

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text" value="75"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="The Drive"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hove"/>
Postcode	<input type="text" value="BN3 3PG"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="529124"/>
Northing (y)	<input type="text" value="105219"/>
Description	<input type="text"/>

**2. Applicant Details**

Title	<input type="text"/>
First name	<input type="text" value="Adrianne"/>
Surname	<input type="text" value="Hayes"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="75, The Drive"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Hove"/>

2. Applicant Details

Country	
Postcode	BN3 3PG
Are you an agent acting on behalf of the applicant?	
<input checked="" type="radio"/> Yes <input type="radio"/> No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Andrew
Surname	Kennedy
Company name	MacConvilles
Address line 1	Heversham House
Address line 2	20-22 Boundary Road
Address line 3	
Town/city	Hove
Country	
Postcode	BN3 4EF
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

There are no proposed changes to the scale of the existing property. The main purpose behind the project is for increase in insulation levels to the existing pitched and flat roofs for the client to increase insulation levels in order to meet current Building Regulation requirements for roofs to achieve minimum 0.18Wm2K U-Value, with aim to achieve a 'C' EPC rating by year 2023. At the same time, the client is requiring like-for-like replacements of various external fabrics to maintain the property.

To flat roofs - These works will be carried out externally to achieve a 'Warm Roof' build up. In accordance with U-Value calculations from 'Kingspan' – To achieve 0.18Km2W, new insulation and inclusion of ventilated space to the timber joists, roof levels will increase approximately 145mm in height.

To pitched roofs - External installation of new insulation material between timber roof rafters in order to increase insulation levels to the roof and improve property U-Value ratings and subsequent EPC ratings.

Any materials/fabrics undergoing repair will be replaced on a like-for-like basis including;

- External redecorations to match existing
- Renewal of clay roof tiles to pitched roof
- Renewal of copper and mastic asphalt flat roof surfaces
- Renewal of lead flashing/ weathering details to roofs
- Renewal of lime-based pointing
- Renewal of mastic asphalt surfaces to balconies
- Repairs to terracotta detailing
- Repairs to timber sash windows
- Replacement of defective rainwater goods

4. Description of Proposed Works

Has the development or work already been started without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II\*
- ☐ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Details as described with the the Design & Access statement attached to the application.

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Roof covering	Clay tiles - to pitched roofs Copper Sheet - to dormer flat roofs	Clay tiles - to pitched roofs Copper Sheet - to dormer flat roofs

## 10. Materials

Type	Existing materials and finishes	Proposed materials and finishes
	Mastic Asphalt - to flat roofs	Mastic Asphalt - to flat roofs

Are you submitting additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

App A - 25908 CH02 75 The Drive\_East Elevation Existing  
App A - 25908 CH03 75 The Drive\_South Elevation Existing  
App A - 25908 CH05 75 The Drive\_Roof Plan Existing  
App A - 25908 CH07 75 The Drive\_East Elevation Proposed Schedule  
App A - 25908 CH10 75 The Drive\_Roof Plan Proposed Schedule  
App A - 25908 CH11 75 The Drive\_Elevations Pointing Proposed Schedule  
Design and Access Statement\_75 The Drive\_Rev A October 2021

## 11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

## 12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## 13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	PRE2021/00070

Date (Must be pre-application submission)

Details of the pre-application advice received

In general, like-for-like repairs do not require listed building consent and are encouraged, particularly where the existing material is the original for the building. This would include the replacement of existing historic clay tiles with new hand made clay tiles of the same colour, pattern and texture. However the difference in patina between old and new is likely to produce a patchy effect therefore the proposed re-use of salvaged tiles from the lower pitched roof to augment any needed on the main roof in this proposal is a welcome proposal.

The addition of insulation appears to be intended for existing voids, and it is noted that the insulation details are to be determined following inspection and identification of void. The heritage team therefore assumes that the depth between the boards and surface coverings is not proposed to be increased to accommodate the layer of insulation and on this basis would not require listed building consent.

Whilst lead sheet (or potentially copper, as is present on other buildings in this group) would be considered a more appropriate flat roof covering, the replacement of existing felt, like for like, does not need listed building consent. Change to another non-original material would need LBC. The above point regarding insulation relates to these roofs and the balcony surfaces also – if no change in depth is involved LBC is not required. The proposals include two options for renewing the flashings and weatherings, it is assumed that the existing material is lead. Lead has proven longevity and

### 13. Pre-application Advice

performance, and the replacement of this with a modern alternative is considered unlikely to gain listed building consent.

Regarding rainwater goods; the use of uPVC is not considered acceptable on listed buildings and therefore existing cast iron items should be retained and if necessary replaced exactly like for like.

Repointing with mortar to match the lime and aggregate content of the existing mortar and to a matching joint profile would not need listed building consent.

The extent of the proposal to repair eroded bricks is unclear. Further information on the nature of the problem and the proposed solution would be necessary to provide specific advice, however the plastic repair of brickwork does not usually have a successful appearance and is discouraged. Assurance would be required that the works were necessary for the protection of historic fabric, and that the proposed method would not itself cause visible or physical harm to the building. The reasons for dismissing alternative approaches to the issue should be provided.

Like for like lintel replacement and isolated timber repairs would not require listed building consent, neither would re-decoration works using a similar colour scheme

### 14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 15. Certificates

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- ☐ The applicant
- ☒ The agent

Title	
First name	Andrew
Surname	Kennedy
Declaration date (DD/MM/YYYY)	14/10/2021

☒ Declaration made

### 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	14/10/2021
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