

<u>No:</u>	BH2016/06433	<u>Ward:</u>	Regency Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	16 Clifton Terrace Brighton BN1 3HA		
<u>Proposal:</u>	Demolition of existing rear conservatory and erection of two storey rear extension, insertion of windows to front elevation, landscaping and other associated works.		
<u>Officer:</u>	Helen Hobbs, tel: 293335	<u>Valid Date:</u>	13.12.2016
<u>Con Area:</u>	Montpelier and Clifton Hill	<u>Expiry Date:</u>	07.02.2017
		<u>EoT/PPA Date</u>	
<u>Listed Building Grade:</u>	Listed Building Grade II		
<u>Agent:</u>	Mr Daniel Hernandez, 128 Edward Street, Brighton, BN2 0JL		
<u>Applicant:</u>	Sue Baxter, 16 Clifton Terrace, Brighton, BN1 3HA		

This proposal is being determined by Planning Committee as it is an officer linked application.

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 **MINDED TO GRANT** planning permission subject to the receipt of no representations raising additional material considerations with the re-consultation period and 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
Floor plans/elevations/sect proposed	469/200	A	23 January 2017
Floor plans and elevations proposed	469/201	A	23 January 2017
Floor plans/elevations/sect proposed	469/202	A	23 January 2017
Sections Proposed	469/203		13 December 2016
Elevations Proposed	469/204	A	23 January 2017

- 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 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

- 4 No works shall take place until full details of all new sash window(s) and their reveals and cills 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 windows shall be painted timber double hung vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.
Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

- 5 The rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
Reason: 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 and Hove City Plan Part One.

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. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application relates to a mid-terrace Grade II listed Building, located within the Montpelier and Clifton Hill Conservation Area. The property is four storeys, with a basement and similar to the other dwellings in the terrace, accommodation has been created in the attic storey with a front dormer dating from 1920's. The building is still in use as a single house. At the rear is the original outrigger and the interior largely retains its original plan form and historic features.

- 2.2 The Terrace forms one of the major architectural set pieces within the Montpelier and Clifton Hill Conservation Area.

- 2.3 The application seeks permission for the demolition of a non-original conservatory and erection of a two storey mono-pitched extension to the rear outrigger and a number of external alterations. The proposal also includes alterations to the internal layout of the building.

3. RELEVANT HISTORY

BH2016/06434 Listed Building Consent. Demolition of existing rear conservatory and erection of two storey rear extension, insertion of windows to front elevation, internal alterations to layout, landscaping and other associated works. Under Consideration.

4. REPRESENTATIONS

None received.

5. CONSULTATIONS

5.1 Heritage: Comment

Statement of Significance

Number 16 Clifton Terrace is a grade II listed building, listed as part of numbers 1-23, being stucco terraced houses of c1850, They are treated as broad double-fronted villas with ground floor verandas, but in terraced form, two storeys but rising to three storeys at the central block. The south-facing terrace sits imposingly on a raised pavement that overlooks private gardens on the south side of the road. Number 16 is just to the left (west) of the central block and like the other two storey houses now has an attic storey, with a tripartite front dormer dating from the 1920s. At the rear is the original outrigger whilst the interior largely retains its original plan form but has most of its historic features. This plan form is part of the building's significance.

- 5.2 The terrace is one of the formal set-piece developments within the Montpelier and Clifton Hill conservation area, which is a predominantly residential area that was developed from the 1830s and is a mix of well-to-do streets of detached and semi-detached villas, set-piece developments of grand townhouses and narrower streets of smaller terraced houses; it is notable for its hilly siting and this part of the conservation area lies on a south-facing slope.

5.3 Relevant Design & Conservation Policies and Documents

The NPPF and NPPG. Historic England GPA Note 2. City Plan Part One policy CP15. Local Plan policies HE1, HE4 and HE6. SPD09 on Architectural Features. SPGBH11 on Listed Building Interiors.

5.4 The Proposal and Potential Impacts

Externally the main alteration is the demolition of the conservatory and erection of a two storey rear extension. The removal of the conservatory is welcome and, given the length of the rear garden, there is no objection in principle to an extension here. However, the proposal would be clearly wider than the existing outrigger and, of greater concern; its pitched roof with central ridge would sit awkwardly next to the monopitch roof of the original outrigger. The proposal is

- 5.5 therefore considered to be harmful to the listed building and the existence of a large extension to the neighbouring property should not be regarded as an appropriate precedent. Any new extension should be ideally be no wider than the outrigger but should certainly have a monopitch roof of the same pitch (though this could be set slightly lower).
- 5.6 There is no objection to the insertion of flanking windows to the basement canted bay; there is currently no uniformity to the terrace in this respect and such an arrangement is common to the period. There is also no objection to the excavation of a larger front lightwell given that the front garden seems to have been much altered in the 20th century. However, the relocated steps would have the first tread encroaching onto the front path, which is a wholly non-traditional arrangement.
- 5.7 It is recognised and acknowledged that there are some benefits to the proposals, such as the reinstatement of some sash windows, replacement of rainwater goods in cast iron, the removal of a suspended ceiling to the first floor stair landing, the removal of false arches either side of the chimney breasts, and the reinstatement of more appropriate internal doors. But these are not considered to be sufficient to outweigh the various harmful works, both internal and external, identified above.
- 5.8 Further Comment The revised drawings satisfactorily address all of the previous concerns. Externally the revised rear extension now sits much more comfortably with the existing outrigger and maintains the historic character of the rear elevations.

6. MATERIAL CONSIDERATIONS

- 6.1 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
- 6.2 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 and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. **POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP12 Urban design

CP15 Heritage

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

QD14 Extensions and alterations

QD27 Protection of amenity

HE1 Listed buildings

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD09 Architectural Features

SPD12 Design Guide for Extensions and Alterations

8. **CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to the impacts of the development on the historic character and appearance of the Grade II Listed Building, streetscene and the surrounding Conservation Area as well as the impact on neighbouring amenity.

8.2 **Design and Appearance:**

The proposed rear extension would adjoin the existing outrigger measuring 3.6 depth and 3.7 in width and replaces a non-original conservatory that currently detracts from the historic character of the property. The extension itself would be approximately 0.8m wider than the outrigger, however amendments have been submitted revising the roof form to a mono-pitch roof that would be slightly set down from the existing ridge of the outrigger and continue the roofslope on a matching pitch. The significant improvement to the roof form ensures that although the footprint of the extension is wider than the outrigger, the addition would still appear subservient and would not form an overly dominant feature to the rear of the building.

8.3 In terms of the detailing of the extension, the materials and appearance would closely match the main building. Traditional sash windows would be installed on the side wall of the extension along with two additional sash windows on the flank wall of the existing outrigger. At the rear, the ground floor window would be a larger opening, and similar in design and proportions to the existing front first floor window. A conservation style rooflight would be installed within the slope of the existing roof serving the proposed ensuite bathroom.

8.4 At the front, the main external alterations include the insertion of flanking windows to the basement canted bay. There is currently no uniformity to the terrace in this respect and such an arrangement is common to the period. There is also no objection to the excavation of a larger front lightwell, and it is noted that this area has already been significantly altered.

- 8.5 The proposals also include reinstatement of non-traditional windows and the replacement of rainwater goods in cast iron. These alterations are welcomed and would restore some of the historic character.
- 8.6 It is therefore considered that the proposed works would not result in any significant harm to the historic character and appearance of the listed building, the terrace or the surrounding conservation area.
- 8.7 **Impact on Amenity:**
Policy QD27 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.
- 8.8 The proposed rear extension would be sited alongside the extensive rear extension at No. 15 Clifton Terrace, to the east of the site. Whilst the party wall would be raised in height, the two extensions would have a similar depth and therefore the proposal would not result in a significant impact.
- 8.9 To the west, there is sufficient separation from No. 17 for the bulk of the extension to not result in significant harm. The additional windows to be inserted at first floor level within the extension and the flank wall of the existing outrigger would not look directly into neighbouring windows and would not compromise the privacy of the adjoining occupiers.

9. **EQUALITIES**
None identified.