

HE6 Development within or affecting the setting of conservation areas

Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:

- a. a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms¹;
- b. the use of building materials and finishes which are sympathetic to the area;
- c. no harmful impact on the townscape and roofscape of the conservation area²;
- d. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;
- e. where appropriate, the removal of unsightly and inappropriate features or details; and
- f. the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area³.

Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted.

- 8.21 There are 33 conservation areas in Brighton & Hove, in which areas the planning authority has a duty to pay special attention to the desirability of preserving or enhancing their character and appearance. For each conservation area the council has, or is in the process of preparing, an individual character assessment and visual appraisal detailing the area's distinctive qualities. When considering proposals affecting a conservation area, including changes of use and traffic calming measures, the planning authority will have regard to the need to preserve or enhance the character or appearance of the area as detailed in these assessments / appraisals.
- 8.22 The council will review the existing conservation areas and their boundaries from time to time and as part of a city wide review, following public consultation, will assess which, if any, additional areas may merit designation as a conservation area.

¹ With regard to criterion (a), in respect to buildings that contribute to the area's character or appearance, the alteration of the style and detail of traditional panelled timber doors and timber sliding sash, or original timber or metal casement windows, will be resisted.

² With regard to criterion (c), alteration to roofs including the insertion of roof dormers or roof lights will be considered against the guidance in the council's Supplementary Planning Guidance note BH1 'Roof Alterations and Extensions' and subsequent revisions.

³ With regard to criterion (f), the removal of boundary walls, fences, railings, gates and formation of car hardstandings will be resisted.

Conservation Area Name	Date of Designation	Date of Extension
Avenues (The)	September 1985	July 1989
Benfield Barn	June 1989	
Brunswick Town	May 23 1969	June 1978
Clifton Hill & Montpelier	February 1973	January 1977, November 2005 (name change only)
Cliftonville	May 23 1969	September 1985
College	April 1988	
Denmark Villas	July 17 1984	
Drive (The)	1977	September 1985
East Cliff	February 1973	January 1977 June 1989 June 1991 September 2002
Engineerium	1982	
Hangleton	1984	
Hove Station	December 1996	
Kemp Town	September 1970	January 1977
North Laine	January 1977	September 1989 February 1995
Old Hove	February 1997	
Old Town	February 1973	January 1977
Ovingdean	September 1970	
Patcham	September 1970	September 1992
Pembroke & Princes	July 1989	
Portslade Old Village	1974	
Preston Park (Formerly Preston)	September 1970	January 1977 November 1980 Split June 1988 Further extension June 1995
Preston Village (Formerly Preston)	September 1970	January 1977 November 1980 Split June 1988
Queens Park	January 1977	
Regency Square	February 1973	January 1977, November 2005
Rottingdean	September 1970	
Round Hill	January 1977	
Sackville Gardens	February 1997	
Stanmer	September 1970	June 1988
Tongdean Ave / Road	June 1989	
Valley Gardens	February 1973	January 1977 June 1988 June 1989 September 1989 February 1995 October 1995
West Hill	January 1977	June 1988 February 1995
Willett Estate	July 1989	
Woodland Drive	December 1996	

- 8.23 Some possible future designations were indicated in the former Hove Borough Local Plan. These areas and other similar areas will be tested against approved selection criteria, which will endeavour to maintain the status of conservation areas and ensure the concept is not devalued.
- 8.24 In conservation areas, the planning authority will give special regard to matters of detailed design to avoid the gradual erosion of character. The retention of architectural features, which contribute to the appearance of buildings in conservation areas, is vital. The planning authority will seek the reinstatement or repair of such features when considering applications for planning permission and will also do its utmost to prevent the removal of features such as curtilage walls and chimneys. Trees are also important features within conservation areas and should therefore be retained. If this is not possible, the planning authority will seek suitable replacements in appropriate locations. Similarly, where a proposal involves changes within the street, the planning authority will seek the retention of traditional street furniture and surfaces such as cast iron lamp-posts, natural stone paving and kerbstones.
- 8.25 The loss of original features to those buildings that contribute to an area's special character is nearly always harmful to the quality of the area. Much of this visual harm is a consequence of 'permitted development' rights. In many conservation areas 'Article 4 Directions' are now in force which bring under planning control minor alterations to properties, such as alterations to front boundary walls and the painting of facades and, in respect of houses, alterations to doors, windows, roofs and chimneys. Article 4 Directions will be sought for other conservation areas where, after review, it is clear that the area's appearance and special architectural interest is being harmed.
- 8.26 Further guidance on alterations to existing properties, including to doors, windows, roof extensions and shop fronts is provided in the form of supplementary planning guidance (SPGs) or Supplementary Planning Documents (SPDs). Planning briefs will be prepared for sites in conservation areas, which are identified in conservation area studies as causing harm to the area's character.
- 8.27 Particular attention will be given to the impact of proposed changes of use on a conservation area. The mix of uses can be an important element of the character of a conservation area. For example, the North Laine Study seeks to protect warehouses, light industrial uses and shop uses in certain streets because these are an important element of the North Laine's character. (See also Policy EM10 in Chapter 5 'Supporting the economy and getting people into work'.)
- 8.28 The implementation of Policy HE6 will be assisted by applicants entering into discussions with the council's Design and Conservation team at an early stage in the preparation of proposals. Grants may also be available toward the cost of reinstating traditional shop fronts or missing architectural / original features.
- 8.29 Policy HE6 has particular links with the following in this Plan: the policies relating to design; conservation areas; listed buildings; historic parks and gardens; shopfronts; blinds; advertisements; landscaping; trees; open space; densities; telecommunications; nature conservation; and external lighting.