



## Brighton & Hove City Council

### DEVELOPMENT CONTROL

Brighton and Hove City Council  
Town Hall  
Norton Road  
Hove BN3 3BQ

Application for Planning Permission; Listed Building Consent for alterations, extension or  
demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation  
Areas Act) 1990 (as amended)

#### 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.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The Royal Pavilion Gardens

## Applicant Details

### Name/Company

Title

Mrs

First name

Chloe

Surname

Tapping

Company Name

Brighton & Hove Museums

### Address

Address line 1

Royal Pavilion Pavilion Buildings

Address line 2

Address line 3

Town/City

Brighton

County

Brighton & Hove

Country

Postcode

BN1 1EE

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Ms

First name

Claire

Surname

LeFeuvre

Company Name

Allen Scott Landscape Architects

## Address

Address line 1

44 Newton Road

Address line 2

Address line 3

Town/City

Tunbridge Wells

County

Country

United Kingdom

Postcode

TN11RU

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

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

- Restoration / reinstatement of historic walls, metal railings and gates
- Restoration / reinstatement of historic walls, metal railings and gates
- Restoration of the existing 19C historic and existing modern replica lamp posts
- Restoration of the iconic Nash views in the western lawn compartment and the east/northeast lawn compartments through enhancement to planting, lawns, groundworks and removal of modern trees and hedging that impedes views.
- Restoration of the path network with widening where necessary
- Restoration of regency planting beds
- Simplification of internal fencing to garden beds
- Improvements to drainage
- Improvements to the existing irrigation system
- Improvements to the existing bin store
- Improvements to the existing gardeners compound and utility sheds
- Remodelling of the existing public W/Cs with a new Changing Places Toilet, public toilets, accessible toilet, baby change and kiosk
- A new Outdoor Learning Space with adjacent storage & hand wash

Has the development or work already been started without consent?

- Yes  
 No

## Listed Building Grading

## 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

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
- No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
- No

## 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).

To be read in conjunction with Conservation Consultant's, Royal Pavilion Garden – Heritage & Impact Assessment.

The main overall changes proposed to the Listed Gardens are:

1. Restoration, conservation and enhancement of the garden entrances to manage visitor flow in a way that is sensitive to the historic character of the garden and enhance the arrival experience.
2. Restoration / reinstatement of historic walls, railings, gates, benches and existing perimeter buildings to create an identifiable urban perimeter for the gardens that will provide a sense of cohesion and improve its integrity within the city centre. The timber gates to the south, India Gateway and flanking pedestrian gates will be replaced with freestanding metal gates following the historic C19 detail proposed elsewhere to create a unified boundary with improved security. The existing timber gates will be refurbished and stored on site (internally).
3. Restore the existing lamp posts both listed and unlisted, to improve condition and appearance of the gardens.
4. Restore the iconic Nash views in the western lawn compartment and the east/northeast lawn compartments through enhancement to planting, lawns, groundworks and removal of historically inappropriate trees and hedging that impede views.
5. Restore the C19 path network with improved drainage and widening where necessary with minor adaptations responding to the requirements of C21 uses.
6. Provide a new outdoor learning space with storage and handwash facility near the education room attached to the Museum to support learning and activities.
7. Improve the gardeners' utility sheds and maintenance compound on the south boundary, to improve operational management of the site
8. Re-design and rationalise 1990s low metal fencing to garden beds, intended to reduce damage by visitors.
9. Repair 1920s East Lawn water features and associated structures to reinstate water features and aid with maintenance.

#### Key References

##### Conservation Architect:

P1154-RHP-ZZ-00-DR-A-1000 to 1018 - Site Plans  
P1154-RHP-ZZ-00-DR-A-5000 to 5023 - McLaren Boundary Wall  
P1154-RHP-ZZ-00-DR-A-5030 - South (India) Gate Images  
P1154-RHP-ZZ-00-DR-A-5040 - North Gate Images  
P1154-RHP-ZZ-00-DR-A-5050 to 5051 - Palace Place Images  
P1154-RHP-ZZ-ZZ-SC-A-8200-P4-Brighton Pavilion Gardens Schedule  
2023-07-14 Reawakening Brighton Royal Estate Phase 2 - Appendices A-E  
2023-07-14 Reawakening Brighton Royal Estate Phase 2 rev 3 Report

##### Landscape Architect:

725-501-Development Stage Design Report  
725-002 Existing Site Plan  
725-003 Aerial Site Plan  
725-100 Proposed Masterplan  
725-101 to 104 - General Arrangement Plans  
725-200 to 214 - Sections  
725-350 to 367- Technical Details  
725 – Materials, Furniture & Planting Palette

##### Building Architect:

P1154-RHP-LS-XX-DR-A-2004-P2-Learning Space Storage and Wash Basin

##### Drainage Engineer:

A8394 – RPG – Drainage Statement  
A8394 – 1500 to 1504 – Drainage Layouts

## 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

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Palace Place - Historic stone plinth with painted metal railings (colour light green) Old Steine - Modern painted metal double hoop railing (colour dark green) North Gate - Historic brick / flint wall with natural stone coping and painted metal railings (colour dark brown) New Road - Rendered brick wall beneath modern timber bench India Gate - Natural stone wall Princes Place - Stone plinth (existing railings previously removed)

**Proposed materials and finishes:**

Palace Place - Historic stone plinth with painted metal railings to be restored (colour dark green) Old Steine - Stone plinth with painted metal railings to match historic detail (colour dark green) North Gate - Historic brick / flint wall with natural stone coping and painted metal railings to be restored (colour dark green) New Road - Brick wall with natural stone coping and painted metal railings to match historic detail (colour dark green) India Gate - Natural stone wall to be restored Princes Place - Stone plinth with painted metal railings to match historic detail (colour dark green)

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Path network - Asphalt paths with bonded natural stone chippings Thresholds - Natural stone Reinforced grass - Grasscrete & cellular confinement system

**Proposed materials and finishes:**

Path network - Asphalt paths with bonded natural stone chippings Thresholds - Natural stone Reinforced grass - Cellular confinement system

**Type:**

Lighting

**Existing materials and finishes:**

Existing painted 19C historic and modern replica lamp posts (colour various but predominantly dark brown)

**Proposed materials and finishes:**

Existing painted 19C historic and modern replica lamp posts to be refurbished (colour dark green)

**Type:**

External walls

**Existing materials and finishes:**

Public Toilet Block - Brick

**Proposed materials and finishes:**

Public Toilet Block - Brick (existing)

**Type:**

Roof covering

**Existing materials and finishes:**

Public Toilet Block - Bitumen membrane (assumed)

**Proposed materials and finishes:**

Public Toilet Block - Bitumen membrane

**Type:**

Windows

**Existing materials and finishes:**

Public Toilet Block - N/A

**Proposed materials and finishes:**

Public Toilet Block - Timber (accoya) Shutter - Steel (colour bronze)



**Type:**

Ceilings

**Existing materials and finishes:**

Public Toilet Block - Painted Plasterboard

**Proposed materials and finishes:**

Public Toilet Block - Painted Plasterboard

**Type:**

Internal walls

**Existing materials and finishes:**

Public Toilet Block - Painted Plasterboard / tiled

**Proposed materials and finishes:**

Public Toilet Block - Painted Plasterboard / tiled

**Type:**

Floors

**Existing materials and finishes:**

Public Toilet Block - Tiled

**Proposed materials and finishes:**

Public Toilet Block - Tiled / vinyl

**Type:**

Internal doors

**Existing materials and finishes:**

Public Toilet Block - Timber

**Proposed materials and finishes:**

Public Toilet Block - Timber

**Type:**

External doors

**Existing materials and finishes:**

Public Toilet Block - Timber

**Proposed materials and finishes:**

Public Toilet Block - Steel (colour bronze)

**Type:**

Rainwater goods

**Existing materials and finishes:**

Public Toilet Block - N/A - Downpipes internal

**Proposed materials and finishes:**

Public Toilet Block - External downpipe PPC aluminium

Are you supplying 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

Landscape Works Report - 725-501-Development Stage Design Report

Landscape Materials Palette - 725-Materials, Furniture & Planting Palette

Building Works Report - P1154-RHP-TB-Rp-Design and Access Statement

Conservation Works Report - 2023-07-14 Reawakening Brighton Royal Estate Phase 2 rev 3 Report

## Site Area

What is the measurement of the site area? (numeric characters only).

3.30

Unit

Hectares

## Existing Use

Please describe the current use of the site

Public Gardens with access to the Royal Pavilion and Brighton & Hove Museum

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Landscape Works Report - 725-501-Development Stage Design Report  
725-002 Existing Site Plan  
725-100 Proposed Masterplan  
725-101 General Arrangement - Site  
725-102 General Arrangement - East  
725-103 General Arrangement - North  
725-104 General Arrangement - South  
725-105 General Arrangement - West

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

6

**Difference in spaces:**

6

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Proposals will look to reduce the size of and re-orientate the existing Brighton Dome & Brighton Festival bin store which is located within the gardens adjacent to the energy centre, in order to reduce massing and visual impact which have impacted the historic fabric of the gardens. The design & detail of the re-ordinated bin store will follow that of the existing with final proposals to be developed by Brighton Dome & Brighton Festival

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

As is existing, recyclable waste will be stored in the same area with separate collections as arranged by Brighton Dome & Brighton Festival

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## 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

## Pre-application Advice

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

- Yes  
 No

## 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.

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?

- Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

\*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Town Hall

**Number:**

**Suffix:**

**Address line 1:**

Norton Road

**Address Line 2:**

Brighton and Hove

**Town/City:**

Hove

**Postcode:**

BN3 3BQ

**Date notice served (DD/MM/YYYY):**

03/10/2023

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Chloe

Surname

Tapping

Declaration Date

16/10/2023

Declaration made

## Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration



Signed

claire Le Feuvre

Date

23/10/2023