



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	<input type="text" value="54"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Montpelier Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton and Hove"/>
Postcode	<input type="text" value="BN1 3BA"/>

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

Easting (x)	Northing (y)
<input type="text" value="530226"/>	<input type="text" value="104568"/>

Description

Grade 2 listed building divided into 6 self-contained residential flats.

Applicant Details

Name/Company

Title

Mr

First name

ROY

Surname

Mogford

Company Name

Address

Address line 1

Essenden, Maudlin Lane

Address line 2

Address line 3

Town/City

Steyning

County

Country

United Kingdom

Postcode

BN443PR

Are you an agent acting on behalf of the applicant?

Yes

No

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)

The existing Common Way fire protection arrangement were subject to a planning application in 1999 (BH1999/00564/LB). This application was approved with the work carried out in 1999/2000. The advice at the time from Brighton & Hove that once the internal work to the Common Way had been completed, the vertical ladder fire escape was no longer required. However, it was retained as a temporary measure for building maintenance reasons.

Following the Grenfell Tower inquiry, the Home Office has issued revised Regulations {Fire Safety (England) Regulations 2022}. As a consequence of this, a new Fire Risk Assessment was carried on 3rd January 2024 which has identified additional minor work required to the Common Way. Works are specifically: improved door closers, intumescent letter flaps, and additional door hinge(s) on all flat door entrances (flats 1-5), 'no smoking' signage within common way, a 'fire proof letter catcher' on common way entrance door, and improving fire resistance of basement electrical cupboard.

In addition, the vertical ladder fire escape was assessed as a dangerous structure and designated out of bounds. In general, vertical fire escapes without cage protection and arrest fall systems are now considered dangerous as a means of escape, so following completion and approval of the upgrade work on the Common Way escape route, the now obsolete vertical ladder fire escape at the rear of the property will be removed.

A member of East Sussex Fire Safety Team attended on 11th January to discuss and agree the proposed works.

Has the development or work already been started without consent?

Yes

No

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).

54 Montpelier Road, Brighton

Summary of Upgrade Works required for Fire Risk Assessment

External:

Removal of obsolete rear, external, fire escape. See photo 3.

Internal:

Entrance Fire resistant letter catcher inside front entrance door. (1)

Hall: No smoking sign required on hall wall. (1)

Flat 1: 3 steel hinges on entrance door to BS1935, class C, grade 11. (2)
Self closer to BS1154, power 3 to replace existing. (2)
Intumescent letterbox to replace existing perko closer.

Flat 2: 3 steel hinges on entrance door to BS1935, class C, grade 11. (2)
Hardwood strip to underside of entrance door to give < 4mm gap
Intumescent letterbox plate to replace existing.

Flat 3: 3 steel hinges on entrance door to BS1935, class C, grade 11. (2)
Self closer to BS1154, power 3 to replace existing. (2)
Hardwood strip to underside of entrance door to give < 4mm gap
Intumescent letterbox plate to replace existing perko closer

Flat 4: 3 steel hinges on entrance door to BS1935, class C, grade 11. (2)
Hardwood strip on underside of entrance door to give < 4mm gap
Intumescent letterbox plate to replace existing.

Flat 5: 3 hinges on entrance door to BS1935, class C, grade 11. (2)
Self closer to BS1154, power 3 to replace existing perko closer. (2)
Hardwood strip to underside of entrance door to give < 4mm gap
Intumescent letterbox plate to replace existing.

Basement. Electric Cupboard: Seal cable gaps at top with intumescent putty.

Electric cupboard: Upgrade existing cupboard to half hour fire resistant.

'KEEP SHUT' sign on electric cupboard door.

Common

Areas: 3 x No smoking signs (small circular) on stair landings.

(1) See photo #1 (2) See photo #2

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:

Internal doors

Existing materials and finishes:

Hardwood doors with two standard hinges and Perko closures.

Proposed materials and finishes:

Hardwood strips on underside of doors to reduce gaps, three steel hinges to BS1935 (class C, grade 11), self-closure to BS1154 (power 3) as per fire risk assessment recommendation on flats 1-5.

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

Yes

No

Site Area

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

4.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Residential

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

Vehicle Parking

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

- Yes
- No

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

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

- Yes
 No

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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.

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: Essenden</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: Maudlin Lane</p> <p>Address Line 2:</p> <p>Town/City: Bramber</p> <p>Postcode: BN44 3PR</p> <p>Date notice served (DD/MM/YYYY): 16/01/2024</p>

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Mogford

Declaration Date

16/11/1943

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

ROY Mogford

Date

16/01/2024