Brighton & Hove City Council

Planning & Public Protection
Hove Town Hall
Norton Road
Hove BN3 3BQ

Application No: BH2011/02887

Purcell Miller Tritton LLP
9 The Precincts
Canterbury
Kent
CT1 2EE

BRIGHTON AND HOVE CITY COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

IN PURSUANCE of their power under the above-mentioned Act, the Council hereby notify you that they grant LISTED BUILDING CONSENT for the following works:

Situation: Royal Sussex County Hospital Eastern Road Brighton

Description: Demolition of the Bristol Gate Piers.

In accordance with the application and plans (as modified by any under mentioned conditions) submitted to the Council on 23 September 2011 and SUBJECT to compliance with any condition(s) specified hereunder:

1 The works hereby permitted shall be commenced before the expiration of five years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The works of demolition hereby permitted shall not be begun until a detailed record of the gate piers, including photographs, drawings, sections and materials have been submitted to and agreed in writing by the Local Planning Authority.
Reason: To ensure the satisfactory record of these listed structures and their preservation when relocated and to comply with Policy HE2 of the Brighton & Hove Local Plan.

3 The works of demolition hereby permitted shall not be begun until a schedule of works for the removal and reconstruction of the gate piers shall have been submitted to and approved in writing by the Local Planning Authority, which schedule shall include details of their storage prior to relocation, a method statement for their removal and reconstruction and supervision arrangements for the works. The removal, storage and reconstruction of the gate piers and supervision thereof shall be carried out in accordance with the approved schedule of works.

Reason: To ensure the satisfactory record of these listed structures and their preservation when relocated and to comply with Policy HE2 of the Brighton & Hove Local Plan.

4 The works of demolition hereby permitted shall not be begun before commencement of Stage 1 of the development authorised by planning permission BH2011/02886.
Reason: To prevent premature demolition of these listed structures and to comply with Policy HE2 of the Brighton & Hove Local Plan.

Informatives:
1. This decision is based on drawing nos. 232112/07B, 232112/08A and 232112/09A received on 5 October 2010.

2. This decision to grant Listed Building Consent has been taken:

(i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, including Supplementary Planning Guidance and Supplementary Planning Documents:
Planning Policy Statement
PPS 5 Planning for the Historic Environment

Brighton & Hove Local Plan:
HE1 Listed Buildings
HE2 Demolition of a listed building
HE4 Reinstatement of original features on listed buildings

Supplementary Planning Guidance:
SPGBH13 Listed Building - General Advice and

(ii) for the following reasons:-
The demolition of the listed piers is outweighed by the substantial public health benefits for the community in the provision of a new major hospital facility on the site. The piers will be rebuilt and fully restored in new landscaped areas on the site close to their current location. In these circumstances the exceptional loss of these Grade II listed piers is acceptable.

Dated this 28 March 2012

Martin Randall
Head of Service
Planning and Public Protection

Brighton & Hove City Council

Development Control
Environment
Hove Town Hall
Norton Road
Hove BN3 3BQ

NOTICE is given that Section 35 of the East Sussex Act 1981 may apply to this development. This gives Local Authorities the power to reject applications deposited under the Building Regulations, unless after consultation with the fire authority they are satisfied that the plans show adequate means of access for the fire service.

NOTE: This decision does not give approval of plans for the purposes of the Building Regulations 1991. If an application for such approval has been made a decision has or will be given separately.