

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 8 JULY 2020

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

ADDENDUM

ITEM		Page
E	BH20200/00961, Nile House, Nile Street, Brighton- Full Planning RECOMMENDATION – MINDED TO GRANT <i>Ward Affected: Regency</i>	1 - 38

Nile House, Nile Street

BH2020/00961 & BH2020/0092

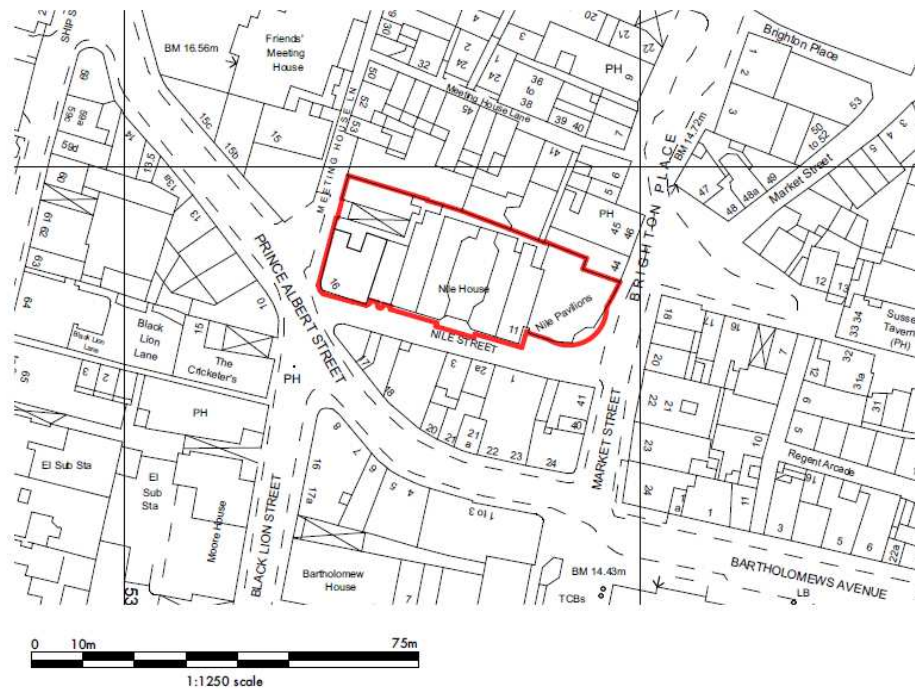


**Brighton & Hove
City Council**

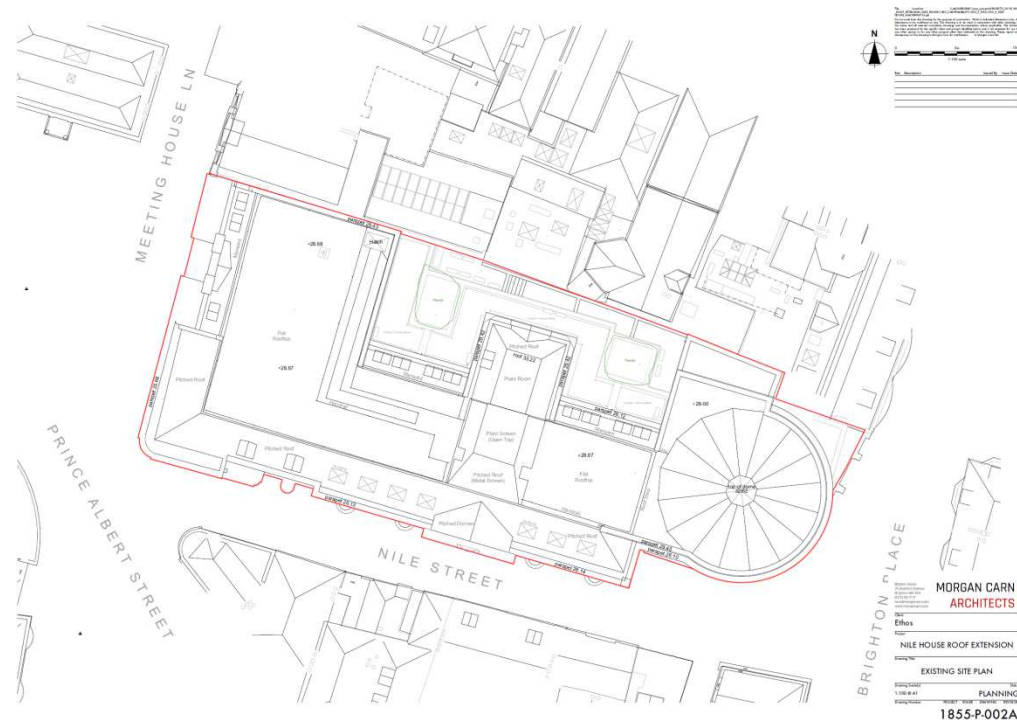
Application Description

- Planning permission is sought for:
- Formation of additional level to create office space (B1) incorporating replacement roof plant, reinstatement of chimney, balustrade terrace to West elevation, installation of solar panels and associated works.

Location Plan



Site Plan



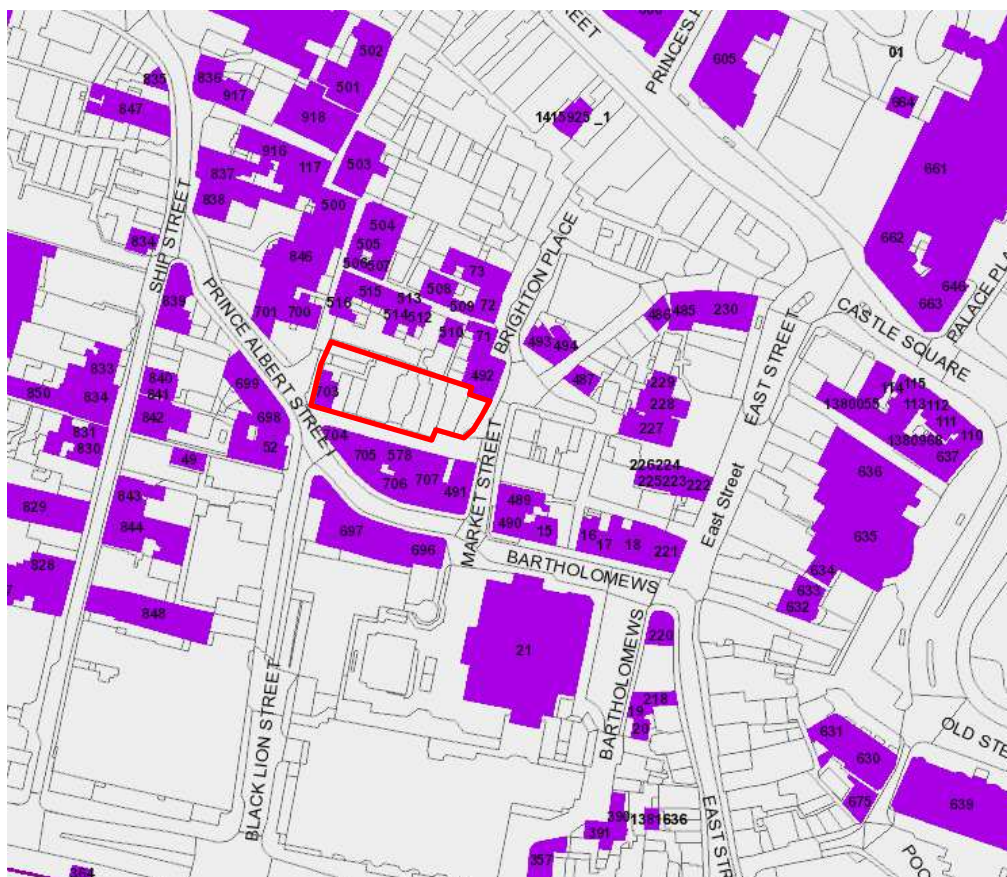
Aerial photo



3D Aerial photo



Listed Building Locations



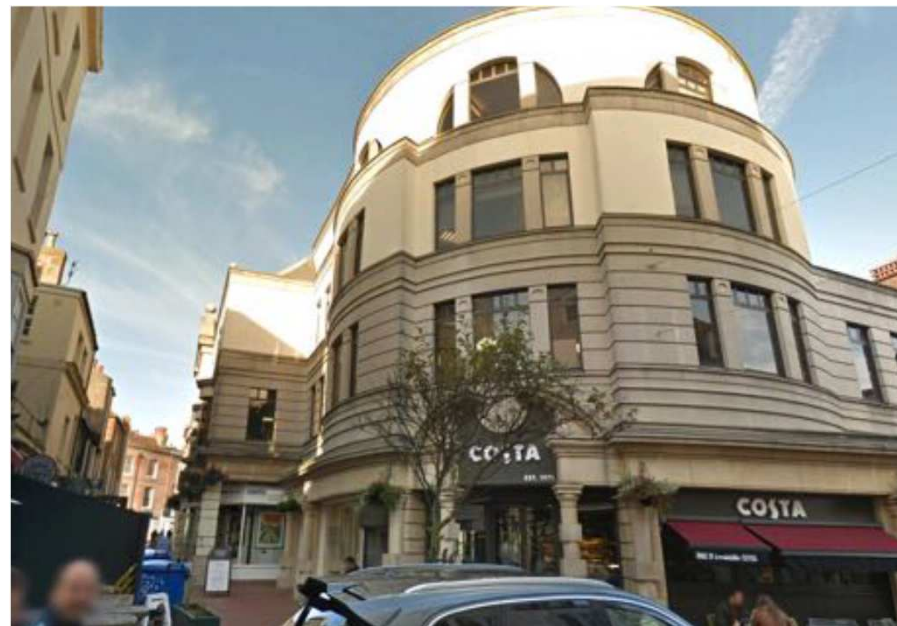
Existing View from Prince Albert Street



West Elevation



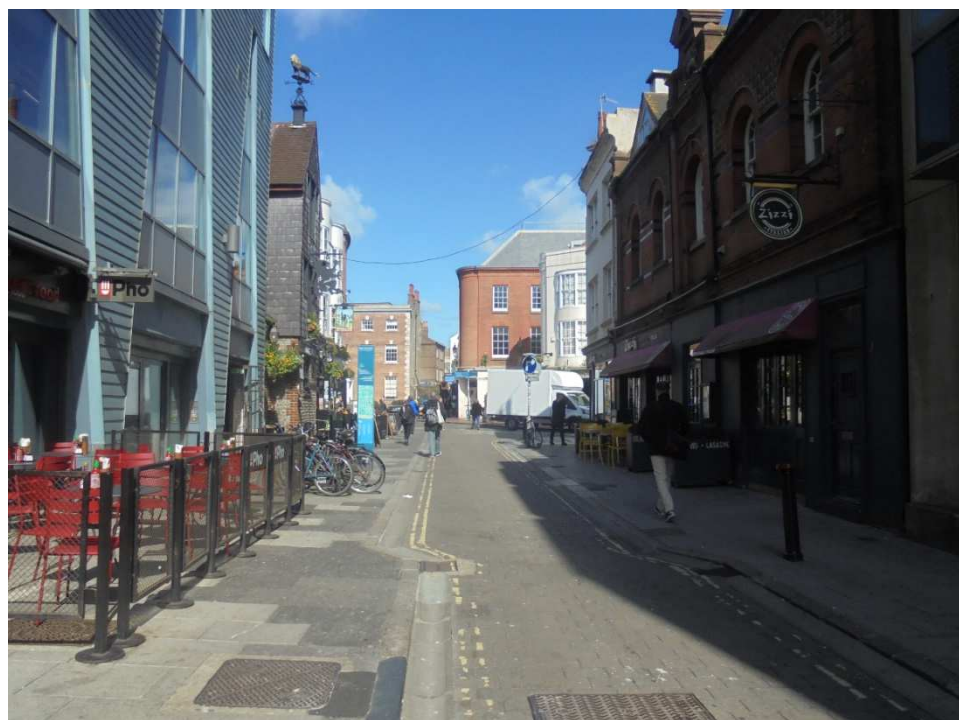
Nile Street/Brighton Place Elevations



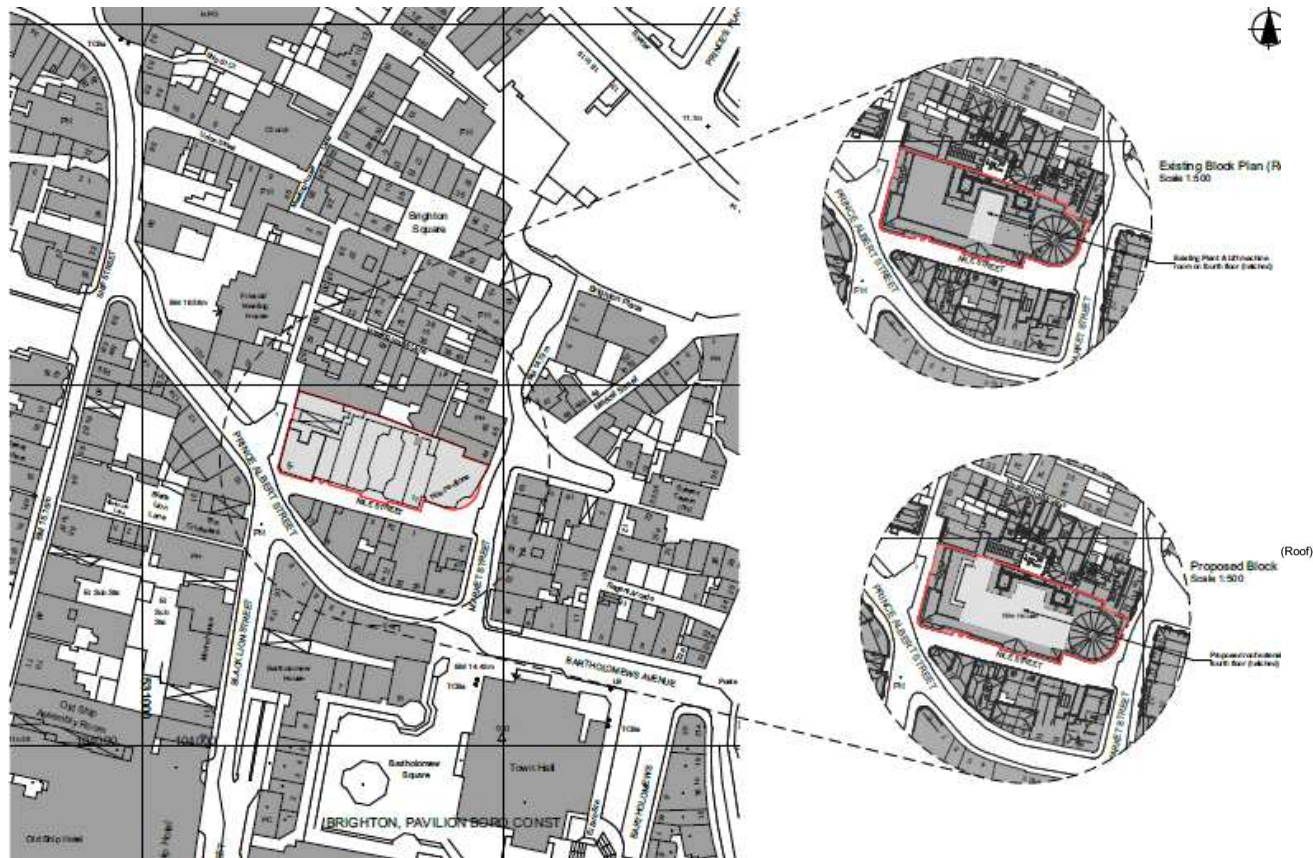
Corner Elevation – Listed Façade of no. 16 Prince Albert Street



View from Black Lion Street



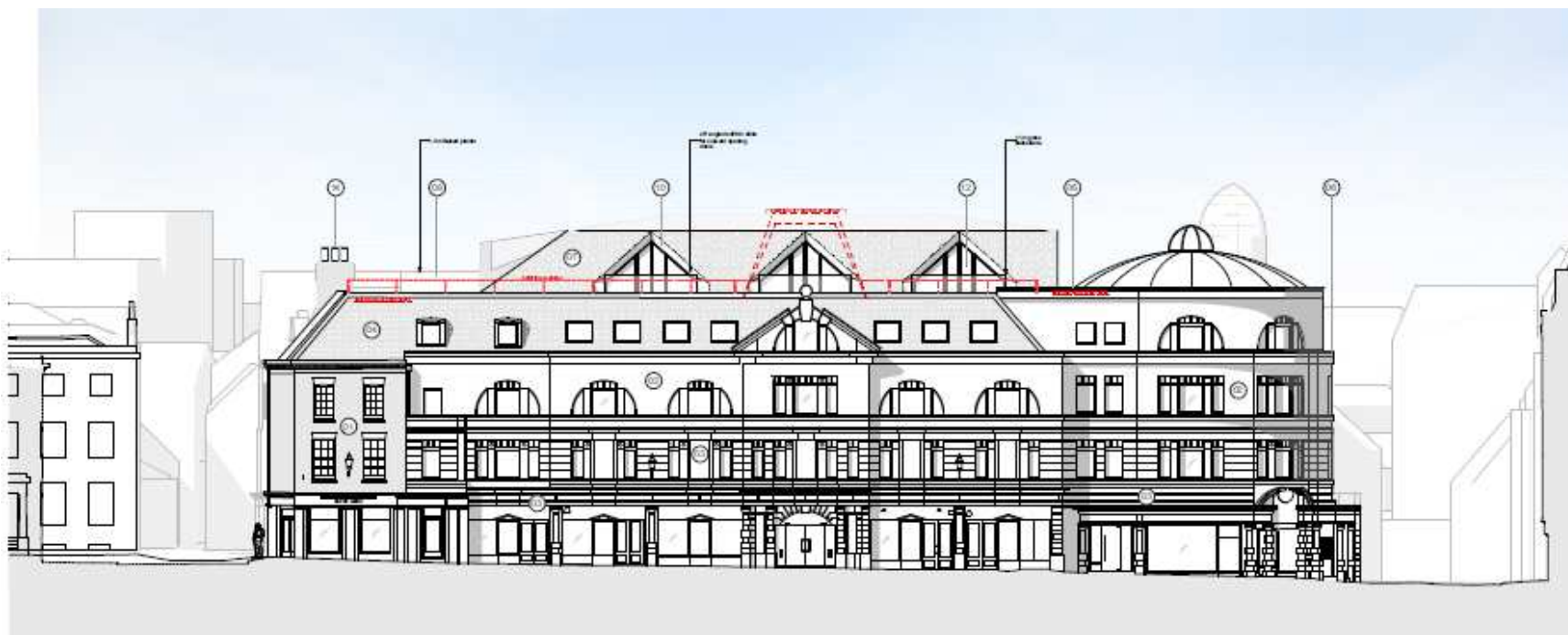
Existing & Proposed Block Plan



Existing Front Elevation



Proposed Front Elevation



Brighton & Hove
City Council

Contextual Front Elevation



1855-P-022B

Existing Rear Elevation

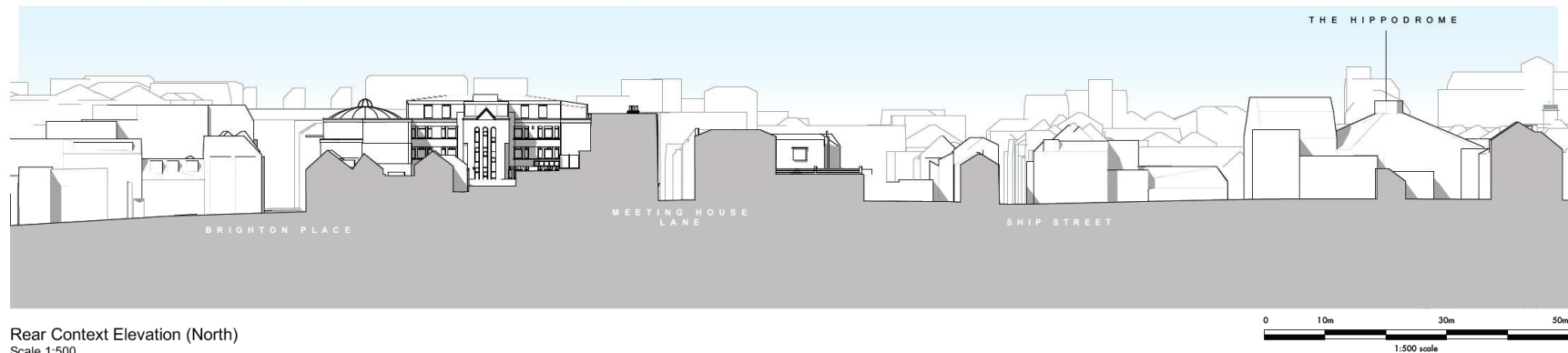


Brighton & Hove
City Council

18



Contextual Rear Elevation



Rear Context Elevation (North)
Scale 1:500

Existing Side Elevation (East)



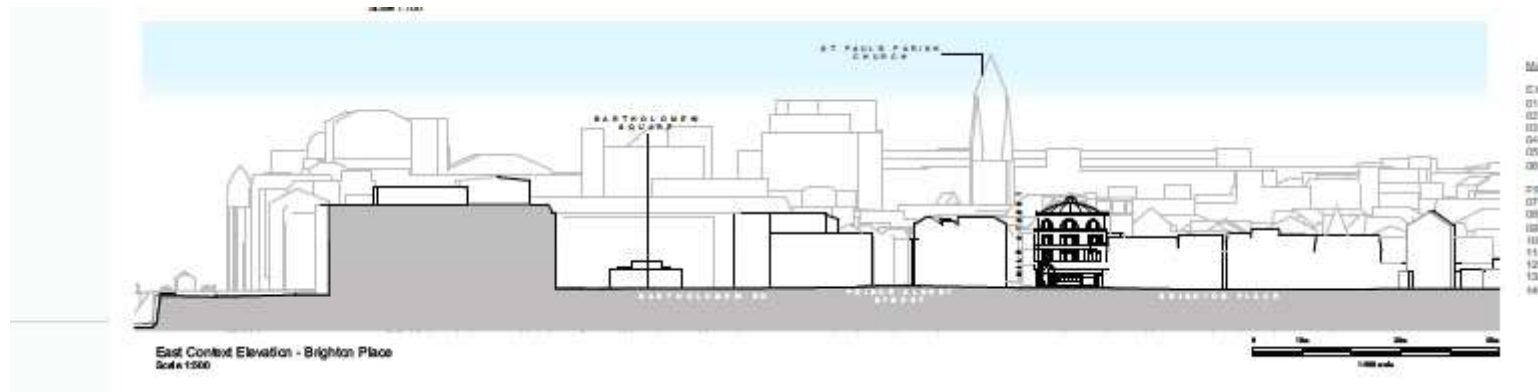
Brighton & Hove
City Council

Proposed Side Elevation (East)



Brighton & Hove
City Council

Contextual East Elevation



Brighton & Hove
City Council

Existing Side Elevation (West)



Brighton & Hove
City Council

Proposed Side Elevation (West)



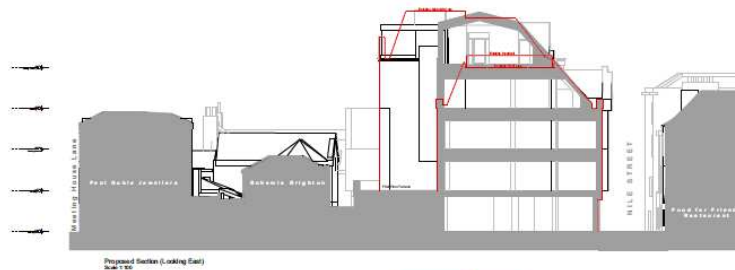
Brighton & Hove
City Council

Contextual West Elevation

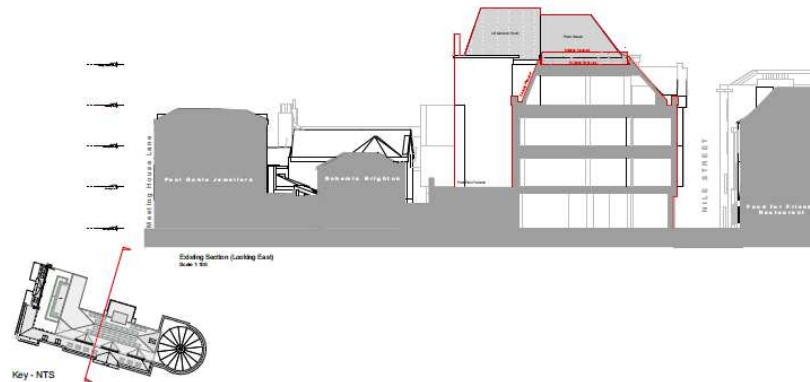


Existing and Proposed Section

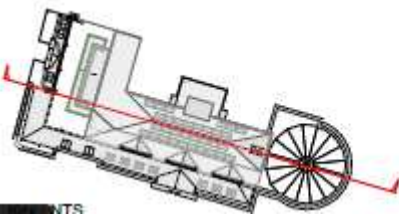
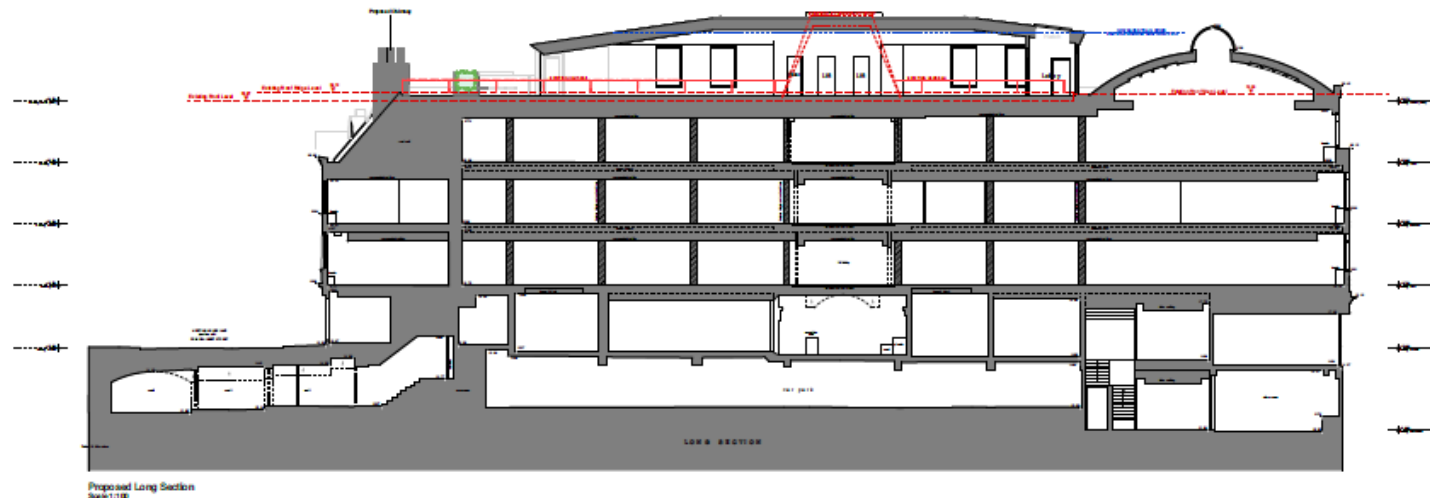
Proposed (looking East)



Existing (looking East)

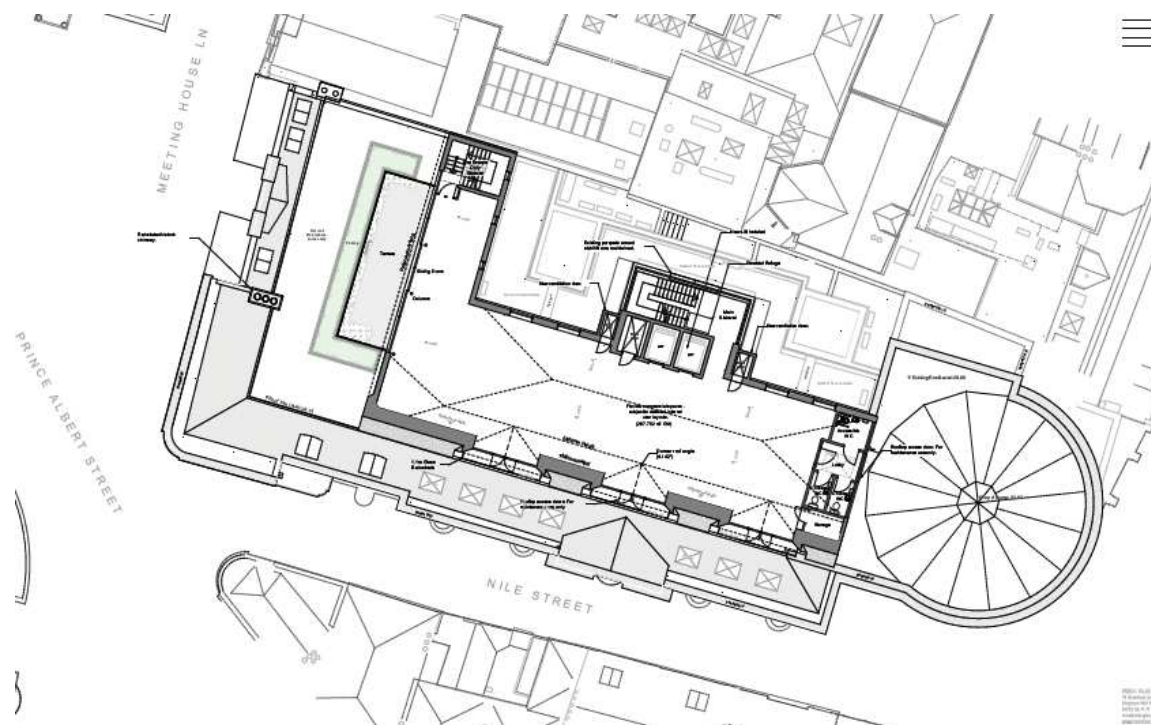


Proposed Long Section

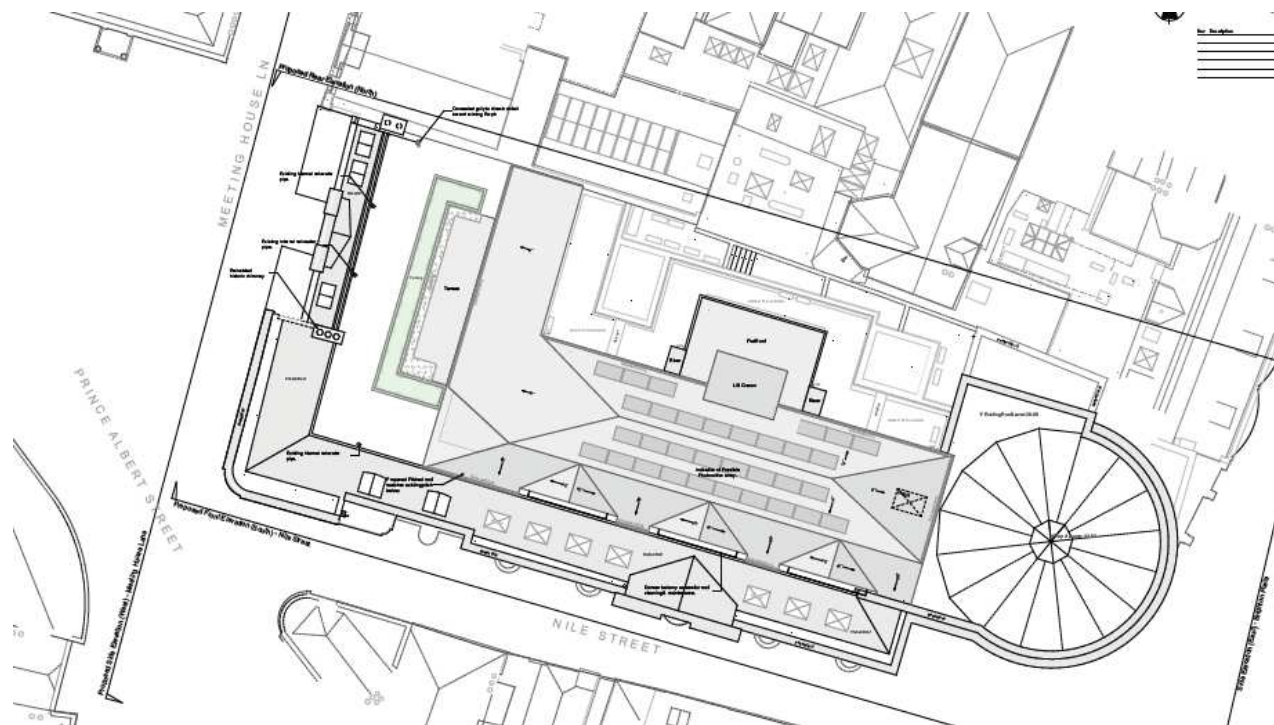


Brighton & Hove
City Council

Proposed Fourth Floor Plan



Proposed Roof Plan



Comparison Visuals (with previously refused scheme)

Refused



3D Model view of REFUSED scheme

Revised



3D Model view of REVISED proposals

View from Black Lion Street



3D Model view of REFUSED scheme



3D Model view of REVISED proposals



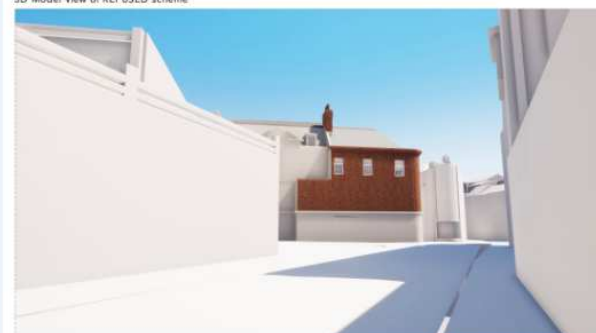
Brighton & Hove
City Council

Comparison Visuals

Refused



Revised



View from Prince Albert Street



Brighton & Hove
City Council

Comparison Visuals

Refused



Revised



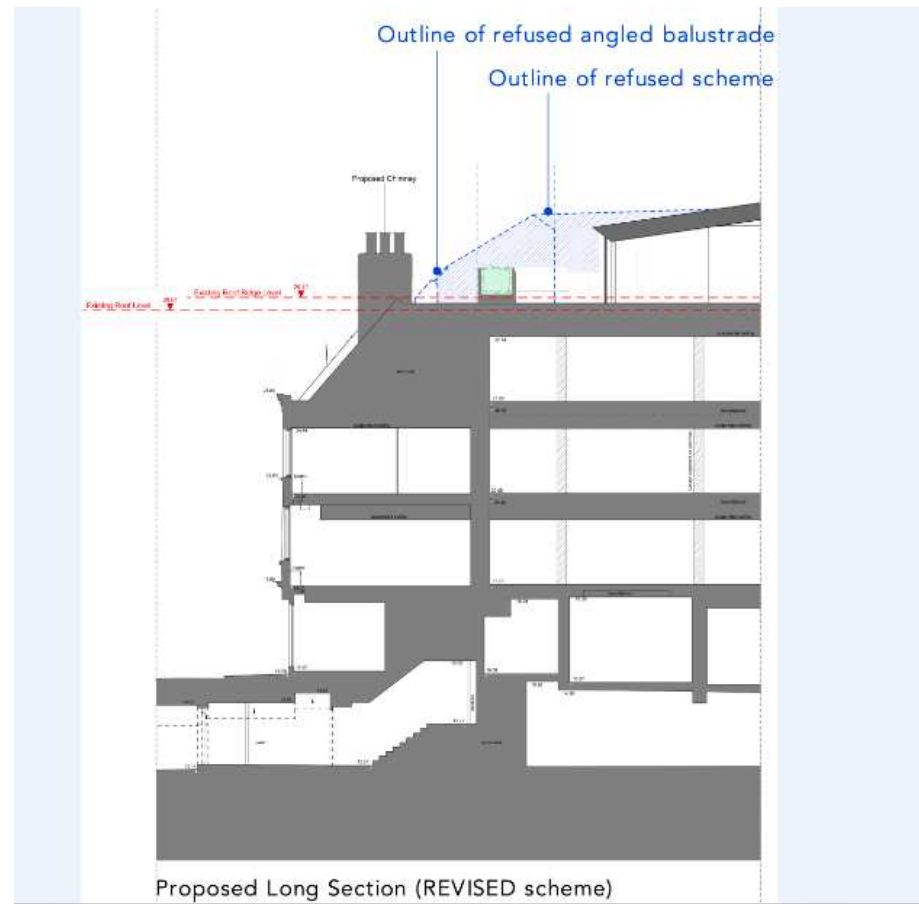
West Elevation

Revised Roof Plan (outline refused roof)

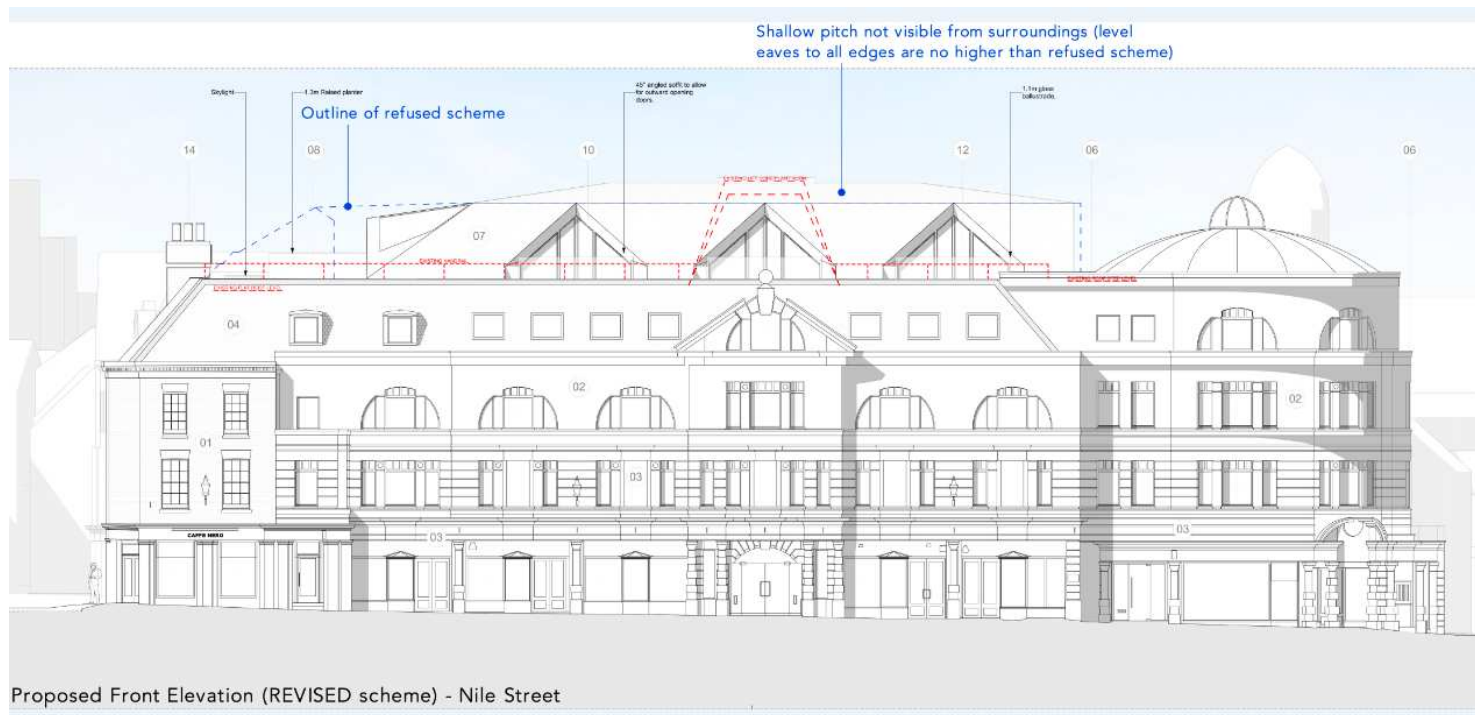


Brighton & Hove
City Council

Long Section (comparison)



Front Elevation (comparison)



Brighton & Hove
City Council

Key Considerations in the Application

- Principle of development
- Design & appearance
- Heritage impact on the grade II listed building and Old Town Conservation Area
- Impact on amenity
- Sustainable transport
- Sustainability issues

Conclusion and Planning Balance

- Additional B1 Office Space (approximately 304sqm to be provided through refurbishment and roof extension) is welcomed.
 - Proposed additional storey and associated terrace would preserve the appearance of the conservation area, the listed building on the site and the settings of the listed buildings at 15, 15B and 17-18 Prince Albert Street.
 - No harm to neighbouring amenity identified
 - No Highway objections
 - 106 Agreement- Contribution of £5,400 towards sustainable transport in the immediate vicinity of the site.
-
- **Recommendation – Approve**

