

Tuesday, 26 August 2014  
at 6.00 pm



# Conservation Area Advisory Group

## PRESENT:-

Councillor Shuttleworth (Chairman) and Councillors Thompson, Belsey and Cooke

## Officers:

Mrs S Leete-Groves, Specialist Advisor (Conservation)  
Ms J Sabin, Specialist Advisor (Planning)

## ADVISORS:

Mr Crook, Royal Institute of British Architects  
Mr Howell, Eastbourne Society

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### 15 Minutes of the meeting held on 15 July 2014.

The minutes of the meeting held on 15 July 2014 were submitted and approved and the Chairman was authorised to sign them as a correct record.

### 16 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

None were declared.

### 17 Planning Applications - Decisions of the Borough Council

The decisions of the Planning Committee on applications in Conservation Areas were reported.

## NOTED.

### 18 Planning Applications for Consideration

The Specialist Advisor (Planning) and Specialist Advisor (Conservation) reported on planning applications for consideration in Conservation Areas. The Group's comments were set out in the schedule below.

#### **1)140910 (Full Plans) AMBASSADOR HOTEL, 1-3 HOWARD SQUARE**

Cons Area: Town Centre & Seafront

Proposal: Internal and external alterations to hotel (minor amendments to permissions EB/2012/0442(FP) and EB/2012/0445(LB)).

**CAAG Comments:** No objections raised.

**2) 140911** (Listed Building Consent) **AMBASSADOR HOTEL, 1-3 HOWARD SQUARE**

Cons Area: Town Centre & Seafront

Proposal: Internal and external alterations to hotel (minor amendments to permissions EB/2012/0442(FP) and EB/2012/0445(LB)).

**CAAG Comments:** No objections raised.

**3) 140913** (Listed Building Consent) **44 ALL SAINTS, 40 KING EDWARDS PARADE**

Cons Area: Meads

Proposal: Installation of secondary glazing/windows behind five existing windows.

**CAAG Comments:** The Group raised no objections to the proposal. It was suggested that the freeholder/resident association be contacted to advise them that any future applications should follow a similar approach regarding the slim components and concealed frames.

**4) 140940** (Full plans) **UNIVERSITY OF BRIGHTON, HILLBROW, 1 DENTON ROAD**

Cons Area: Meads

Proposal: To increase the height of the existing fencing at the south west end of the synthetic training pitch behind the goalmouth to a height of 10 metres to prevent balls landing in the adjoining property.

**CAAG Comments:** No objections raised.

**5) 141008** (Householder) **14 LUSHINGTON ROAD**

Cons area: Town Centre & Seafront

Proposal: Removal of existing ground floor low pitch roof at rear. Alterations and extension to reconfigure living space, and include garage with a parking bay to side, and a secure entrance.

**CAAG Comments:** The Group raised no objections to the proposal, subject to the condition that a suitable dark colour be used on the garage door.

**6) 141025** (Full Plans) **4 ENYS ROAD**

Cons area: Upperton

Proposal: Single storey extension at side and change of use from garage to single private dwelling.

**CAAG Comments:** The Group raised no objections to the proposal in principle. The Group however did strongly suggest that the front elevation should be stone to match the Upperton Lane elevation with brick quoins and soldier courses above the doors and windows to maintain visual consistency.

**7) 141029** (Full Plans) **10A HYDE GARDENS**

Cons area: Town Centre & Seafront

Proposal: Alterations to front to provide new access to lower ground floor flat together with provision of parking to rear and replacement of lower

ground floor windows and doors to front and rear.

**CAAG Comments:** The Group raised strong objections to the proposal, particularly the relocation of the steps, installation of a door to the front elevation and the loss of the original historic fabric of the building such as the railings to the side. The Group felt that the alternative layout required could be achieved without disrupting the front elevation and having a detrimental impact on the building.

**8) 141031 (Full Plans) 56 UPPERTON GARDENS**

Cons area: Upperton

Proposal: Proposed alterations to form 2no new flats in the east wing and a single storey extension to form a winter garden on the south west elevation, with a new window on the rear elevation, a dormer on the South East elevation and 2 roof lights.

**CAAG Comments:** The Group raised objections to the "winter garden" in terms of its location and protrusion which would adversely affect the character and appearance of the building and be out of keeping with the surrounding conservation area.

**9) 141033 (Full Plans) 122 PEVENSEY ROAD**

Cons area: Town Centre & Seafront

Proposal: Removal of existing rear first floor slate roof and the raising of the rear section to provide training area with natural daylight. New roof section to line through with the main roofline fronting 142 Langney Road.

**CAAG Comments:** The Group raised no objections in principle although it was suggested that the proportions and number of windows should be altered to reflect those on the adjacent buildings.

**NOTED.**

**19 New Listings**

The Specialist Advisor (Conservation) advised that there were no new listings.

**NOTED.**

**20 Dates of future meetings - All at 6.00 p.m. at the Town Hall**

The date of the next meeting was confirmed as the 7 October 2014 (at 6:00pm at the Town Hall).

The meeting closed at 7.06 pm

**Councillor Shuttleworth  
(Chairman)**