the previously approved scheme had the significant benefit of restoring symmetry to the building through the proposed demolition of the 1960s/70s extensions, the decision to no longer progress the demolition and proposed extension was taken following a business case review which identified financial, commercial and environmental benefits to renovating and reconfiguring the existing accommodation.
- 9.10. However, there are considerable similarities with the previous 2016 applications and the overall aims and intentions of the previously approved scheme i.e. to repair and enhance the building and ensure its long-term viability remain. The introduction of office space into the building was previously approved in 2016. Whilst the current application proposes an increase the amount of office space beyond the 2016 planning consent in the form of co-working office space above the library, with a relatively minor corresponding reduction in the amount of assembly and leisure floorspace, the principle of office space within the building has already been accepted and a marginal increase beyond the previous application is considered to be acceptable. Such a use would provide additional revenue earning opportunities to help ensure the long-term viability of the Lido and its ongoing provision of leisure and community uses.
- 9.11. As a lido, the main use of the site would have originally been recreation/leisure use. However, the use of the site has evolved over the years. Most recently the site comprised a mixed-use including gym, swimming pool, community rooms, library, entertainment spaces with bar/lounge areas, storage, ancillary catering and health/beauty uses (the latter have since been relocated). Currently much of the main building is vacant with only the library and pool in operation.
- 9.12. The uses proposed as part of this application comprise the following:
- **Ground floor:** New reception foyer (with platform lift and toilets), library (Use Class F1), café and kitchen (Use Class E), community rooms (Use Class F2), leisure/sports rooms (Use Class E) and offices for the use of the Saltdean Lido Community Interest Company (CIC) (Use Class E).
 - **1st Floor:** Ballroom and restaurant (events space) (Use Class E/F1/F2/sui generis) and co-working office space (Use Class E).

- 9.13. The proposed uses are not dissimilar to the historic uses of the Lido and almost identical to the uses consented in 2016. The scheme is therefore considered to be broadly policy compliant. It is however acknowledged that in order to ensure the future viability and maintenance of the site a flexible range of uses is necessary.
- 9.14. The current Lido has hosted numerous events and functions over the years, and this proposal seeks to incorporate such uses, including wedding events. It is considered that the different uses proposed within the building and grounds are generally compatible but details of how they will all work together will be secured by condition via a Management Plan. By its very nature, the pool will require subsidising and will require income from the other commercial aspects of the scheme to secure the long-term financial viability of the site. On this basis, a degree of compromise between the uses is required to ensure the scheme as a whole is viable.
- 9.15. Given the policy context and the original use of the site, it is considered particularly important that the proposals retain a large leisure presence within the site and this is still the case with the current application. The proposals would allow for a more effective use of the site, which is encouraged by policy.
- 9.16. The existing library would also be refurbished and enhanced with some internal remodelling, thereby enhancing the community space. However, there would be no break in library service provision as a temporary library adjacent the site will be secured by a planning condition.

Design, Appearance and Heritage

- 9.17. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 9.18. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses should be given "considerable importance and weight".
- 9.19. The planning application proposes a number of repairs and alterations to the main Lido building to bring it back into use. The various repairs and alterations are considered in further detail below. As the building is at risk, the enhancement proposals are welcomed in principle.

Structural repairs to the existing concrete

- 9.20. Urgent concrete structural repairs are required to the Lido Building which is deteriorating because of its exposed coastal location and design faults in the original construction. There are no heritage concerns regarding the principle of these necessary repairs and it is not considered that they will harm the significance of the building.
- 9.21. The proposed repair programme includes patch repairs to the concrete and the use of Fosroc protection and repair products. Comprehensive reports by

Sandberg Consulting Engineers and Fosroc have been submitted with the planning application.

- 9.22. Historic England and the Councils Heritage section have advised that further information should be provided in the form of detailed method statements and a schedule of works for the stages of the concrete rehabilitation process or systems for each specific location. In addition to this, large scale constructional drawings for repair and replacement works and any alterations to the roof top area and pavilion, supported by a detailed structural engineers report, should also be submitted. This additional information can be secured by condition.

Replacement of railings on roof terrace and addition of safety panels to railings

- 9.23. The existing balustrades will be removed during the strengthening of the terraces and either replaced with new like-for-like balustrades or, where salvageable, reused. In order to improve the safety of the first-floor balustrading, infill panels will be added to the lower two bands of horizontal rails. Alternative options have been considered such as toughened glass and wire mesh but the applicant considers laser cut anodised aluminium supported off the balustrading to be a more appropriate design solution.

- 9.24. Historic England have expressed some concern that the proposed filigree design of the panels (see the Design & Access Statement) could appear quite busy and contrast with the clean lines of the existing railings. Historic England have therefore requested a different design to minimise the impact on the significance of the building. It has been agreed that further details regarding the panels will be secured via a planning condition.

Replacement doors and windows

- 9.25. Due to their poor condition it is necessary to replace the metal Crittall windows and frames and the distinctive Esavian doors which open from the first-floor cafe/restaurant onto the sun terrace. The existing windows and doors will be replaced with double glazed steel windows and doors to help eliminate the condensation risk to the 1930s fabric. To ensure high quality and, where possible, like for like replacements, details will be secured by a planning condition.

- 9.26. It is also necessary to add a new small projecting cill on the replacement windows to prevent water ingress. While it is considered that this would change the aesthetics of the elevations to a small degree, it is also considered a necessary amendment for the long-term maintenance of the building. Historic England and the Council's Heritage section have both recommend that the metal of the cill be pressed to match the curve of the wall and have requested further detail on this matter. Details will be secured by condition.

Paint colour and lettering

- 9.27. Following a paint analysis of the building, the proposed colour scheme for the building is proposed to be an off-white chalk colour for the main walls and a pale bluey green colour for the window frames, ironmongery and balustrading.

Subject to a condition regarding paint colours and viewing of paint colours on site, Historic England are supportive of the proposed colour scheme in principle.

- 9.28. The existing lettering on the building will be replaced with new sans serif lettering with LEDs. The new lettering will be closer to the original historical lettering than the existing lettering. Again, this is supported by Historic England.

Extension of the ground floor café space to the rotunda columns

- 9.29. As per the previous approved scheme, the ground floor café will be extended slightly to the rotunda columns and enclosed by a glazed screen fixed between the flanks of the perimeter external columns. The glass will be in fixed panes and two opening pairs of framed doors will be provided where the rotunda meets the curved wings to either side. Such an extension has previously been approved and is still considered to be acceptable.

Reinstatement of chimney and other roof level alterations

- 9.30. The flue that was replaced in the 1960s will be reinstated. The chimney will be a like-for-like replacement based on historic images of the Lido prior to its removal. The reinstated chimney was approved as part of the previous 2016 application and is still considered acceptable.

- 9.31. Other roof level alterations include the following:

- Roof lights: As many of the existing roof lights that serve the 1960s and 70s additions are either covered, in a very poor state of repair or problematic in terms of future maintenance, most will be removed and infilled. Those that remain will bring light into the depth of the bar space adjacent to the ballroom and over the main staircase and entrance foyer.
- Rooftop Plant Room: In the space beneath the lozenge roof, 4 No. condenser units are proposed, enclosed by 1.5m high acoustic screens. Further details of screens will be secured via a condition.
- Roof Finishes: As the existing felted roof is un-insulated and in places in need of repair, the intention is to install new insulation above the existing roof, beneath a new roofing finish laid on top. Details and specification are yet to be confirmed but this would contribute to the improvement in the thermal performance of the Lido.
- Balustrading: The perimeter balustrading of the 1930s central building will be repaired where possible or replaced like for like. However, the existing height of the balustrading will remain. They will therefore continue to be non-compliant as barrier rails as well as too low to serve as safe railings for maintenance operatives. To facilitate safe access to the kitchen extract for maintenance, collapsible railings will be installed leading from the new screening.

Fenestration rationalising and other alterations

- 9.32. Other alterations to the building include the following:

- On the ground floor of the east elevation of the building (within the original 1930s part), the fenestration will be increased slightly to help naturally light the internal circulation space.

- On the west facing elevation, one window set is being removed from the 1960s building in order to resolve an existing clash with a retained internal partition.
- The circular windows in the 1960s/70s part of the building are also being replaced with rectilinear windows to match the styles of the remainder of the building.
- The existing east facing timber framed glazed entrance doors will be replaced in new, glazed anodised aluminium framed doorsets.
- The existing west facing service yard will be infilled and used as internal space (kitchen) and finished in a recessed render pane to emphasise the existing lines.
- A new external fire exit door will be installed on the west facing elevation of the library.
- Coping stones on the roof of the 1960s/70s addition will be replaced with a wetted check kerb to match the 1930s roof edge.
- New signage is proposed on the east elevation of the building.

9.33. It is not considered that any of the above alterations would have a harmful impact on the appearance and significance of the Lido and it is considered that cumulatively they would enhance the appearance of the building. The Heritage Team and Historic England are supportive of the proposals in principle.

Remediation of changing room building and plant room flue

9.34. Whilst a changing room building at the Lido was granted planning permission in 2016, the building constructed is of a poor quality and is not in accordance with the approved plans. It is therefore unauthorised. The following works are required for its remediation and this would be secured by a planning condition:

- The render finish needs to be improved and painted the same colour as that agreed for the main building. The building needs finishing at the bottom of the render as well as the cills and reveals, and the columns need rendering;
- The existing temporary windows and doors need to be replaced with aluminium windows and doors and painted to match the colour agreed for the windows and doors on the main building;
- The grey fibre glass roof needs replacing;
- The unsympathetic domed rooflights need replacing with flat rooflights;
- The flue projecting from the roof of the changing room building needs to be reduced in size and made more discrete;
- Any visible rainwater goods should be replaced with cast iron/aluminium goods and painted to match the downpipes on the main building;

9.35. In addition, the visibility of the unauthorised plant room flue needs to be reduced by painting it an appropriate colour and screening it with agreed landscaping.

Internal alterations

9.36. The application also proposes a number of internal alterations. Whilst these are considerations for the accompanying Listed building application (BH2021/01811), the main alterations are as follows:

- Two new platform lifts to provide disabled access to the first floor;

- Removal of plant equipment (with the exception of some plant retained for interpretative displays) from the historic plant room on the ground floor and the plant room converted to community space;
- The reinstatement of the central rotunda staircase connecting the ground and first floor café space;
- The provision of a new spiral staircase connecting the ground and first floor kitchens;
- Removal of internal partitions to both curved wings;
- Creation of accessible WCs on ground and first floor.

9.37. It is worth noting that the Lido's significance is principally derived from the architecture of the building's external envelope and, because of the number of internal alterations that have taken place over the years, little of the original plan form of the internal layout of the building survives. Therefore, it is not considered that the proposed internal alterations would have any harmful impact on the significance of the building. However, the internal alterations would enhance the legibility and accessibility of the building and reinstate a number of original features such as the spiral staircase.

Impact on Residential Amenity

9.38. Policy QD27: Protection of Amenity 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. This policy is further supported by policy DM20: Protection of Amenity of the emerging City Plan Part 2.

9.39. The site is currently vacant so the proposed repair and renovation of the building will inevitably result in a more intensive use but it is noted that the Lido is not being extended. The proposed uses are largely similar to the uses that previously existed at the site and are considered appropriate in this already established location.

9.40. Whilst the Lido building is not immediately adjacent residential properties, the wider grounds are in relatively close proximity to properties to the east and west, and the area as a whole is predominantly residential. It is also acknowledged that some of the uses (if not satisfactorily controlled) could have the potential to adversely affect the amenity of nearby residents. It is considered that conditions restricting opening hours, requiring submission of a management plan, details of outdoor event management, provision of odour control etc can adequately protect amenity, in accordance with policy.

9.41. The Environmental Health Team raise no objection on amenity grounds, subject to condition. It should also be noted that no representations have been received from any residents regarding amenity concerns.

Sustainable Transport

9.42. Two large car parks serving the Lido are located to the east and west of the application site providing a total of 240 parking bays (including 7 disabled parking bays) and secure cycle stands for 10 cycles. There is also a BTN

Bikeshare bay outside the Lido. There is additional (un-demarcated) space to park disabled cars in the eastern car park.

- 9.43. Although the car parks are shared with other users (i.e. users of the Saltdean Tavern, and users of the beach and Saltdean Park), this amount of parking is considered sufficient to meet the Lido's day to day requirements. There are also no restrictions preventing on-street parking in the area. Any additional floorspace created by the proposed works (i.e. the infilling of the recessed delivery area) would be negligible and as a result it is not considered necessary to provide additional car parking spaces.
- 9.44. It is proposed to remove two parking bays in the western car park to facilitate access by service vehicles to the west side of the Lido. However, this loss is minimal and it is considered that these lost spaces could be regained in the unmarked eastern car park if necessary.
- 9.45. The Lido is well served by bus routes from Brighton & Hove, Lewes and Newhaven. A Travel Plan for the site will be secured by planning condition to ensure that sustainable travel to the site is maximised and encouraged.
- 9.46. Additional cycle parking will also be provided on site but details of this will be secured by condition.

Sustainability

- 9.47. A number of measures are proposed to enhance the sustainability of the existing building, which are welcomed and include the following:
- Heating and cooling to the Historic Plant Room, café, library, ballroom and rotunda, will be via ceiling mounted fan coil units connected to air source heat pumps (ASHP) / condenser units externally. The use of Air Source Heat Pumps will offer an energy efficient method of heating and cooling the larger open spaces with minimal visual and audible intrusion. They also offer rapid responses to fluctuating occupancy in controlling changes of levels of heating, cooling and overall air quality. The exact details of the condenser units proposed on the north elevation of the Lido will be secured by condition.
 - Other rooms will be heated by low surface temperature, direct electric radiators (DER).
 - The 1930s concrete walls to the curved wings will be lined internally to prevent excessive heat loss.
 - Low flow taps and dual flush WCs will be specified throughout the building.
- 9.48. The applicant does not consider that it would be possible to achieve BREEAM Very Good standard as per policy CP8, due to the constraints of the Grade II* Listed building. However, the measures set out above will clearly help to enhance the sustainability and energy efficiency of the building. It is proposed to attach a condition to any planning permission to ensure that following occupation of the refurbished Lido unit (and enhanced changing room building), and Energy Performance Certificate is submitted demonstrating a minimum 'C' rating.

Landscaping and biodiversity

- 9.49. Detailed landscaping proposals have not been submitted with this application and will instead be secured by a planning condition. However, the general landscaping strategy as set out by the applicant is to reconfigure the smaller portions of grassed areas currently subdivided by footpaths fronting the east facade, remove the existing trees that overshadow the north end of the Lido (and that are too close for scaffold to be erected for future works,) and to create a multi-functional forecourt. This will provide a predominantly hard landscaped space, articulated by tree planting and street furniture, for gathering whilst waiting to enter either pool facilities or the Lido building itself.
- 9.50. The forecourt might also be used as potential overspill space from the cafe, performance space for street artists or buskers, or as a temporary or permanent sculpture yard.
- 9.51. Whilst it is regrettable that the existing trees will be removed, their proximity to the building would make it very difficult to renovate and repair the rear part of the building if they remained in-situ. Any new landscaping scheme will be required to incorporate replacement trees to mitigate their loss.
- 9.52. Enhanced landscaping of the site is welcomed as it will improve the overall appearance and setting of the building and the wider site.

Conclusion

- 9.53. The principle of the comprehensive repair and refurbishment of an 'at-risk' Listed building to bring it back into use is supported by national and local planning policies. The importance of Saltdean Lido as a key community and recreational facility is specifically recognised in CCP1 policy **SA1: The Seafront**.
- 9.54. The Lido will still continue to provide leisure and community uses, and the other uses such as a café and events space are complementary to the leisure and community function. The principle of the use of part of the building as a co-working office space has already been established by the planning consent in 2016 (BH2016/05288) and will help improve the long-term viability of the Lido. A Management Plan will be secured by a planning condition to ensure that all the uses remain compatible and that the leisure and community function of the Lido is not undermined or compromised by other uses.
- 9.55. The proposed external and internal alterations are generally supported by both Historic England and the Council's Heritage section, subject to the receipt of further details which will be secured by condition.
- 9.56. The proposed development would therefore comply with the NPPF, relevant policies within the City Plan Part One, the emerging Policies in the City Plan Part 2, and retained policies in the Brighton & Hove Local Plan (2005), and the approval of planning permission is recommended subject to the conditions above.

10. Community Infrastructure Levy & Developer Contributions

- 10.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. However, due to the fact that no substantial new floorspace is proposed as part of this application, the proposal would not be CIL liable.

11. EQUALITIES

- 11.1. Historically within the Lido building there have been no ramps or lifts connecting any of the level changes within the building. However, the proposals would provide a platform lift in the Historic Plant Room and the stairwell of the 1960s/70s extension, providing wheelchair access from the ground floor to the first-floor office space and entrance to the ballroom.
- 11.2. From here a series of ramps provide DDA and Part M compliant access to the main first floor ballroom and the spaces to the north and west of the 1960s extension.
- 11.3. Further ramps will facilitate compliant escape routes, as well as general wheelchair access, between the first-floor ballroom and the external terraces.

