



SPATIALIZED

Royal Pavilion Tavern

Planning, Design and Heritage Statement

Prepared on behalf of Mitchells and Butlers | August 2021

TABLE OF CONTENTS

1. Introduction	2
2. Site and Surrounding Areas	4
3. Proposed Development	5
4. Planning History	6
5. Planning Policy Context	7
6. Planning Assessment	12
7. Heritage Statement of Significance	14
8. Design and Access	17
9. Conclusion	19

APPENDIX

Appendix One – List Entry - 1380055

Appendix Two – List Entry - 1380968

1. INTRODUCTION

- 1.1 This Supporting Statement has been prepared on behalf of our client, Mitchells and Butlers (the applicant). Mitchells and Butlers own the Royal Pavilion Tavern and are now seeking full planning permission and listed building consent for a series of minor external and internal works to the ground floor.
- 1.2 The Royal Pavilion Tavern is a Grade II listed building within Brighton city centre; it is located at the juncture of the town centre with the seafront. It is in close proximity to the Royal Pavilion and Old Steine Gardens.
- 1.3 The proposed works, which are the subject of this application, relate solely to the ground floor and the continued use as a pub (Class A4). The proposed alterations form part of the wider redecoration and refurbishment programme, which is renewing many of the non-original elements of the property such as the bar and flooring. This is to enable the pub to re-open as a thriving and viable community facility. However, some of the changes are structural and will require listed building consent and full planning permission.
- 1.4 It is also proposed that revised advertisement scheme is to be submitted but this will be applied for under separate cover.

Mitchells and Butlers

- 1.5 Mitchells and Butlers is one of the country's largest hospitality companies and runs over 1,500 pubs, bars and restaurants throughout the United Kingdom. Their pubs and restaurants range from historic country inns, which are often listed, to large city centre bars and hotels.
- 1.6 The company continually invests in their managed estates, where they look to refurbish and revitalise the internal décor and layout of properties so that they constantly meet the expectations of diners and visitors to their site.
- 1.7 For every site, Mitchells and Butlers aims to achieve an appropriate design solution that adds value not only to the existing building but also to its surroundings. Each property benefits from being fitted out to the highest standards using premium materials whilst also seeking to become fully integrated with the local community. Much of their estate is owned, which ensures that the company is fully engaged in investing and promoting the area in which they are located.

Statement Structure

- 1.8 The statement provides an evaluation of the planning, heritage, design and access considerations of the proposal and is structured as follows:
 - Section 2: describes the application site and surrounding areas;
 - Section 3; explains the development proposals;

Section 4: provides an overview of relevant planning history of the site;

Section 5; summarises relevant development plan policy;

Section 6; sets out an assessment of the key planning matters regarding the proposed development;

Section 7; analyses the heritage implications of the development;

Section 8: considers design and access matters; and

Section 9: provides a conclusion to the Statement.

2. SITE AND SURROUNDING AREAS

- 2.1 The Royal Pavilion Tavern is currently vacant but was last in use as a pub. The site comprises a traditional, terraced building, situated on Castle Square, a busy thoroughfare in central Brighton, which sits between the main city centre and the seafront. It is situated in a prominent location in close proximity to the Royal Pavilion and Old Steine Gardens. The site is situated approximately 30m east of the junction with East Street and North Street.
- 2.2 The property is a four-storey building with ironwork and balconies on the frontage. The list entry states that the building is an example of early 19th Century architecture that was enlarged in the late 19th century and early 20th century. The basement and ground floors are presently vacant but the intention is to retain these floors in Class A4 use.
- 2.3 The area surrounding the site is varied in its character and appearance. Along Castle Square, East and North Street a number of town centre uses exist which are consistent with the city centre location of the site.
- 2.4 In terms of architectural treatments, a range of styles are noted with modern office buildings adjacent to more traditional properties. The building height is varied with buildings in the vicinity standing at 3, 4 and 5 storeys. Opposite the site is a traditional building which stands on the junction of Castle Square and Palace Place. To the east of the site on Castle Square is a more contemporary building which is currently occupied by Royal Bank of Scotland.
- 2.5 The site is Grade II listed, as it is recognised as being a good example of early 19th century architecture, which was enlarged in the late 19th/early 20th century. The listing details the materials of the building as well as the entranceway, the windows and projecting sills as well as the cast iron balconettes.
- 2.6 The site is located within the Valley Gardens Conservation area. There is no specific reference to the site in the Conservation Area appraisal however Castle Square is noted as being the commercial hub of the town since the early 18th century.

3. PROPOSED DEVELOPMENT

- 3.1 The proposed development seeks to update and refurbish the existing pub on the ground floor. The purpose of the proposed works is to improve the offer and enhance the provisions at the Royal Pavilion Tavern.
- 3.2 Much of this work involves redecoration and reconfiguration of non-original elements. For instance, it is understood that the main bar is not original and therefore the minor works proposed to its reduction in size are not considered to require listed building consent. In addition, it is proposed to lay new flooring and repaint walls, which again is not considered to require consent.
- 3.3 As such, we have reviewed the works that are being proposed and consider that the following should be the subject of this application. They are as follows

Ground floor level

- Blocking off stairs to first floor with new double doors forming larger lobby area with new glazed screen in lieu of existing double doors to the lobby.
 - Retained double doors to be form fire doors;
 - Introduction of new external plant to ventilate men's toilet (plant to be located in existing window); and
 - New partition stud walls to form men's toilet.
 - External works
 - Removal of redundant plant/ventilation equipment
- 3.4 The above works form the basis for the submission and shown on the attached planning application drawings

4. PLANNING HISTORY

- 4.1 As part of this application preparation, a review of the planning history of the site has been undertaken.
- 4.2 It is noted that in September 2019, permission was allowed (reference BH2017/02051) to convert the upper floors of the public house into 9 no. self-contained units and associated external and internal alterations. This permission sought minimal changes to the ground floor including the provision of cycle storage to facilitate the change of use of the upper floors.
- 4.3 Through the consideration of the application, the Council confirmed that at the ground and first floor levels, the internal organisation of the site has been altered and that few historic architectural features remain. When consulting on the application, heritage officers raised no objection to the principle of the objection but did raise comments about the proposed internal organisation of the upper floor flats. In order to ensure the heritage officers had sufficient details of the internal treatments, conditions were imposed on the consent.
- 4.4 In terms of how the heritage officers considered the external elevations, concern was raised about the installation of venting on the front elevation. These concerns have been considered through the design of the alterations at basement and ground floor level.
- 4.5 The proposals under this application seek to only amend the basement and ground floor areas and relate solely to the operation of the pub.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Act 2000 require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The site is situated within Brighton and Hove City Council, which means that the Development Plan comprises the following documents;
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
 - City Plan Part One (2016);
 - Adopted Policies Maps (2016); and
 - East Sussex, South Downs and Brighton and Hove Waste and Minerals Local Plan (2013) and Sites Plans (2014).]
- 5.3 The Council is currently in the process of preparing their City Plan Part Two. The public consultation on this document ended in September 2018 and it is expected to be submitted for Inspection in Autumn 2020.
- 5.4 As part of their Local Plan, the Council has a number of supplementary planning documents. Of relevance to this proposal are the following documents:
- Valley Gardens Conservation Area Appraisal;
 - SPD 01 - Brighton Centre: Area Planning and Urban Design Framework; and
 - SPGBH 11 - Listed Building Interiors.
- 5.5 An overview of the documentation and their relevance to this proposal is outlined below.
- 5.6 SPD 01 (Brighton Centre) was adopted in 2005 and provides additional details about how the Council will guide development within the central areas. The statement outlines how proposals will need to respect and enhance the environment and neighbourhoods and must demonstrate that they don't have an adverse impact on the setting of Listed Buildings.
- 5.7 SPGBH 11 (Listed Building Interiors) was adopted in 2003 and provides details on the works to listed buildings within Brighton. The document outlines what works are likely to require consent and how the council will assess them.
- 5.8 In addition, a material policy consideration is the National Planning Policy Framework (2019). Development Plan
- 5.9 The following section outlines policies which are of relevance to these proposals.
- 5.10 The site is subject to a number of policy designations. It is a listed building meaning all heritage policies are relevant, it is located within the prime retail area of Brighton City Centre and is situated in an archaeological notification area.

- 5.11 Saved Policy HE1 (Listed Buildings) of the Brighton & Hove Local Plan 2005 states that proposals involving the alteration, extension or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting and that the proposal respects the scale, design, materials and finishes of the existing building and preserves its historic fabric.
- 5.12 The City Plan Part One, Policy SA2 (Central Brighton) outlines the Council's approach to the city's cultural quarter, It states that its long term success and viability will be maintained through ongoing improvements to the attractiveness of the physical, environment and public realm. The policy seeks to ensure that historic buildings are maintained and enhanced and that new developments to support and maintain the vibrant mix of cultural activities, business, retail, leisure and tourism uses are supported.
- 5.13 Further to the above, the saved policies outline how proposals in conservation areas should be addressed (Policy HE6). The policy requires that proposals preserve or enhance the character or appearance of the area and should show a consistently high standard of design while using materials sympathetic to the area. Where appropriate, proposals should remove unsightly features and should seek to retain, and where appropriate, reinstate original features in order that there is no harmful impact on the townscape of the conservation area.
- 5.14 Culture and Tourism are addressed in Policy CP5, it states that the Council will work to ensure that cultural facilities are enhanced and maintained.
- 5.15 Policy CP12 considers urban design. It advises that all new development will be expected to:
- Raise the standard of architecture and design in the city
 - Establish a strong sense of place
 - Achieve excellence in sustainable design and construction
 - Conserve or enhance the city's built and archaeological heritage
 - Have regard to the impact on the national park
 - Protect or enhance strategic views
 - Be inclusive
 - Ensure design of external spaces is an integral element of the overall design approach
 - Incorporate design features which deter crime
- 5.16 Finally, there is Policy CP15, which considers heritage. It notes that the city's historic environment will be conserved and enhanced in accordance with its identified significance giving the greatest weight to the designated heritage assets and their setting and prioritising positive action for those assets at risk. The city will; ensure that the built heritage guides local distinctiveness for new development in historic area and heritage settings.

Material Considerations

Emerging Policy

5.17 As outlined above, the Council are in the process of preparing their second part of the Local Plan. This is currently due for submission in Autumn in 2020. Given the timing of the Local Plan preparation, these policies are to be awarded limited weight. Nonetheless, the relevant policies are now addressed.

5.18 Draft Policy DM10 outlines how the Council will protect and enhance public houses. Proposals for the redevelopment of such facilities will not be granted.

5.19 Draft Policy DM18 (high quality design and places) states that development proposals must demonstrate a high standard of design and make a contribution to a sense of place and the visual quality of the environment. Proposals will be required to have consideration for the local context, the scale and shape of buildings, the materials and architectural detailing and the spaces between and around buildings.

5.20 In terms of how the Draft Plan seeks to address Listed Buildings, Policy DM27 states that such buildings should be retained in viable use and good repair. Proposals involving the alteration, extension or change of use of a listed building will be permitted where they would not harm the special architectural or historic interest of the building. Proposals should have regard to the following;

- a) The exterior of the building, its design, construction, fabric, finishes and architectural features.
- b) The interior of the building, its plan form, internal hierarchy, construction, fabric, finishes, features and fixtures.
- c) Any curtilage structures or hard surfaces.
- d) Any boundary wall, railings, gates or fences etc.
- e) Any group value the building possesses.
- f) The significance of any past additions to the building or later phases of its development.
- g) Any historical associations that the building has.
- h) The design quality of any proposed additions.
- i) The use of materials which are appropriate historically, functionally and aesthetically.
- j) The impact of any excavation works on the building's structural integrity and archaeological interest.
- k) The potential reversibility of any alterations.

National Planning Policy Framework (2019)

- 5.21 The NPPF sets out the Government's objective for the planning system to achieve sustainable development through economic, social and environmental gains to secure economic growth.
- 5.22 NPPF Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps to make development acceptable to communities.
- 5.23 Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (Paragraph 127).
- 5.24 In addition, there is Paragraph 190, which states that when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal the Local Planning Authority should identify and assess the particular significance of any heritage asset that may be affected by the proposal.
- 5.25 NPPF Paragraph 192 also states that when determining applications, Local Planning Authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 5.26 The impact of a proposed development on the significance of a designated heritage asset should also be considered with great weight being given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Paragraph 193).
- 5.27 This is supported by Paragraph 196 which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Summary

- 5.28 The proposed development will involve internal and external alterations to The Royal Pavilion Tavern. These are intended to improve the visual appearance as well as the operational

functionality of the premises, whilst ensuring that the heritage significance of the property and surrounding conservation area is preserved and enhanced. To this end, the proposal will involve the provision of internal and external alterations that will be minor in extent and appropriate to the character of the Listed Building.

5.29 As such, the proposal would be in accordance with the requirements of the adopted development plan, supplementary planning guidance as well as the guidance contained within the NPPF (2019).key considerations.

6. PLANNING ASSESSMENT

6.1 This section identifies the key planning considerations arising from the proposal. The assessment draws upon the site's context, relevant planning history and the policy review together with other relevant matters.

Principle of development

6.2 In terms of principle of development on site, the proposals will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a much needed refresh of the interior and exterior of the property and will improve the current offer provided. The proposal represents a significant investment in the building.

6.3 Moreover, it would not undermine the building's identity as a pub or harm it's architectural or heritage character. The proposed refurbishments will clearly retain the character of the pub as there is no change in use. Rather, it is proposed that the internal and external works would benefit the function of the pub, whilst preserving its historic significance through a sensitive design and development approach.

Compliance with planning policy

6.4 As has been outlined in the previous section, the Council has a number of planning policies which seek to protect and enhance listed buildings and their settings, as well as enhancing and protecting public houses within the city. Furthermore, there is a need to ensure that all design is of a high standard and that it takes account of the heritage assets and the local context.

6.5 The proposed development will allow for the currently vacant public house to be revitalised and enhanced. The investment in the building accords with the aspirations of the Local Plan policies which outline the strategic approach to Central Brighton. The Council recognises the distinctive character of this area and seeks to ensure the ongoing success and viability through ongoing improvement and enhancements.

6.6 By facilitating the investment in the public house through this application, the site will be reinvigorated and will be able to actively contribute to the cultural offering of Brighton City Centre. This investment will create vibrant and enhanced public house ensuring compliance with Policy CP5 (culture and tourism) and will allow the site to be reinvigorated as a destination in a highly central location.

6.7 In terms of design, the proposed development has been designed to a high standard. The proposals accord with all criteria outlined in Policy CP12 and ensure that the standard or architecture is enhanced, there is a strong sense of place through the development and that the heritage of the building and context is enhanced and preserved.

6.8 As has been outlined, there are polices within the Local Plan which relate to the City's heritage assets and how the Council will seek to protect them. The proposals will ensure that the Listed

Building is enhanced and maintained. The proposed development is considered to comply with Policy SA2 of the City Plan Part One.

6.9 Policy CP15 requires that all developments should enhance and conserve the City's heritage assets and great weight should be applied to protecting such assets. Furthermore, emerging Policy DM27 will add additional protection to Listed Buildings. It is considered that the proposed alterations to the Royal Pavilion Tavern are in line with the eleven criteria in the draft policy.

6.10 In summary, the proposed internal and external alterations to the Royal Pavilion Tavern have been designed to the highest standard and are considered to comply with the requirements of both the adopted and the emerging Local Plan.

7. HERITAGE STATEMENT OF SIGNIFICANCE

7.1 This section addresses the heritage matters in relation to the listed building and Conservation Area for works at the property.

Listed Building

7.2 The property consists of a Grade II Listed Building of special architectural and historic interest.

7.3 The building was first designated as a listed building on 13th October 1952. The list entry states the following as the reason for designation;

*'Architectural interest: as an early C19 terraced house with its later use as a hotel reflecting the growth of Brighton as a seaside resort; * Historic interest: for its townscape value on Castle Square, the late C18 commercial centre of Brighton.'*

7.4 A full list entry is provided at appendix 1 to this statement. In summary, the listing refers to the external features of the building including the window range and proportions, the entrance ways and associated pilasters, the railings located at first floor as well as the cornicing and parapet at the third floor level. The interior of the property is not referenced in the list entry.

7.5 Further to the above, railings at the rear of the property are also listed. The listing detail highlights the window ranges, the decorative fanlight and round arched entranceway as well as the cast iron railings. Again the full listing is provided in appendix 2.

7.6 The above listings outline how the historic features of the building are predominantly related to the window proportions and sills, the materials, the railings and external façade treatments.

Conservation Area

7.7 The Royal Public House is situated in the Valley Gardens Conservation Area. From review of the conservation area appraisal, the site is itself is not referenced, however the statement does state that all the listed buildings within the conservation area are considered to make a positive contribution to the area.

7.8 That said, the Conservation Area Statement, adopted in 1995, outlines how the Council will seek to protect and enhance the Conservation Area through ensuring development is appropriate.

7.9 Part 7.6 of the statement outlines the approach to Alterations and Extensions. This states that any future developments will be required to respect the appearance and character of the area defined in the study.

7.10 In designing this scheme, attention has been paid to the Conservation Area appraisal and this has informed the design. As demonstrated on the accompanying plans, the proposed changes do not have any impact on the original fabric of the building nor on fabric which is specifically referenced in the listing. Furthermore, any external alterations/additions are sensitively and discretely designed so as to not detract from the architectural detailing of the existing site. For instance, the two new air vents are located in an alleyway to the side and rear of the property on elevations that are not of a high quality. Moreover, they will utilise existing window openings rather than any new intrusions.

7.11 It is therefore considered that the proposed works are in accordance with the aspirations of the adopted and emerging Development Plan and comply with the requirements of the Conservation Area statement.

Need

7.12 The proposed internal and external works to the property are required in order to ensure the long-term commercial success of the business, and as part of the ongoing maintenance of the building to preserve and enhance the Grade II Listed pub.

7.13 These alterations are necessary to update the appearance and operation of the property to provide a more attractive customer environment and to expand the current customer offering. The proposals will allow for the public house to be refreshed and present an improved internal layout which will be more suitable and appropriate for the contemporary operation.

7.14 The changes to the building predominantly relate to the internal layout and are minor in extent. Much of the alterations are to remove/improve contemporary fabric that has been added over the years and detract from the listed building. As such, the proposals would not impact any of the elements of the building, which is referenced in the listing. The changes to the structure are minor and the slight breaking through of a wall to allow ventilation pipeline to externally extract at the relevant point

7.15 In terms of external changes, these relate to two new air extraction vents that are to be located to the side and rear of the property, which are not easily accessible to the public.

7.16 The proposals have been carefully and sensitively designed and considered to ensure that none of the proposals negatively impact or have any material impact on the fabric of the listed building. Furthermore, as is demonstrated on the plans, the proposed alterations are minor in their extent and have minor impact to the original fabric of the building.

Assessment

7.17 In terms of the proposed external alterations, these would be appropriate in scale and would not negatively impact upon the external façade of the building. None of the proposed alterations will affect the original features of the building as set in its description for its historic listing.

- 7.18 Further, the proposed repair works to the front of the property will result in the upgrading of the appearance through the provision of attractive and appropriate redecoration and refurbishment, which will contribute positively to the Conservation Area's character.
- 7.19 The proposed works to the external façade and the internal alterations will be sympathetic to the surrounding context by complementing buildings in the surrounding area, providing a high quality appearance that will provide a fresh and enhanced visual outlook that is also reflective of the building's listing.
- 7.20 Regarding the internal alterations, the proposed changes would not result in a negative impact on any important heritage features. This is because the interior has been the subject of previous modern alterations with very limited original features remaining. The proposed works would therefore relate to replacing and updating these previous contemporary alterations to provide an enhanced and refreshed appearance. In this regard, it is noted that the interior of the property is not mentioned within the listing description.
- 7.21 Overall, the proposed internal and external alterations would involve modest and complementary alterations to the building which would both improve the appearance and help maintain the existing character of the property, without compromising its heritage significance. Accordingly, it is considered that the proposal would be acceptable both in terms of its impact on the Valley Gardens Conservation Area and the Grade II Listed Building, as it would preserve and enhance these heritage assets.

8. DESIGN AND ACCESS

8.1 The key design and access influences of the proposed development, namely its use, layout, amount (density, scale and massing), appearance and access are considered below.

Use

8.2 The proposals do not involve any deviation from the existing use as a pub. The public house is currently vacant and the proposed alterations will allow for the site to come back into active use as a vibrant public house in a highly centralised location.

Layout

8.3 There would be minor alterations to the internal layout of the property and these are demonstrated in full on the accompanying plans. To summarise the proposed changes comprise the following changes;

Ground floor level

- Blocking off stairs to first floor with new double doors forming larger lobby area with new glazed screen in lieu of existing double doors to the lobby.
- Retained double doors to be form fire doors;
- Introduction of new external plant to ventilate men's toilet (plant to be located in existing window); and
- New partition stud walls to form men's toilet.
- External works
- Removal of redundant plant/ventilation equipment

External Changes

New signage scheme (sought under separate application)

Removal of redundant plant/ventilation equipment

8.4 The proposed alterations will allow for the improved usability of the site for the continued use as a viable public house.

Amount (Density, Scale and Massing)

8.5 There would be no alteration to the existing amount of development in terms of density, scale and massing.

Appearance

8.6 As outlined above, a number of internal and external alterations are proposed as part of the renovation works to the pub. Externally, the alterations are minimal and will be sensitively located to protect and enhance the public house and the historic fabric.

8.7 There will be two new vents for air extraction. These will be located to the rear of the property. They cannot be seen from the main thoroughfare and will be located in an alleyway that is in a poor state of repair, as indicated by the attached site photographs.

8.8 It is considered that the proposed development, overall, would improve the appearance of the building, as the repairs will be subtle and not alter any of the pub's existing features. This would accord with policy, as well as the Conservation Area appraisal which seeks to protect and enhance the Conservation Area through sensitive and appropriate design. Therefore, the proposed developments will allow for enhancements to the building whilst responding to policy requirements and acknowledging and respecting the historic fabric within the surrounding area.

8.9 The proposals would not detract from the Valley Gardens Conservation Area and nor would they detract from the Listed Building.

Access

8.10 The proposals will not alter the access to the property. There are improvements to the provision of fire doors within the site which will enhance the safety and operation of the pub and the provision of an accessible toilet at ground floor level.

Summary

8.11 The design is reflective of the high quality nature of Mitchells and Butlers approach to their estate, and the proposals will form an attractive, bespoke and inviting environment. The scheme will therefore reflect the existing high quality design of the unit and ensure that there is a sympathetic approach to both preserve and enhance the surrounding street scene.

9. CONCLUSION

- 9.1 This Planning, Heritage, Design and Access Statement has been prepared by Boyer on behalf of Mitchells and Butlers in support of a full planning and listed building consent application for internal and external alterations to the Royal Pavilion Tavern, Brighton.
- 9.2 This proposed development is considered to be acceptable in planning terms when assessed against relevant local planning policy. The principle of development on site will not result in the loss or negatively impact upon the functioning of the pub, rather it would provide a much needed refresh of the interior and exterior of the listed building and also improve the current offer. The proposals represent a significant investment by Mitchells and Butlers in the property.
- 9.3 The proposed internal and external alterations to the public house and wider site will be of high quality and sensitive nature, ensuring that the proposal will be sympathetic to the character and appearance of the listed buildings and surrounding Valley Gardens Conservation Area.
- 9.4 The works are minor in scale, and involve sensitive and sympathetic alterations which will enhance the existing pub building. The proposals for the alterations will enable the Royal Pavilion Tavern to be updated, sympathetically modernised and maintained, and thus contribute to the preservation of its listed status. A public house that is sensitively updated which an expanded offering to customers will ensure the continued success of the business, and will enable the pub to continue to be an attractive and popular destination.
- 9.5 Consequently, we respectfully request that full planning permission and listed building consent should be granted for this application with the appropriate conditions.

APPENDIX ONE – LIST ENTRY - 1380055

MATERIALS: Stucco with polished granite trim. Gambrel roof of slate. **EXTERIOR:** Four storeys and dormer over basement. Three-window range. The elevation treated as a full-height and nearly full-width segmental bay. Late C19 or early C20 segmental-arched entrance set against right party wall; the entrance is framed by polished granite pilasters from which spring heavy floral brackets. All windows are flat arched. The two windows to the left of the entrance have projecting sills and recessed spandrels. The ground floor is rendered as banded rustication. French doors to the first floor open out onto a balcony enclosed by cast-iron railings of late C19 date. First-floor windows have architraves. Each second-floor window has a cast-iron balconette in heart and anthemion pattern. Projecting sill to third-floor windows. There are storey bands between the first and second, and second and third floors. The third floor is capped by a projecting cornice and a balustraded parapet. There are two flat-arched dormers to the roof. Stacks to the party wall. **INTERIOR:** not inspected.

APPENDIX TWO – LIST ENTRY - 1380968

Rear elevation of the former Royal Pavilion Hotel, No.7 Castle Square (qv). Late C18 or early C19 house refronted in mid C19. Stucco. Roof parapeted. 3-window range. 4 storeys over basement. The only visible remnant of the earlier structure is the round-arched entrance with decorative fanlight; panelled intrados; surrounded by aedicule consisting of a pair of attached Tuscan columns, each supporting an impost block and projecting cornice; segmental pediment above door consists of raking cornices only. Wall to sides treated as banded rustication. To the right a fullheight, canted bay; to the left a 2-storey, canted bay. Bay windows are tripartite. All windows are flat arched. Storey bands between all floors. Cast-iron railings to stairs and basement area. The 6panel door noted in the former list description has been removed. Included for its group value.

1 NAVIGATION COURT CALDER PARK WAKEFIELD WF2 &BJ

Tel: 01924 252482

@: studio@spatialized.com



SPATIALIZED