Sussex Gardens Trust
Encouraging the protection, conservation and evolution of the local garden heritage

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Brighton and Hove City Council
Submitted by e-mail to: Planning.Consultation@brighton-hove.gov.uk

12th February, 2022

Dear Sirs,

BH2022/00212 Erection of an additional storey at Regent House, Prince's Place, Brighton RPG

Thank you for consulting Sussex Gardens Trust (SGT). The Gardens Trust (GT) is a Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. SGT is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

Representatives of SGT have carefully reviewed the documentation submitted with this application.

The site overlooks the Royal Pavilion Gardens which is included on the Register of Parks and Gardens with a Grade II designation and is also included on the Historic England "At Risk" Register – see https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/25151.

Although the proposals only provide for one additional storey, the building stands the south side of the Gardens' west lawn and that part is already in deep shade for much or even most of the day. That results in poor lawn growth and the incidence of moss and mould on soil surfaces and a generally dank and gloomy atmosphere. We suggest that projections of shadow from the raised level onto the Gardens should be prepared as part of the submission and the impact of reduced sunlight light reflected in the heritage impact statement. The high level of visitor use and recreational pressure coupled with reduced natural lighting may combine to cause significant harm to the Gardens. Given the Gardens are on the "At Risk" Register, you may also wish to consult Historic England.

Yours faithfully

Jim Stockwell
On behalf of the Sussex Gardens Trust.
CC: The Gardens Trust
Historic England (FAO Kay Richardson)