

HE1 Listed Buildings

Proposals involving the alteration, extension, or change of use of a listed building will only be permitted where:

- a. the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and b. the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.**

- 8.3 Listed buildings are of national importance due to their architectural and historic interest. In Brighton & Hove they contribute greatly to the image of the city as an attractive place to visit and in which to invest; they also provide much of the city's low cost housing accommodation.
- 8.4 Brighton & Hove has a wealth of stunning historic architecture. Renowned for its Regency stucco architecture, the area also has a wide range of buildings of the highest quality from all historic periods, including the Victorian era and the middle part of the 20th century. There are now some 3,600 listed buildings in Brighton & Hove. Few are still in the form or use as first built and certainly those that predate the 19th century most likely include features of interest from a number of periods of history. There will be opportunities for further sensitive alterations to and/or changes of use for these buildings, particularly where necessary to secure their viable future and to maintain their contribution to the prosperity of the town. Nevertheless, the retention of the original use will normally be the most appropriate and any new use must respect the internal plan, form and features and should maintain quality of design.
- 8.5 Many buildings however, have lost a good deal of their special interest through unsympathetic alterations. For example, to roofs, doors and windows and facades - including the removal of bays, balconies and canopies or the addition of incongruous additions such as alarm boxes, boiler flues and waste pipes. The cumulative effect of such alterations is nearly always to cause harm to their historic character and contribution to the wider historic environment. The planning authority will take a rigorous approach in protecting these buildings, especially in relation to ensuring their care and maintenance and the quality of any alterations that are undertaken. Further advice regarding alterations to listed buildings is provided in supplementary planning guidance, which is consistent with government guidance set out in PPG 15 'Planning and the Historic Environment', for example, making use of section 215 notices of the 1990 Planning Act and sections 47/48 and section 54 of the Planning (Listed Building and Conservation Areas) Act 1990. Conservation advice is available from the council and owners considering changes to their listed property are encouraged to take such advice at an early stage. See SPGBH 11 Listed Building Interiors and SPGBH 13 Listed Buildings - general advice.
- 8.6 Policy HE1 has particular links with the following in this Plan: the other policies relating to listed buildings; conservation areas; archaeology; design; external lighting; advertisements; blinds; landscaping; open space; densities; telecommunications; nature conservation; and species protection.