
Appeal Decision

Site visit made on 28 July 2020

by AJ Steen BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th September 2020

Appeal Ref: APP/Q1445/Y/19/3243615

Flat 1, 8 Palmeira Square, Hove BN3 2JB

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr & Mrs Davey against the decision of Brighton & Hove City Council.
 - The application Ref BH2019/00762, dated 13 March 2019, was refused by notice dated 12 July 2019.
 - The works proposed are internal works to ground floor flat.
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Decision

1. The appeal is allowed and listed building consent is granted for internal works to the ground floor flat at Flat 1, 8 Palmeira Square, Hove BN3 2JB in accordance with the terms of the application ref BH2019/00762 dated 13 March 2019 and the plans submitted with it.

Preliminary Matters

2. The works contained within this application comprise a number of elements. However, most of these works have been granted Listed Building Consent under application reference BH2018/00427. These works have been carried out and I have no reason to disagree with the Council's decision on that application. Consequently, I will focus on the remaining works comprising the installation of the en-suite bathroom to the main rear room and associated works.
3. The works subject of this application have taken place and I was able to see them during my site visit. Nevertheless, I will determine the appeal based on the submitted drawings.
4. As the proposal relates to internal works to a listed building, I shall have special regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Main Issue

5. Whether the proposed works would preserve the Grade II listed building known as 8 Palmeira Square or any features of special architectural and historic interest (or significance) that it possesses.

Reasons

6. Palmeira Square comprises five storey terraced houses, listed Grade II, to either side of an open square that provides public open space. It is linked to

the seafront by Adelaide Crescent, a similar open space enclosed by terraced houses, listed Grade II*. At the end of the square is Church Road, the main inland road through Hove with shops and services located along it. The area around Palmeira Square and Adelaide Crescent is part of the Brunswick Town Conservation Area, and the buildings on those squares contribute to the significance of the conservation area as a heritage asset.

7. 8 Palmeira Square has been sub-divided into flats. Flat 1 is on the ground floor and comprises front and rear rooms of the original house that have high ceilings, along with a room in the rear outrigger projection. There has been some alteration to the layout and uses within the rooms, particularly in the outrigger projection, although one can still appreciate the main living and circulation spaces. The front and rear rooms of the original house retain decorative features such as picture rails, skirting boards, chimney breast and fireplace. All of these factors contribute toward the significance of the listed building and one's understanding of it.
8. The front room has recently been converted into a living room with kitchen area, the room in the rear outrigger was the kitchen but now comprises a bedroom. A modest shower room and W.C. are located to either side of the passage leading to the room in the outrigger. The main rear room is the larger bedroom, where a false wall has been constructed on one side to disguise the pipework to the kitchen. The en-suite bathroom has been installed in this room. The significance of the building insofar as it relates to the bathroom proposals is the layout and function of the rooms within the flat.
9. The works to provide a bathroom area in the rear room comprise the installation of a screen wall across part of the room, raising the floor of the bathroom area and installation of bathroom fittings. The screen wall extends from the false wall up to the picture rail and only a short way across the room, to hide the toilet. Consequently, it only partially subdivides the room. The floor has been raised a small amount to allow the services to be installed between the original floor and raised floor, with the original fabric of the building retained under the floor. These changes divide the room into two sections; the bedroom and bathroom. Nevertheless, the room as a whole can be seen and the features of the room, such as skirting board, picture rail and decorative coving around the ceiling, remain visible and can be experienced when visiting the room.
10. For these reasons, I conclude that, on balance, the works to provide an en-suite bathroom into the bedroom at Flat 1, 8 Palmeira Square preserve the Grade II listed building and features of special architectural and historic interest that it possesses. Given the works are all internal, they preserve the character and appearance of the conservation area. As such, the works do not harm the significance of the listed building or conservation area as heritage assets. The works comply with Policies HE1 and HE6 of the Brighton and Hove Local Plan and Policy CP15 of the City Plan Part One. These policies seek to conserve and enhance the historic environment, including the significance of heritage assets and that the historic character and appearance of listed buildings would not be adversely affected, and seek to protect the character and appearance of the conservation area.

Conclusion

11. On the basis of the above considerations, I conclude that the appeal should succeed.

AJ Steen

INSPECTOR