

Our Ref: B0103/21
PP Ref: PP-09955413

9 July 2021

Brighton and Hove City Council
Development Control
Room 303
Hove Town Hall
Hove
BN3 3BQ

Dear Sir/Madam

Planning and Heritage Statement - The Revelator, 113-114 Western Road, Hove, Brighton, BN1 2AB

This letter supports a planning application submitted via the Planning Portal (ref: PP-09955413) on behalf of local brewery Harvey and Son (Lewes) Ltd, who own and operate The Revelator public house in Hove.

Site and Surroundings

The pub is situated on the corner of Little Western Street and Western Road (B2066). Western Road forms part of a Regional Shopping Centre and contains a lively mix of shops, cafes, and public houses.

The building is not listed but is located within the Regency Square Conservation Area. The Brunswick Town Conservation Area also immediately abuts the site to the west and the Montpelier and Clifton Hill Conservation Area is adjacent to the north. The nearest listed buildings are 1-5 Norfolk Square and 1-2 Norfolk Road.

Proposals

Planning permission is sought for the replacement and relocation of the pub's kitchen extract equipment at the rear of the property as per the submitted drawings. The proposed development is necessary to allow for the internal refurbishment of the pub, which includes the relocation of its commercial kitchen from the rear of the western side of the building to the rear of the eastern side of the building.

The existing extract equipment is located on a first-floor roof to the rear of the property (with a duct termination on the main roof of the building). Consistent with the existing arrangement, the replacement extract equipment will be located at low level and ducted to roof level. At the top of the duct is a 90-degree bend, so that the exhaust termination points north, into the central channel of the roof slopes and away from neighbouring properties to the south.





Existing and Proposed Roof and Site Plans



EXISTING EAST ELEVATION
Scale 1:50

PROPOSED EAST ELEVATION
Scale 1:50

Existing and Proposed East Elevations





Existing and Proposed North/Rear Elevation

Assessment

The proposals are supported by a Noise Assessment completed in line with BS 4142:2014 and following a noise survey to understand the impact of noise emission from the plant on the neighbouring properties. Neighbouring properties are already exposed to building services noise, and the proposed kitchen extract equipment will replace equipment that is already in operation.

The Assessment concludes that the replacement and relocation of the equipment is expected to have an acceptable low impact on the nearest noise-sensitive properties during the daytime and evening periods (0700-2300). The pub has confirmed that there is no requirement for the equipment outside of 0700-2300 and it is therefore considered that the proposals as they currently stand would be acceptable from a noise emission perspective.

The proposals are also supported by an Odour Assessment which takes into account the type of cooking taking place in the new kitchen. The appropriate filtration equipment (details submitted) has been selected based on this Assessment.

In terms of visual and heritage impact, the proposals are minor and similar in appearance to the existing arrangement. Contained to the rear of the property and within the roof channel, the replacement equipment will remain out of sight from any important public views or views of the Conservation Areas and nearest listed buildings. The proposals preserve the character and appearance of the heritage assets.



In accordance with paragraph 196 of the NPPF, the proposals would clearly lead to less than substantial harm to the significance of the designated heritage assets. This harm is comfortably outweighed by the public benefits of the proposal including supporting an existing business and important community facility.

As with many other aspects of lives and businesses across the country and wider world, the appearance and impact of Covid-19 has had very severe consequences for the pub as a viable business. It was forced to close for extended periods of time and has suffered financially. The proposal supports the recovery of the pub. It will help maintain and enhance the vitality and viability of the local community and economy in accordance with Development Plan policies and paragraph 92 of the NPPF.

The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development, working proactively with applicants, looking for solutions rather than problems and seeking to approve applications for sustainable development where possible.

We hope you can help support this local community facility and look forward to receiving confirmation that this application has been validated and to a timely and positive determination.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours faithfully



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