

Heritage Statement

The **Heritage Statement** is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. Please read the **guidance notes** provided at the back of this report to help you fill in the form correctly.
<https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements>

Appendix 1 relates to the **Historic Environment Record (HER) Consultation Report**. You must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Team)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the **back of this form** as to which option applies.

Both the **Heritage Statement** and the **Historic Environment Record Consultation report (Appendix 1)** must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are **mandatory**. Failure to fully complete all fields may result in the form not being validated by the **Local Planning Authority (LPA)**.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	Yes
2. Appendix 1 completed	Yes

Heritage Statement

Site name

9 Clifton Road

**Address of site
(including postcode)**

9 Clifton Road
Brighton, BN1 3HP

Grid Reference

See postcode above

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Infill ground floor glass conservatory to rear side return of a Listed Building

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Addition of new infill contemporary glass conservatory structure . Existing flint wall retained and finish to remain exposed within conservatory, no modifications to existing doors leading into conservatory space.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record, as the minimum requirement of the NPPF?

☐ Yes ☐ No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

The ESHER have been consulted and we are awaiting a response. The proposed site is a very small area to the rear of a listed building. The site is located in an Archaeological Notification Area but no below ground works are proposed.

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Pre-application Advice – Reference PRE2020/00164 Site/Property: 9 Clifton Road Brighton BN1 3HP

Have you sought pre-application heritage advice from Historic England?

☐ Yes ☐ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below) (See guidance

section:

<https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-heritage-assets-are-affected-proposals>)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/> Y
3. Conservation Area (CA)	<input type="checkbox"/> Y
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)? (See guidance section:

<https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-known-about-affected-heritage-assets>)

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

[NUMBERS 9 AND 10 AND ATTACHED WALLS, The City of Brighton and Hove - 1380409 | Historic England](#)

No.9 Clifton Road is a circa. 1830's 3-storey terraced house. The walls of the house are stucco, windows are timber sash (bay to ground and first floor) and the roof is pitched with slate tiles.

There is also a single storey front entrance porch with flat arched entrance with overlight and a pediment surmounted by a distinctive eagle statue.

The rear of the building appears unextended, walls are painted stucco and doors and windows timber painted.

The building is Grade II listed and within the Clifton Hill conservations area.

The attached walls and are also included within the Grade II listing.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input type="checkbox"/> Y
The Keep (East Sussex Record Office)	<input type="checkbox"/> Y
Map regression (historic maps)	<input type="checkbox"/> Y
Local Planning Authority sources	<input type="checkbox"/> Y
Historic England sources	<input type="checkbox"/> Y
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-what-important-about-affected-heritage-assets>)

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

No.9 Clifton Road is of importance due to its physical presence within the Montpelier and Clifton Hill Conservation Area. The building itself externally remains largely unchanged since circa. 1830's and has been well maintained by previous owners. The building itself is semi-detached and part of a wider setting of semi-detached villas and terraces along the South side of Clifton Road.
The proposals do not alter in any way the front elevation of the building.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting? (See guidance section: <https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-will-proposals-impact-significance-heritage-assets>)

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground

archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

The proposal is a structural glass infill conservatory to the rear of the building. The conservatory is set back from the rear elevation to appear subservient to the existing building. Existing door openings and flint wall finished are retained. This approach was supported by the LPA in their pre-app advice. Connections back the existing building are minimised (details within the application drawings) and a new steel beam will be installed so that the new structure is independent of the existing flint wall to the rear. Therefore impact on existing building minimised.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting? (See guidance section:

<https://www.brighton-hove.gov.uk/content/planning/heritage/heritage-statements-how-has-proposal-been-designed-serve-significance>)

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

The proposal has been designed to be a low scale contemporary/modern glass structure. This allows the rear of the existing building and existing door openings to remain visible through the glass. The structure itself is clearly distinguishable as a modern structure and therefore a well designed addition to the existing building.

The existing flint wall has been considered and will be retained as a wall finish on the boundary with No.10. A new structure comprising a masonry pier and a steel frame will provide support for the edge of the new roof against the flint wall. The support structure will be built of an existing low level retaining wall and as such no below ground works are required.

Contact details:

County Archaeology Team

County.archaeology@eastsussex.gov.uk

Historic Environment Record

County.HER@eastsussex.gov.uk

Historic England

www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council:

<http://www.brighton-hove.gov.uk/content/planning/heritage>

Appendix 1

To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact County.HER@eastsussex.gov.uk	
HER Consultation report attached	<input type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: <ul style="list-style-type: none"> - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use 	<div style="text-align: center; margin-bottom: 20px;"><input type="checkbox"/></div> <div style="text-align: center; margin-bottom: 20px;"><input type="checkbox"/>Y</div> <div style="text-align: center;"><input type="checkbox"/></div>

Guidance Notes

The **Heritage Statement** should identify all **heritage assets** potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The **National Planning Policy Framework (NPPF)** (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: **Section 189** which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For **further information** on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)

Ben Ferns
34 Highdown Road
Hove
BN3 6EE

Date: 18 September 2020
Officer Name: Caitlin Deller
Officer Phone: 01273 296618

Pre-application Advice – Reference PRE2020/00164
Site/Property: 9 Clifton Road Brighton BN1 3HP

Thank you for your pre-application advice request.

This letter is the response to your request dated 28/07/2020 for pre-application advice on a proposed infill ground floor conservatory to rear side return.

Response Summary

- o The principle of adding a contemporary glass conservatory is supported.
- o Listed building consent, a heritage statement and photographs of the site will be required for the proposed works
- o Details of the attachment method of the extension to the boundary wall and listed building should be provided.
- o Any potential proposal to demolish walls or increase the size of the openings of the listed building are unlikely to be supported.

Key Considerations

I consider that the following are the key material planning considerations that have a bearing on the proposal:

Design and appearance of the proposal and impact on amenity

The principle of a part single, part two storey rear extension of these dimensions is unlikely to cause significant harm to the appearance of the existing dwelling.

The principle of adding a contemporary glass conservatory is supported. The low scale of the extension and its contemporary design/modern structure will allow the addition to be easily distinguished between the property, and will appear as a modern structure. The proposal as demonstrated on the submitted sketches, respects the scale of the existing historic building which is welcomed. Its setback from the rear elevation is also supported.

It is noted that the proposed drawings show the glass structure attached onto the existing boundary wall. Structural details of the attachment method will be required. If the boundary wall is bungaroosh, details of how this wall will be treated internally will also be required. If the wall is bungaroosh/flint construction, the application of render will be unlikely to be supported. Large scale details will be required as to the method of attachment of the glazed structure to the listed building. Whilst not shown on the proposed plans, any proposal to demolish walls or increase the size of the openings of the listed building in the location of the proposed conservatory are unlikely to be supported.

Given the location and orientation of the site and minimal footprint/scaled of the extension, it is unlikely to result in harmful amenity impact.

Consultation Requirements

You are encouraged to engage with neighbours and/or stakeholders before submitting your planning application in line with the Council's Statement of Community Involvement.

Were you to submit an application in the future, we would consult all neighbours who share a boundary or are considered to be likely to be impacted upon by the proposal. The assigned officer would carry out a site visit to properly assess the site and potential impacts.

Appendix 1 - Planning Policies and Guidance

The Development Plan is available to view on the Council's website which can be found at <https://www.brighton-hove.gov.uk> . To assist, here is a list of policies which are most relevant to your proposal.

Brighton & Hove City Plan Part One (CPP1)

SS1 Presumption in Favour of Sustainable Development
CP15 Heritage

Brighton & Hove City Plan Part Two (emerging)

DM26 Conservation Areas
DM27 Listed Buildings

Brighton & Hove Local Plan (retained policies March 2016)

HE1 Listed buildings
HE3 Development affecting the setting of a listed building
HE6 Development within or affecting the setting of conservation areas

Brighton & Hove City Plan Part 2

Policies in the Proposed Submission City Plan Part 2 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 but any greater weight to be given to individual policies will need to await the outcome of the Regulation 19 consultation. The council will consider the best time to carry out the consultation after Covid-19 restrictions are lifted.

Yours faithfully,

Caitlin Deller

Disclaimer

I hope you find this information helpful. Please note that the opinions expressed are informal and are given without prejudice to any future decision that the Council may make in its capacity as the Local Planning Authority. This reflects the nature of the planning application process and which will involve consultation with other bodies and local consultation. The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward.



NUMBERS 9 AND 10 AND ATTACHED WALLS

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1380409

Date first listed:

20-Aug-1971

Date of most recent amendment:

26-Aug-1999

Statutory Address:

NUMBERS 9 AND 10 AND ATTACHED WALLS, 9 AND 10, CLIFTON ROAD

Map



© Crown Copyright and database right 2021. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2021. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1380409.pdf](#)

(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/420930/HLE_A4L_Grade|HLE_A3

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 04-May-2021 at 09:51:49.

Location

Statutory Address:

NUMBERS 9 AND 10 AND ATTACHED WALLS, 9 AND 10, CLIFTON ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

The City of Brighton and Hove (Unitary Authority)

National Grid Reference:

TQ 30555 04881

Details

BRIGHTON

TQ3004NE CLIFTON ROAD 577-1/32/163 (South East side) 20/08/71 Nos.9 AND 10 and attached walls (Formerly Listed as: CLIFTON ROAD Nos 1-4 (consec), Nos 7-10 (consec))

GV II

Terraced houses. c1830. Stucco, roof of slate. 3 storeys, No.9 of one-window range, No.10 of 2-window range. No.9 has single-storey porch set back to side, flat-arched entrance with overlight, and pediment surmounted by a handsome eagle; on No.10 the entrance bay has been brought forward to give 2-window range: flat-arched entrance with sidelight and overlight set back under slightly cambered-arched porch with pilasters, keystone and cornice on consoles over; segmental bay to ground and first floors with tripartite windows and first-floor balcony with cast-iron railings; storey band; sashes of original design to No.9 second floor and No.10 first and second floors; boxed eaves; hipped roof; stack to party wall. INTERIOR: not inspected. Stucco dwarf garden wall with square corniced gate piers, renewed on No.10.

Listing NGR: TQ3055504881

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

480522

Legacy System:

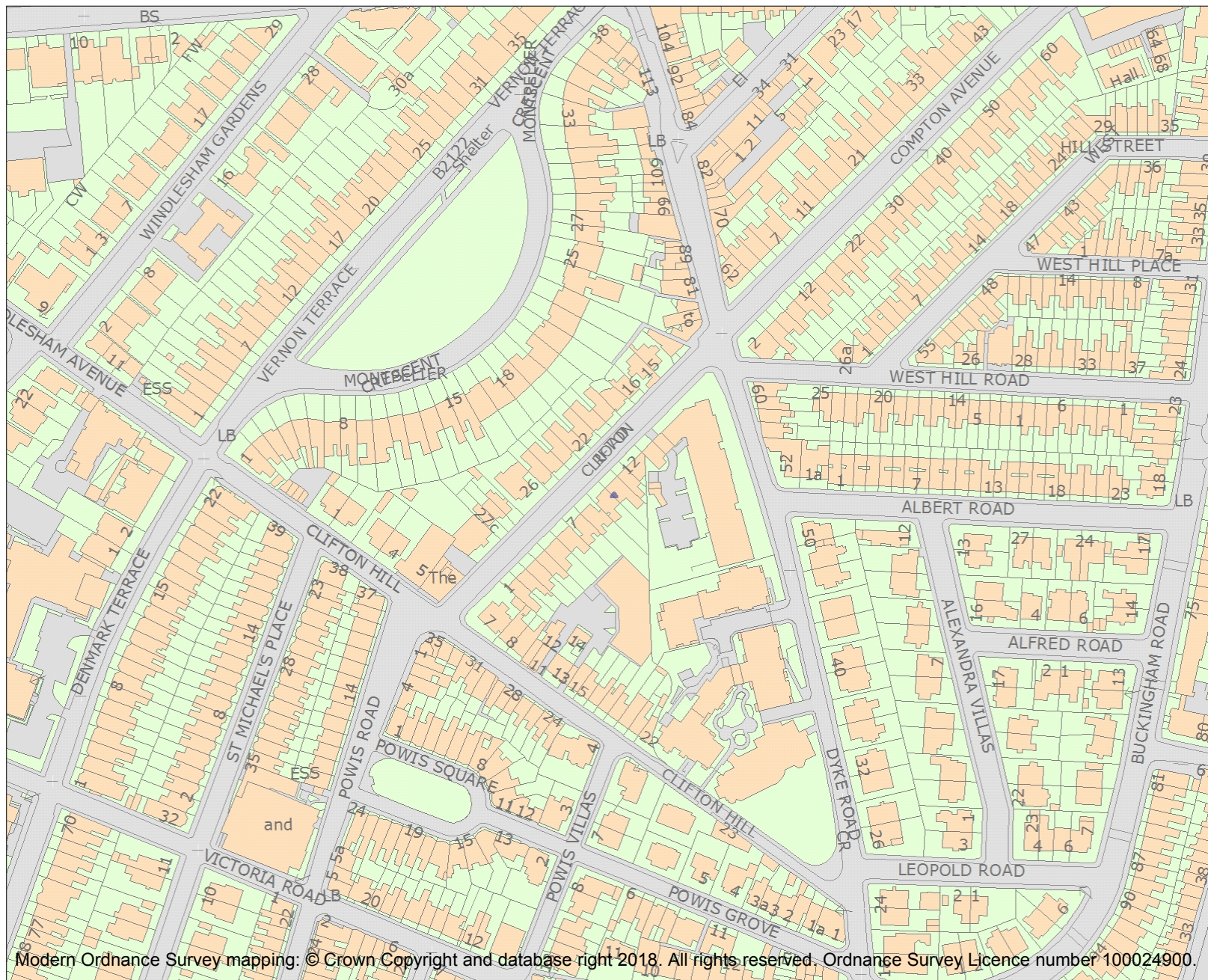
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)



Heritage Category:

Listing

List Entry No :

1380409

Grade:

II

County:

District: The City of Brighton and Hove

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:

TQ 30555 04881

Map Scale:

1:2500

Print Date:

4 May 2021

Name: NUMBERS 9 AND 10 AND ATTACHED WALLS

This is an A4 sized map and should be printed full size at A4 with no page scaling set.



Historic England

HistoricEngland.org.uk