

<b><u>No:</u></b>	<b>BH2022/03893</b>	<b><u>Ward:</u></b>	<b>Hollingdean And Stanmer Ward</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>Moulsecoomb Place Lewes Road Brighton BN2 4GA</b>		
<b><u>Proposal:</u></b>	<b>Proposed minor demolitions/alterations, repair, extension (including single storey extension to link the Manor House and Tithe Barn and accessible lift to the northern side of the Tithe Barn) and use of the listed Manor House and Tithe Barn for the retention of the Moulsecoomb Social Club (Sui generic), and creation of a hub use incorporating a mix of public house (Sui generic), restaurant and events space (Class E), 10no guest bedrooms (Class C1), partial demolition of flint walls to garden area, bin and cycle storage, provision of ground source heat pump and associated alterations to hard and soft landscaping.</b>		
<b><u>Officer:</u></b>	<b>Emily Stanbridge, Tel: 293311</b>	<b><u>Valid Date:</u></b>	<b>19.12.2022</b>
<b><u>Con Area:</u></b>	<b>N/A</b>	<b><u>Expiry Date:</u></b>	<b>13.02.2023</b>
<b><u>Listed Building Grade:</u></b>	<b>II</b>		
<b><u>Agent:</u></b>	<b>NTR Planning 118 Pall Mall London SW1Y 5EA</b>		
<b><u>Applicant:</u></b>	<b>Cathedral (Moulsecoomb) Advisory LLP Moulsecoomb Place Lewes Road Brighton BN2 4GA</b>		

## 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 be **GRANT** Listed Building Consent subject to the following Conditions and Informatives as set out hereunder:

1. 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.
2. Prior to any works of demolition, details of how all existing flint walls that are to be retained in situ as shown on drawing number: 0418-SEW-SB-ZZ-DR-A-000002 will be protected during demolition and construction works and retained thereafter shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in full.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One.
3. No development above ground floor slab level of any part of the development hereby permitted shall take place until a sample panel of flintwork has been

constructed on the site and approved in writing by the Local Planning Authority. Only flintwork to match the approved sample shall thereafter be used in bringing forward the development.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One.

4. No works to the listed buildings shall take place until details of the measures necessary to thermally and acoustically upgrade the walls, floors and roofs of Manor House and barns 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 and retained as such thereafter.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
5. The casement windows to the south elevation of the Manor House and the sliding sash windows to the south elevation of the Manor House's rear wing shall be retained in situ and single glazed unless otherwise agreed in writing by the Local Planning Authority following submission of 1:1 scale section details of the existing windows and of any proposed upgraded or replacement windows.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
6. No works to the windows of Manor House shall take place until full details of all new and replacement windows, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, 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 and maintained and retained as such thereafter.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
7. The works hereby permitted to the Manor House shall not take place until full details of all proposed new or replacement internal doors, including 1:20 scale sample elevations and 1:1 scale joinery profiles, have been submitted to and approved in writing by the Local Planning Authority. All existing doors are to be retained, except where specifically indicated otherwise on the drawings hereby approved. New doors shall be of traditional timber panel construction to match the existing historic doors. Any fireproofing to doors should be an integral part of the door construction, and self-closing mechanisms, if required, shall be of the concealed mortice type.  
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.
8. All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling,

corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

9. The development hereby permitted shall not be commenced until samples of the materials to be used in the construction of the Manor Yard roof hereby permitted have been submitted to and Development shall be carried out in strict accordance with the approved details.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

10. Any proposals for structural repairs or interventions to the Manor House and barns arising from the proposed condition survey shall not be carried out until details of the works have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policies DM27 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. This decision is based on the drawings listed (to be added to the late list).

## 2. SITE LOCATION

- 2.1. The site is a 2.1 hectare site north of the University of Brighton's Watts campus accessed from Queensdown School Road (QSR) and Lewes Road (the A270). The Brighton to Lewes railway line runs south-west to north-east in close proximity to the site on its north-western side. The site currently contains the university's purpose-built student accommodation on its western side. In the centre of the site is a group of buildings in use as university administrative offices, social club and a former children's nursery.
- 2.2. These central buildings comprise the Manor House and Tithe barn which are Grade II Listed and the subject of this application for Listed Building Consent.
- 2.3. The principal building, Manor House, is a two-storey, high-status detached house from 1790, incorporating part of a late medieval building and was extended in 1913. The principal front elevation faces east and dates from 1790 and was built for Benjamin Tillstone. The south wing of the building is dated from 1913. Internally many historic architectural features have been retained, including an impressive staircase with curtail step and balusters of early Gothic Revival design, as well as fireplaces, cornices, picture rails and mahogany doors. The Manor House has both architectural and historic interest of considerable significance.

- 2.4. The list entry for these buildings also specifically mentions approximately 40m of flint wall with brick dressings that runs from the southwest corner of the later addition to the Manor House. These are the remnants of the original, extensive walled gardens associated with the Manor House.
- 2.5. Attached to the rear wing of the 1790 house is a timber-framed building believed to have been part of a larger house of late medieval date. This building now forms part of the bar and club facilities of the mid-20th century Moulsecoomb Social Club and there are no interior features of historic interest.
- 2.6. To the south and connected to the rear of the Manor House by a bridge dated to the 20th Century is a barn. The barn originates from the 16th or 17th century but was altered and rebuilt in the 18th century. The larger 19th century barn is a later construction which resulted in the demolition of part of the east end of the earlier barn. The barns have a slated gambrel roof and black weatherboarding.

### 3. RELEVANT HISTORY

- 3.1. This site has significant planning history however, the applications below are those relevant to the current proposals.
- 3.2. **BH2022/03892:** Demolition of existing student accommodation and replacement with 4 student accommodation buildings with total of 566 student beds (Building A (15 storeys)), (Building B (11 storeys)), (Building C (4 storeys)) and (Building D (part 5/part 9 storeys)) (Sui generic use) with associated ancillary use consisting of student gymnasium/ well-being studio, separate 100 sqm (GIA) flexible community space (Class F2 (b)) and 87 sqm (GIA) commercial floorspace (Class E), with associated disabled and cycle parking, public realm and landscaping improvements within the site and adjacent public highway, and proposed minor demolitions/ alterations, repair, extension (including single storey extension to link the Manor House and Tithe Barn and accessible lift to northern side of Tithe Barn). Use of the listed Manor House and Tithe Barn for retention of Moulsecoomb Social Club (Sui generic), and creation of hub use incorporating mix of public house (Sui generic), restaurant and events space (Class E), 10no guest bedrooms (Class C1), car parking and associated alterations to hard and soft landscaping. Under consideration
- 3.3. **PRE2022/00153:** Proposed conversion and reuse of listed Moulsecoomb Place Manor House and Tithe Barn and demolition and new build at the rear for provision of intensified Purpose-Built Student Accommodation (PBSA) use. Written response issued November 2022
  - The conversion works and associated alterations to the listed buildings reflect previous discussions and are generally welcomed. Internally the proposed layout to The Manor House is now considered acceptable.
  - The footprint and form of the new roofed enclosure over the yard between The Manor House and Tithe Barn is considered appropriate subject to details of the materials.

- With regards to BREAM it is noted that the constraints imposed by the listed buildings may preclude achieving an 'Excellent' rating. Future applications should set out what impact achieving 'excellent' would have on the fabric and character of the buildings.
  - Future applications should look carefully at the existing windows and opportunities to restore original window patterns.
- 3.4. **PRE2022/00121** Proposed conversion and reuse of listed Moulsecoomb Place Manor House and Tithe Barn and demolition and new build at the rear for provision of intensified Purpose-Built Student Accommodation (PBSA) use. Written response issued December 2022
- 3.5. **PRE2022/00050** Proposed conversion and reuse of listed Moulsecoomb Place Manor House and Tithe Barn and demolition and new build at the rear for provision of intensified Purpose-Built Student Accommodation (PBSA) use. Written response issued August 2022
- The principle of a lift in the location shown is acceptable.
  - The proposals involve the loss of an original wall at ground floor to the north end of The Manor House which should be retained.
- 3.6. **PRE2022/00050** Proposed conversion and reuse of listed Moulsecoomb Place Manor House and Tithe Barn and demolition and new build at the rear for provision of intensified Purpose-Built Student Accommodation (PBSA) use. Written response issued August 2022
- The revised proposals would result in the harmful loss of the original east-west length of listed flint wall to the south of the site. The line of the wall should be reflected in the hard surfacing treatment.
  - The suggested use of flint facing to the ground level of the new buildings is welcomed as some degree of mitigation for the loss of the flint walling.
  - The suggested renovation works are welcomed and raise no immediate concerns.
- 3.7. **PRE2021/00160** Proposed conversion and reuse of listed Moulsecoomb Place Manor House and Tithe Barn and demolition and new build at the rear for provision of intensified Purpose-Built Student Accommodation (PBSA) use. Written response March 2022
- Design Review Panel recommended that the historical interest of the heritage assets be researched further and factored into revised proposals.
  - Design review panel commended the efforts to renovate the listed buildings and promoting future innovative workspace and leisure uses.
- 3.8. **PRE2021/00139** Proposed conversion and reuse of listed Moulsecoomb Place Manor House and Tithe Barn and demolition and new build at the rear for provision of intensified Purpose-Built Student Accommodation (PBSA) use. Written response issued November 2021
- The principle of opening the buildings up for restaurant/café uses has the potential to reinstate the historic relationship between the different elements of building and in the case of the Manor House to make it more publicly accessible.

- The interior of the Manor House itself is the most sensitive to change and any proposals should seek to retain and restore the original plan form and the various architectural and historic features of the interior.
- 3.9. **BH2020/01177** Part demolition and rebuilding of flint boundary wall located between Tithe Barn Nursery and Moulsecoomb Student Residences with associated repair works. Approved April 2020.
- 3.10. **BH2014/01710** Erection of timber deck area and balustrades to replace existing ramps with new door onto deck replacing existing window and replacement of existing door with new window and erection of flint faced retaining wall. Internal layout alterations to first floor. Approved December 2014
- 3.11. **BH2010/00266** Removal of conservatory and reinstatement of canopy on South East elevation, incorporating maintenance and remodelling of hard standing. Creation of disabled access through French doors. Approved May 2010.
- 3.12. **BH2000/02442/LB** Construction of stud partition to create new meeting room/office in the Tythe Barn. Approved November 2000.

#### **4. APPLICATION DESCRIPTION**

- 4.1. Listed building consent is sought for minor alterations to include demolition and repair works and extensions to include a single storey extension to link the Manor House and Tithe Barn and an accessible lift to the northern side of Tithe Barn. The application also seeks consent for the partial demolition of existing flint walls within the curtilage of the listed buildings on site.
- 4.2. As noted in the Planning History above, a concurrent full planning application is under consideration which includes the change of use of the listed Manor House and Tithe Barn for the retention of the Moulsecoomb Social Club and creation of a hub use incorporating a mix of uses to include a public house, restaurant, event space and 10 bed hotel to also include associated landscaping (ref. BH2022/03892).

#### **5. REPRESENTATIONS**

- 5.1. **Ten (10)** letters of representation have been received supporting the proposed development on the following grounds:
- Opening of Moulsecoomb gardens as a community facility
  - Retention of the social club
  - Improving the facilities at Moulsecoomb social club
  - Creation of a community space through the public house and restaurant
  - Creating jobs for local people
  - Restoring and opening up the listed Moulsecoomb Manor House and Tithe Barn to the public

- The proposed uses provide amenities for the students as the other nearest pubs/eateries are in central Brighton
  - The potential of a new community space
- 5.2. It is acknowledged that some of the responses above do not directly relate to the listed building application and are therefore not considered to be relevant.
- 5.3. **One (1)** letter has been received objecting to the proposed development on the following grounds:
- The listed buildings are some of the oldest in the city
  - Any works will have a material impact on the fabric of the buildings
  - Preservation of these buildings should be a priority
  - This application cannot be viewed in isolation from the major proposals for high rise student accommodation
  - The student blocks would dominate the listed buildings.
- 5.4. **The Conservation Advisory Group (CAG)** objects to the proposed development on the following grounds:
- Concerns over the proposal to remove the flint wall forming the curtilage of the Manor House.
  - Unclear if the proposed lift to the Tithe Barn is external or internal
  - The Tithe Barn should be tiled not slated
  - Care should be taken when restoring the windows, particularly the gothic window in the stairwell and the windows on the east façade.
  - The Walnut tree close to the 1900's extension to the house should be retained.

## 6. CONSULTATIONS

- 6.1. **Heritage:** Further information required 17.01.2023
- The conversion works, and associated alterations reflect pre-application advice and are welcomed in terms of bringing the buildings back into use and restoring them.
  - The internal works to the Manor House are considered acceptable and the uses proposed would enable the interior to be publicly accessible.
  - The level of detail submitted with regards to servicing and thermal upgrading is welcomed.
  - There are some concerns regarding the appropriateness of double glazing to the Manor House, further information is required to demonstrate that this would cause no harm to the historic joinery.
  - The alterations proposed to the barns are welcomed and the uses proposed would make the buildings publicly accessible.
  - The new roofed enclosure over the 'yard' is considered acceptable subject to details of the materials.
  - Regrettable that the long east-section flint would be demolished. The use of flint elsewhere in the development goes some way towards mitigating the loss of the wall.

Verbal advice following further discussions 03.02.2023

6.2. Following discussions between the heritage officer and the applicant it is considered that the works to the windows on the Manor House could be conditioned. The condition will seek details to demonstrate that no historic window joinery detailing would be lost.

6.3. **Historic England:** No comments

## **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. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove City Plan Part Two (adopted October 2022);
- 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 JAAP (adopted October 2019).

## **8. POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part Two

DM26 Conservation Areas

DM27 Listed Buildings

DM29 The setting of Heritage Assets

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP15 Heritage

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

Supplementary Planning Documents:

SPD09 Architectural Features

## **9. CONSIDERATIONS & ASSESSMENT**



- 9.1. The application proposals seek to retain and convert the Manor House and Tithe barn to provide a range of uses that enable these buildings to be more widely accessible to the public. The proposals seek to remove the later additions to these building to better reveal these heritage assets.
- 9.2. This application follows several pre-application enquiries related to Moulsecoomb Place. The conversion works and associated alterations to the listed buildings positively reflect the pre-application advice given. The proposals are welcomed in terms of bringing these important heritage assets back into use and restoring them.
- 9.3. The report below assesses only the works that require listed building consent. Other impacts in terms of changes of use, landscaping and the setting of the listed buildings are considered under the full planning application (BH2022/03892).
- 9.4. In considering whether to grant listed building consent 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.
- 9.5. 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, and the desirability of preserving or enhancing the character or appearance of a conservation should be given "considerable importance and weight".

### **Conversion and alterations of the Listed buildings**

#### **Manor House**

- 9.6. The predominant use proposed for the Manor House is a hotel containing 10 guest bedrooms. The majority of the ground floor and upper floors would comprise guest bedrooms which would entail some sub-division for lobbies and en-suite facilities. However, these would be pod-like installations that would not be full height and would therefore enable the proportions of the rooms and surviving cornices to still be appreciated. In addition, they would also be easily reversible.
- 9.7. This application includes the removal of a number of later internal partitions including the removal of the 20th Century staircase enclosure at first floor level which would enable this impressive staircase and landing to be appreciated in its original open form.
- 9.8. In addition, at ground floor level, within the 1913 wing, a public house is proposed which would enable the Edwardian interior to remain intact and become widely accessible. The rear section of the Manor House would continue to house the social club.
- 9.9. Externally, the proposals include the removal of unattractive later additions and clutter to the rear (southern side) and side elevations of the Manor House, facing into the 'Manor Yard.' In addition, the original window pattern would be reinstated on the northern elevation at first floor level.

- 9.10. The level of detail submitted in relation to the proposed conversion works, including the servicing and thermal upgrading, is welcomed and provides reassurance that the uses are compatible with the high significance of the interior of the building meeting a BREAAAM 'Very Good rating'.
- 9.11. Concerns were initially raised by the heritage officer with regards to the appropriateness of double-glazing to the side windows in the rear wing and the 1913 wing, given the presence of glazing bars. The age and joinery detailing of the multi-pane sashes to the rear wing needs to be established. The casement windows with margin glazing bars are unlikely to be suitable for the insertion of double glazing and so secondary glazing (as already proposed to the front elevation) is likely to be the most appropriate solution.
- 9.12. During the course of the application and following discussions with the applicant, the heritage team have confirmed that this information could be provided at a later stage subject to a condition requiring a survey of each window individually to determine their suitability for double glazing.

#### Tithe Barn

- 9.13. The internal alterations to the Tithe barn would restore the larger barn as a unified double-height space by removing the later mezzanine and associated sub-divisions. The removal of these additions would enable the impressive timber roof structure internally to be fully appreciated. The use of the barns for an undivided events space and restaurant is appropriate to their character and would allow these buildings to be seen and appreciated by the wider public.
- 9.14. Externally the 19th Century barn has been subject to past alterations and therefore is not overly sensitive to change. As part of the proposals, a lift would be installed externally to the northern elevation of the barn. The installation of a lift improves pedestrian accessibility by incorporating a lift to overcome steep slopes, making the development more accessible to disabled users/visitors of the site. The lift would also enable step free access into the proposed restaurant within the Tithe barn. The proposed lift is to be finished in black horizontal timber slats. It is considered that the proposed lift would be discreetly located and a sympathetic feature, providing a vertical counterpoint to the horizontal form of the barn. It is acknowledged that as a result, the existing windows and doors are to be replaced however, these do not comprise historic features and are of little significance.

#### **Proposed roofed enclosure over the Manor Yard**

- 9.15. The application proposals include the infilling of the rear yard between the two listed buildings to provide a central shared space for users of the site, bringing in both visitors from both the Manor House pub and Tithe Barn restaurant.
- 9.16. The footprint and form of the new roofed enclosure over the yard between the Manor House and Tithe barn is considered to be acceptable. However, the success of this is dependent on the design quality and material finish both externally and internally.

- 9.17. The timber lattice ceiling structure proposed is a positive approach that would provide a contemporary echo of the barn's timber roof structure. Further, the exposed flint wall would enable this space to have the feel of a transitional space from outside to inside.
- 9.18. The external appearance and covering to the roof will be key, given that it will be visible from the proposed hotel rooms at first floor level. The plans submitted indicate a copper finish which is welcomed as a material that weathers attractively but is also one that emphasises the contemporary nature of this addition. Further, the use of projecting rooflights are welcomed. Details regarding the proposed finish and materials are sought by condition.

### **The flint walls**

- 9.19. The flint walls on the site are the remnants of the original, extensive walled gardens associated with the Manor House, which included a nursery garden and a rose garden. The walled garden is situated adjacent to the southern side of Tithe Barn.
- 9.20. The sections of walls to the west were regrettably demolished when the existing student housing was built in the mid-1990s. Nevertheless, the remaining walls are not only an attractive feature but are significant for their evidential value of the scale and uses of the Manor House grounds. These walls contribute very positively to the historic 'sense of place' despite some evidence of poor past repairs.
- 9.21. The development retains approximately 40 metres of flint wall with brick dressings that runs from the south-west corner of the 1913 wing of the Manor House southwards and is mentioned in the list entry, albeit with a new opening. However, it is highly regrettable that the long east-section of flint wall at the southern end, part of the original walled garden enclosure, would be demolished to accommodate the footprint of the new student accommodation development. This wall is not only part of the historic fabric but a clear historical and evidential reminder of the walled enclosures and their relationship to the Manor House.
- 9.22. Some 'nibs' of new flint walling would be incorporated as part of the public realm between the new student blocks whilst, as mentioned above, the 'winding walk' includes flint walling on the original enclosure line. The ground floor elevations of Blocks A, B and D of the student accommodation would also be flint-faced onto the central pedestrian route. These aspects go some way towards mitigating the loss of the original length of wall and would contribute positively towards creating a distinct sense of place.
- 9.23. Subject to the recommended conditions, the proposed works would not harm the historic character or appearance of the Grade II listed buildings in accordance with policies CP15 of the Brighton & Hove City Plan Part One, DM26 and DM27 of the Brighton & Hove City Plan Part Two.

## **10. EQUALITIES**

- 10.1. The proposals include the provision of step free access to the restaurant spaced proposed within the Tithe barn.