



Design Statement – Clarence House, 30-31 North Street, Brighton BN1 1EB

This statement is presented in support of the application for listed building consent for works to Clarence House, 30-31 North Street, Brighton BN1 1EB.

Application Works:

1. Proposed alterations to the recently installed partitions to flats 5 & 8
2. Retrospective permission to infill a modern door opening at first floor, previously associated with a redundant modern fire escape.

Existing Building and Planning Context

Clarence House is a Grade II listed building. The historic characteristics of the property are discussed further in the Heritage Impact Assessment included in this application.

The four storey (plus basement) property was first constructed in 1785 as a coaching inn, known as New Inn at the time. The property is the only remaining example of the once numerous inns which lined North Street. The listing entry notes that by 1812 the inn included “a coffee room, a billiard room along with sitting rooms, kitchens and 26 bedrooms”.

In c.1990 the building was refurbished and fully converted into offices. Alterations included addition of a lift and a fire escape within the internal courtyard. A retail unit was retained on the eastern corner of the ground floor and a restaurant unit on the western corner. The restaurant unit connects to storage and kitchen space in the basement.

The applicant acquired the property in 2021 and set about bringing the property back into full occupation by diversifying the uses of building. The planning history and associated works that have taken place in this period are as follows:

- **BH2021/04017 & BH2021/04018** – Listed Building Consent and Planning Permission granted to create a larger restaurant space on the ground floor. The proposals also included some works to the basement and installation of new flues associated with the restaurant.
- **BH2021/04306 & BH2021/04279** – Prior approval and Listed Building Consent granted for the creation of two flats at third floor
- **BH2022/00579** – Listed building consent granted for the internal and external works related to creating 9 flats at first, second and third floor at the rear of the building, including removal of the fire escape, alterations to doors and windows, and alterations to internal partitions.
- **BH2022/00578** – Planning permission refused for the works relating to the above Listed Building Consent, including change of use from offices to flats.

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- **BH2022/01440 & BH2022/01450** – Listed Building Consent and Planning Permission granted for works to the shop frontage.
- **BH2022/01863** – Listed Building Consent granted for alterations to the previously approved restaurant design at ground floor.
- **BH2023/01447 & BH2023/01448** - Listed Building Consent and Planning Permission, not yet decided at the time of this application, relating to further changes to the restaurant design and associated plant and extraction.

The applications most relevant to this submission are BH2022/00579 and BH2022/00578. This application accompanies a resubmission of BH2022/00578 following its refusal.

It is noted that both BH2022/00579 and BH2022/00578 were submitted on 17th February 2022. Application BH2022/00579 (Listed Building Consent) was approved on 13th May 2022. However, BH2022/00578 was not determined until 23 August 2023 at which point it was refused. During the 16 month period between the approval of BH2022/00579 and the refusal of BH2022/00578 the applicant commenced works relating to both applications including creation of the flats and removal of the fire escape and associated door openings.

Works were carried out as per the consent under BH2022/00579 with the exception of one change. A modern door opening at first floor level, associated with the previous redundant fire escape, has been infilled. The removal of the door was permitted but the approved proposals included the introduction of a new window in the opening. It is now proposed that the opening will be infilled only.

The reasons for refusal of application BH2022/00578 included concerns over the previously proposed layouts to flats 5 & 8. As such, the proposals included in this application seek to alter these walls to create a more suitable layout.

Proposals and Heritage Impact

As outlined above the works applied for in this application are limited to the below:

1. Proposed alterations to the recently installed partitions to flats 5 & 8.

The partitions to be altered are all modern and recently installed and hence it is not perceived that the new layouts will have any impact on the heritage asset.

2. Retrospective permission to infill a modern door opening at first floor, previously associated with a redundant modern fire escape.

The removal of the modern door was permitted in application BH2022/00579. The infilling of the opening is considered to be more in keeping with the original architecture because it is not believed that there was a window here in the original design.

Please see the enclosed drawings for further details

Conclusion

As demonstrated, the works applied for are limited in nature and are not perceived to have any impact on the listed building. As such it is believed that the application should be permitted

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