

<u>No:</u>	BH2016/06434	<u>Ward:</u>	Regency Ward
<u>App Type:</u>	Listed Building 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, internal alterations to layout, 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>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** Listed Building Consent subject to the receipt of no representations raising additional material considerations within the re-consultation period and the following Conditions and Informatives.
- 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 The external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
 - 3 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: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 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 the proposed works to the basement staircase including 1:20 scale sample elevations have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

- 5 All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. 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 policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

- 6 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

Informatives:

1. This decision is based on the drawings listed below:

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. 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

BH2016/06433 Full Planning - Demolition of existing rear conservatory and erection of two storey rear extension, insertion of windows to front elevation, 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
Internally, the proposals involve significant opening up of the original plan form at basement level, including the loss of the partition wall between the hall and the front room, the formation of an opening between the front and rear rooms and the opening up of the wall dividing the rear room from the outrigger. SPGBH11 states that "the complete or substantial removal of original walls will not normally be acceptable and the creation of large open plan spaces will be considered wholly inappropriate".
- 5.5 Cumulatively these alterations are considered to run counter to this guidance and to harm the original plan form and interior character. The existing modern stair up to the ground floor is proposed to be replaced; the new stair would replicate the modern dog leg return of the existing and would inappropriately replicate the turned balusters of the main staircase, rather than reinstating a traditional plain stair, whilst the original hall doorway would be blocked up. The widening of the front chimney breast opening to accommodate a kitchen range would involve the loss of original fabric and proportions but this may be acceptable if other concerns are resolved.
- 5.6 To overcome these concerns it is suggested that sections of wall are retained at either end of the partition wall between the front room and hall (indeed this may be necessary for structural reasons as these walls can have a loadbearing function). A greater section of wall should also be retained between the rear room and the outrigger (at least an additional 300mm). This approach is recommended is indeed recommended by in the submitted Heritage Statement. Given that the existing stair is not historic there is no objection to a new dog leg stair in principle but it should either be in wholly contemporary form or should be in traditional form but respect the traditional building hierarchy by having plain square balusters. The existing hall doorway can be blocked up but the evidence of the former doorway should remain, with architraves retained on each side.
- 5.7 At ground floor level the masonry wall dividing the original hall and stairwell from the rear outrigger would be wholly removed, thereby resulting in the loss of the physical distinction between the highly significant main house, with its grand principal rooms, and the lesser outrigger. In addition, the timber boarded enclosure to the basement stair is assumed to be original and would be removed and replaced with an open balustrade and the entry point to the basement stair relocated. There appears to be no historic basis for this alteration and it is contrary to SPGBH11.
- 5.8 To overcome these concerns sections of solid wall should be retained either side of the opening to between the hall and outrigger, with a consequently narrower glazed screen. The relocation of the entrance point to the basement stair could be accepted, given that it is not historic, but the solid timber enclosure to the stair should be retained (unless it can be clearly demonstrated that it is not historic).
- 5.9 There is no objection to the internal works at first floor level, which largely relate to the outrigger, and the infilling of the spine wall opening at second floor level is considered to be a modest benefit.

- 5.10 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 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).
- 5.11 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.
- 5.12 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.
- 5.13 Further Comment
The revised drawings satisfactorily address all of the previous concerns. Internally the loss of much of the basement hall partition remains regrettable but is balanced by beneficial works elsewhere internally. The works to the basement staircase and ground floor staircase enclosure are now appropriate, subject to further detail by condition. 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

CP15 Heritage

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

HE1 Listed Building Consent

HE4 Reinstatement of original features on Listed Buildings

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

Supplementary Planning Documents:

SPD09 Architectural Features

8. **CONSIDERATIONS & ASSESSMENT**

8.1 Subject to the recommended conditions, the proposed works would not harm the historic character or appearance of the Grade II listed building, in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

8.2 **External Alterations**

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. There is no objection to these works in terms of their impact on the listed building.

- 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, the replacement of rainwater goods in cast iron and restoration of the rear courtyard. 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.

8.7 **Internal Alterations**

The proposed internal works mostly involve the ground and basement levels of the building. At basement level it is proposed to significantly open up the original plan form, including the loss of the partition wall between the hall and the front room, the formation of an opening between the front and rear rooms and the opening up of the wall dividing the rear room and the outrigger. Revised plans have been submitted which show sections of these original walls being retained. The Heritage Officer states that the loss of much of the basement hall partition remains regrettable but is balanced by beneficial works elsewhere internally.

- 8.8 The treatment of the basement stairs and ground floor staircase is now considered appropriate following the submission of revised plans and at the suggestion of the Heritage Officer, the original door to the basement stair is to be replaced with a glass screen to retain evidence of the original partition that is to be lost. The entrance point to these stairs would be relocated, due to the removal of this doorway and the stairs would now be accessed from the proposed sitting room as opposed to the hallway. Whilst this is a significant alteration to this level of the building, improvements are also to be made to the stair enclosure. The non-original mirrored infill panels within the stair panelling would be replaced with traditional recessed timber panels. The balusters to both ground and basement stairs would be replaced with traditional plain square balustrades, which are evident at these levels on neighbouring properties. These alterations are welcomed and would restore some of the original character of the building. Further details of the stairs are requested condition.
- 8.9 At ground floor within the front rooms, the non-original arches either sides of the chimney breasts are to be removed as well as a non-original rear stained glass window. The rear of this level would be opened up to create a large open plan area feeding into the new rear extension. The Heritage Officer has previously raised concerns regarding the level of alteration to this part of the building, however on balance and given the improved alterations to the staircase

enclosure, it is considered that these works would not cause significant harm to this level of the building.

- 8.10 All other internal works are considered acceptable. There is no objection to the internal works at first floor level, which largely relate to the outrigger

9. EQUALITIES

- 9.1 None identified.