

# **Hove Civic and Regency Societies Joint Planning Forum**

Notes of the meeting held at 7:30pm on Tuesday 13<sup>th</sup> February 2018 at 12 Abbotts,  
129 Kings Road, Brighton BN1 2FA

## **Present**

Hove Civic Society: Helmut Lusser

Regency Society: Richard Carroll Roger Hinton (chair), Richard Robinson,  
David Robson

## **1. Matters arising from the previous meeting**

- 1.1 Toads Hole Valley: the wording was agreed for a joint letter to St Congar from the two societies, commenting on their initial proposals for a masterplan. RR and BR will prepare the letter on joint headed paper for signature by the two chairs.

## **2. Consideration of significant planning applications:**

- 2.1 BH2018/00070 - Station Car Wash, Hove Station, Goldstone Villas, Hove BN3 3RU

Erection of 2no canopies to front concourse.

Both societies will submit comments objecting to this application. The main reasons are the negative impact on the former station building, the further degradation of the character of the conservation area, which has already been degraded by the inappropriate use of this significant entry point to Hove as a car wash. HL will draft an initial wording, to be used as a basis for both objections.

- 2.2 BH2017/04086 1 - 2 Duke Street Brighton BN1 1AH

Conversion of multi-storey retail building (A1) to create 3no one bed flats and 4no two bed flats (C3) at first to fourth floors while retaining retail (A1) at ground and basement floors. Revised fenestration to front and rear.

Both societies support the residential use of the upper floors of this building. No comment will be made.

- 2.3 BH2017/04235 - 8A Ship Street Brighton BN1 1AD

Demolition of existing two storey building (B1) and erection of three story building (B1) with roof terrace and other associated alterations.

Both societies welcome this additional employment space in the Old Town and have no objection to the application.

- 2.4 BH2018/00173 - 2 The Conifers Tongdean Avenue Hove BN3 6TN

Roof alterations to form full height storey on the first floor. Erection of single storey side & front extension to replace existing conservatory, first floor rear extension & single storey side extension with terrace above to south elevation.

Disappointment was expressed at the poor design of the proposed new building, which is not as good as the existing building. However, the site cannot be seen from the road so it was decided to make no comment.

2.5 BH2017/04113 - 64 St James's Street Brighton BN2 1PJ

Part demolition of existing building. Erection of three storey extension to front elevation and creation of additional storey to rear elevation to facilitate enlargement of studio apartment to two bedroom apartment with roof terrace and associated works.

This application would result in an excessively small residential unit of poor quality and design. RR will draft a wording as a basis for objections.

2.6 BH2018/00114 - Beacon Mill Nevill Road Rottingdean Brighton BN2 7HG

Demolition of existing house and erection of two storey four bedroom single dwelling (C3).

The appearance of the proposed new house was described as “clunky”. It seems that the roof space is intended to be used as accommodation, but it was suggested that it would not be high enough. Neither society will comment.

2.7 BH2018/00276 - 107-109 Dyke Road Brighton BN1 3JE

Erection of two additional storeys to existing residential accommodation to create 1no one bedroom flat and 1no studio flat and associated works.

No comment will be made.

2.8 BH2018/00295 - 33 Oriental Place Brighton BN1 2LL

Internal and external alterations incorporating new mansard roof to create additional floor with associated alterations to layout and other works.

There was no objection in principle to the proposed new floor at roof level, since most other properties in the listed terrace already have additions at roof level. However, it was suggested that the approval could usefully be made conditional on steps being taken to tidy up the front elevation of the building, removing inappropriate down pipes etc. DGR will draft a comment to this effect.

2.9 BH2018/00132 Regent House Prince's Place Brighton BN1 1ED

Erection of extension onto part of upper roof level to create 1no flat (C3) at 5th floor. Extension at 4th floor to accommodate access stairs.

Regent House was designed by one-time Regency Society chair, John Leopold Denman. It is not listed, but it was recognised as a well-designed and significant building in a sensitive position adjacent to the Pavilion Gardens. The proposed additional floor was considered to be inconsistent with the original design and out of scale. DGR will draft an objection.

3. Hove Station Quarter: preparation of master plan

HL reported that £70,000 had been made available to prepare a masterplan for the area to the south west of Hove station. It was noted that this area includes the site of the proposed “Hove Gardens” development which had been refused

by the Planning Committee. This decision seems likely to be appealed. If the appeal were to be successful it may pre-empt the master planning process to some extent.

4. Heritage Lottery Fund consultation

The consultation will help to shape the HLF's future grant giving strategy. The Regency Society will consider responding once the consultation goes live. RC will monitor the HLF web site.

It was agreed to draw attention to the need for schemes for which capital grants are being considered to be appraised for ongoing financial viability once constructed. Hastings Pier was quoted as an example of a capital grant aided scheme which appears has failed in this respect.

5. Any other business

5.1 It was noted that an appeal has been submitted against refusal of the proposed housing development on land to the south of Ovingdean Road. The Council has decided not to defend its original decision and has withdrawn two of the four reasons given for refusal. The refusal still stands and so the appeal will proceed.

6 Date for next meeting: 7:30pm Tuesday 13<sup>th</sup> March 2018

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