

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 1 APRIL 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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The Hippodrome, 51 & 52-58 Middle Street

BH2025/02723

And BH2025/02716

1st April 2026

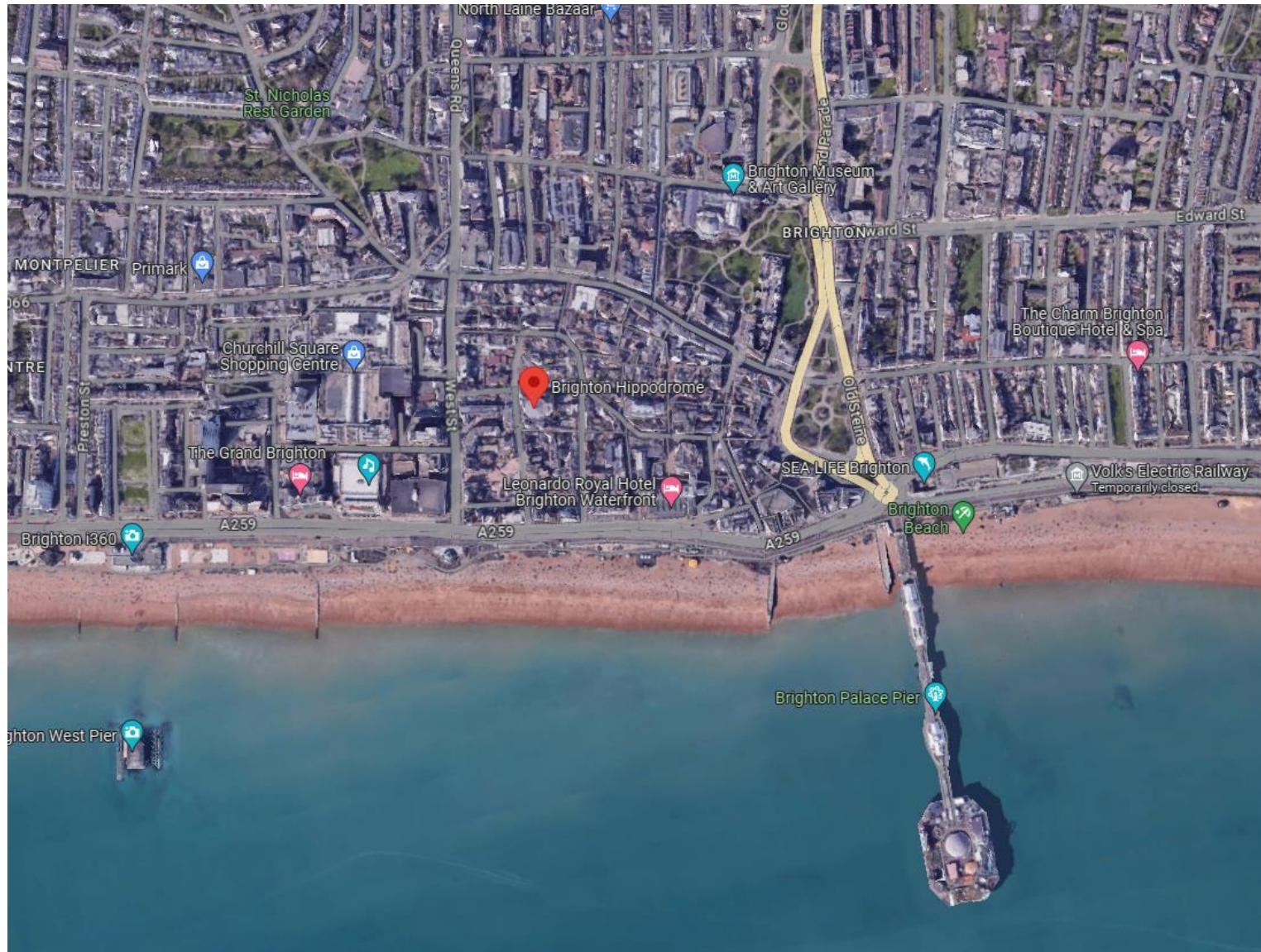


**Brighton & Hove
City Council**

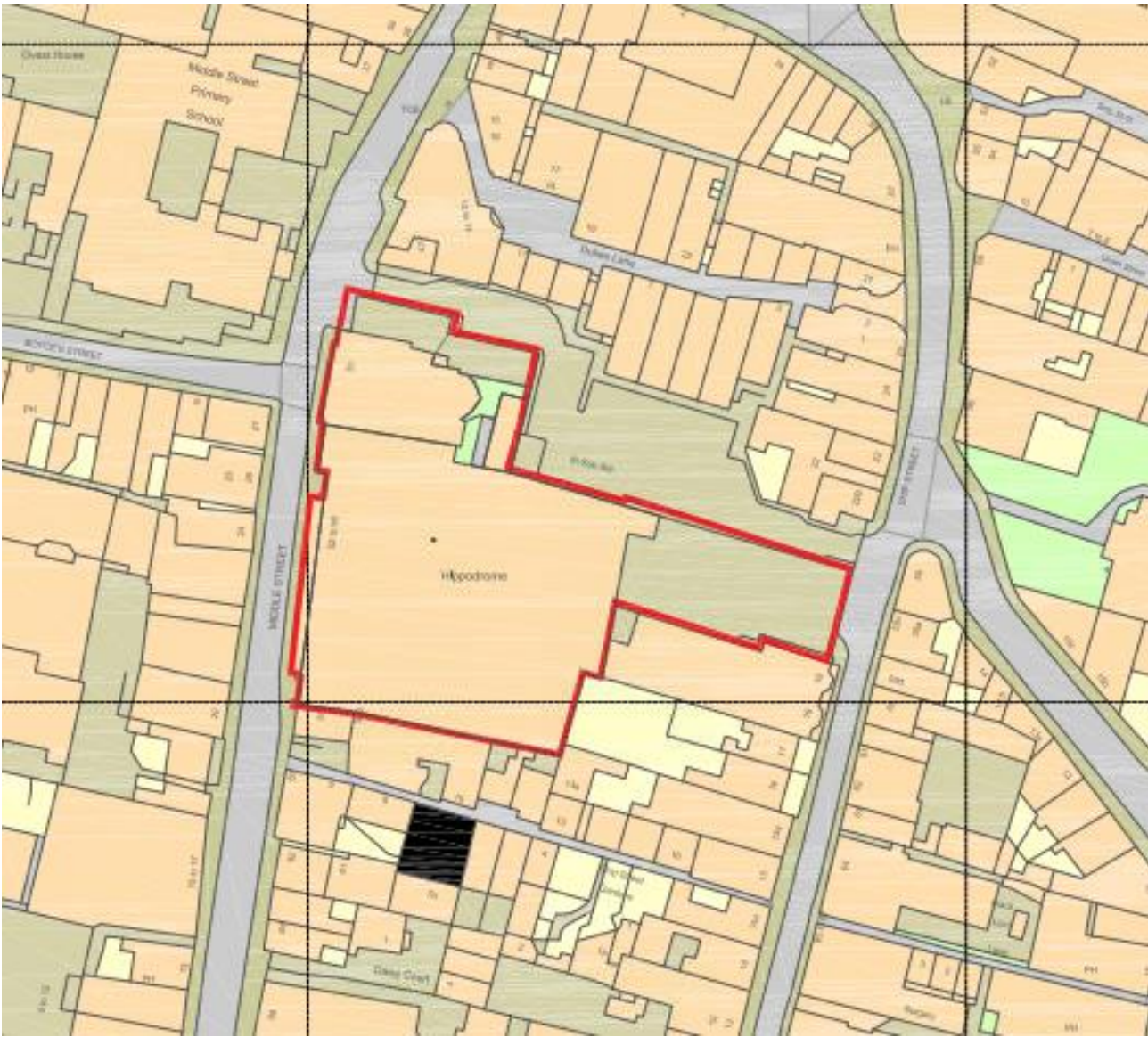
Application Description

- ▶ Restoration, renovation, part-demolition works and extensions to The Hippodrome to create a new mixed use development including multi-format performance space (Sui Generis), and apart-hotel (C1), including; erection of new apart-hotel building fronting Ship Street of 3 to 7 storeys with retail (E) at ground floor, conversion of Hippodrome House to provide ancillary bar and apart-hotel, and other associated works.
- ▶ Section 73 and amended Listed Building consent.
- ▶ Application to vary conditions 1, 13, 17 and 36 of planning permission BH2022/02443 (as amended by BH2025/00668) to amend approved drawings and the wording of conditions, remove conditions 31, 32, 33 and 34 and discharge conditions 15, 16 and 23 to implement changes to the design in line with the requirements of the operator including increase in maximum audience capacity.

Location



Location Plan



Aerial Photo of Site – view NE



Aerial Photo of Site – view SW



Hippodrome Auditorium Street Frontage (52-58 Middle Street)



Hippodrome Auditorium Street Frontage (52-58 Middle Street)



Hippodrome Auditorium Street Frontage (52-58 Middle Street)



Hippodrome Auditorium Street Frontage (52-58 Middle Street)



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Hippodrome Auditorium Street Frontage (52-58 Middle Street)



Hippodrome Auditorium Street Frontage (52-58 Middle Street)



History of the building

Built as **ice skating rink** in 1897

Converted to **circus** 1901 (Frank Matcham)

Variety Theatre 1902

Variety Theatre / Concert Hall / Cinema

1928 – 1964

TV Studio 1966

Bingo Hall 1967 – 2006

Vacant 2006 - Present

HIPPODROME

THEATRE OF VARIETIES

MIDDLE STREET, BRIGHTON.

Proprietors - Messrs. BARRASFOED & SMITH
Managing Director - Mr. THOS. BARRASFOED

MONDAY, DEC. 5th, 1904, and during the week

TWO PERFORMANCES NIGHTLY
At 6.50 and 9 o'clock.

MATINEES—WEDNESDAY AND SATURDAY at 2.30

THE ORIGINAL! NOT A COPY! THE ORIGINAL!

HOUDINI

The Jail Breaker and Handcuff King of the World. Winner of the Great Handcuff Contest as Challenged by the "London Daily Illustrated Mirror." All other shows of this order are copies of the above. This is no Act or Performance.

HOUDINI forfeits £100 to anyone who can open and escape from the Regulation Handcuffs used in his performance.

BERT LESLIE DORA MARTINE
Refined Comedian. Graceful and Daring Gymnast.

THE ILFORDS
Novelty Gymnasts.

CARINA SISTERS THE CABIACS
Artistic Musical Melange. Aerobats.

MIDDLE FLORA LUMIERE
"The Human Butterfly." Kaleidoscopic, Serpentine, and Fire Dancer.

J. W. BRAY ANIMATED PICTURES
Comedian. Of all the latest subjects.

BERNARD DELFONTS
RESIDENT SUMMER REVUE

Grand Circle, 1/-
Box Seats NOT 9/-
BOOKINGS, Box Office Open
Motors and C

WINIFRED ATWELL
DAVID NIXON
"The BIG SHOW"
HIPPODROME BRIGHTON

THE BEATLES AND THE PACEMAKERS
GERRY AND THE PACEMAKERS
DAVID MACBETH
ROY ORBISON
Seats: 10/6 9/6 8/6 5/-

SHIRLEY BASSEY
LANE TWINS
BILLY O'SULLIVAN
BOB & MARION KONYOT

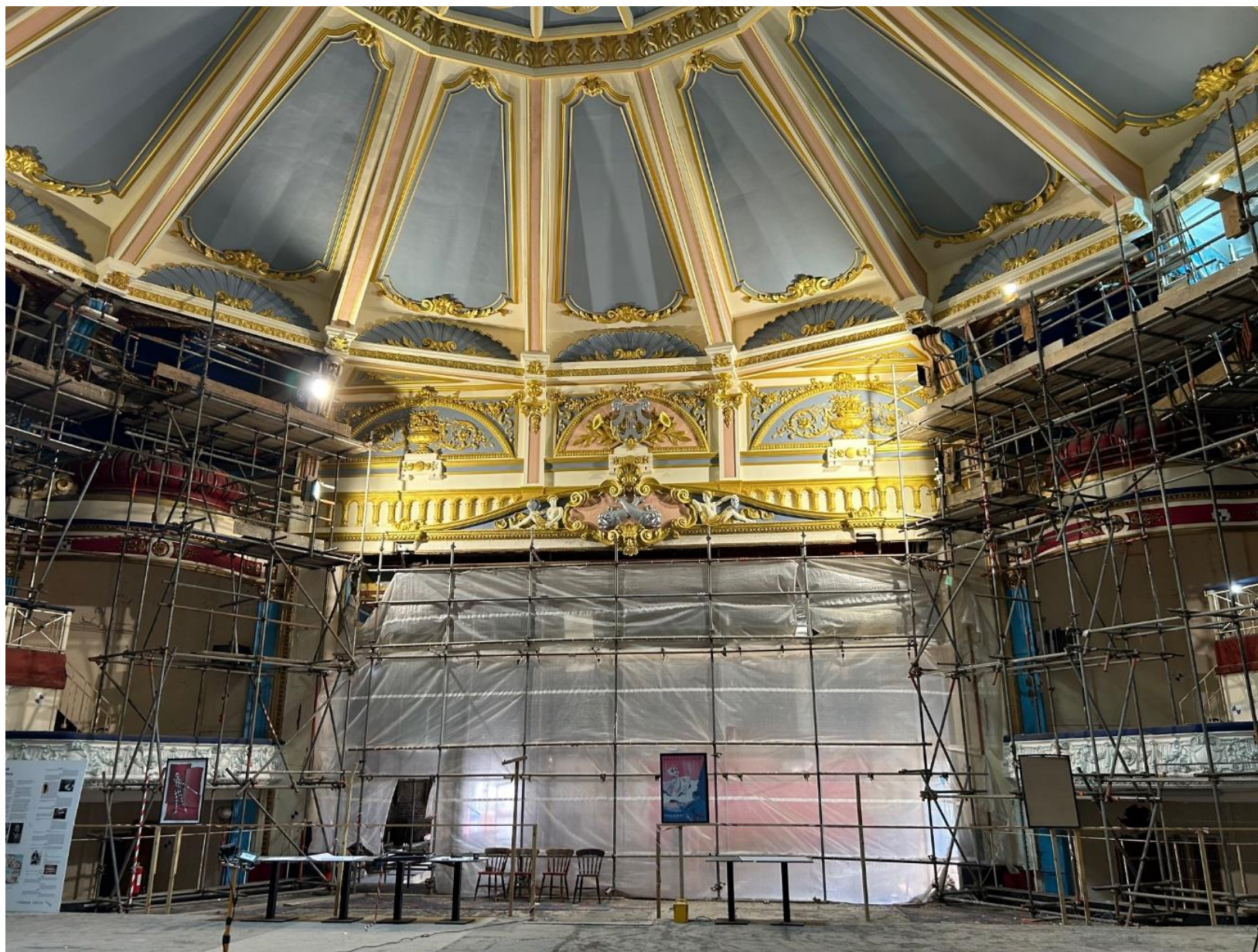
MAX MILLER
CHEEKY CHAPPIE
GWEN LIDDLE
HARRY WORTH

TONY HANCOCK
THE HANCOCK SHOW
AUDREY JEANS
LEO BASSI

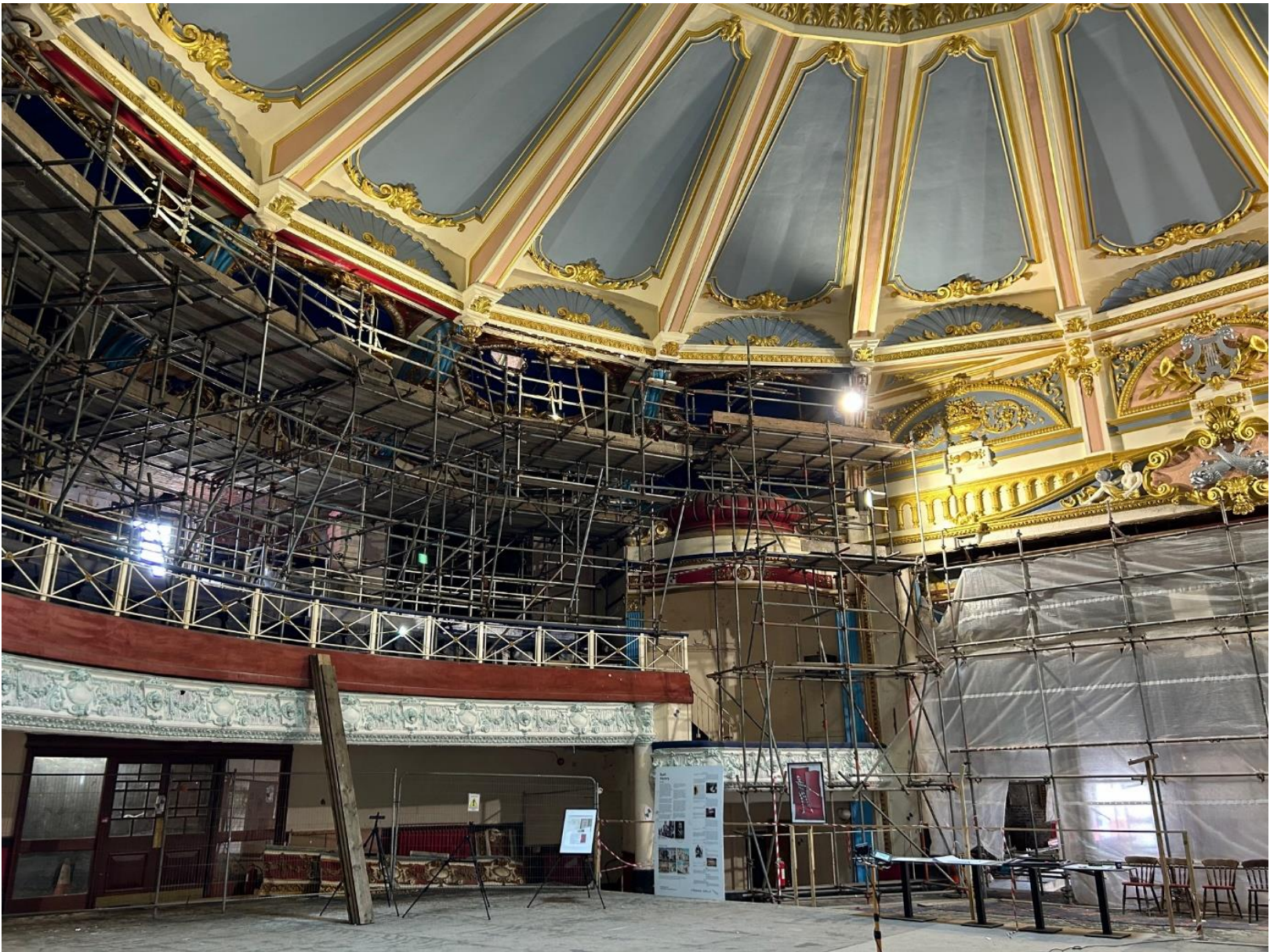
GERRY AND THE PACEMAKERS
THE BEACH BOYS
THE FOUR SEASONS
PETER AND GORDON

THE SENSATIONAL ROLLING STONES
THE ECHOES
KEVIN SCOTT and The KINSMEN
KENNY LYNCH

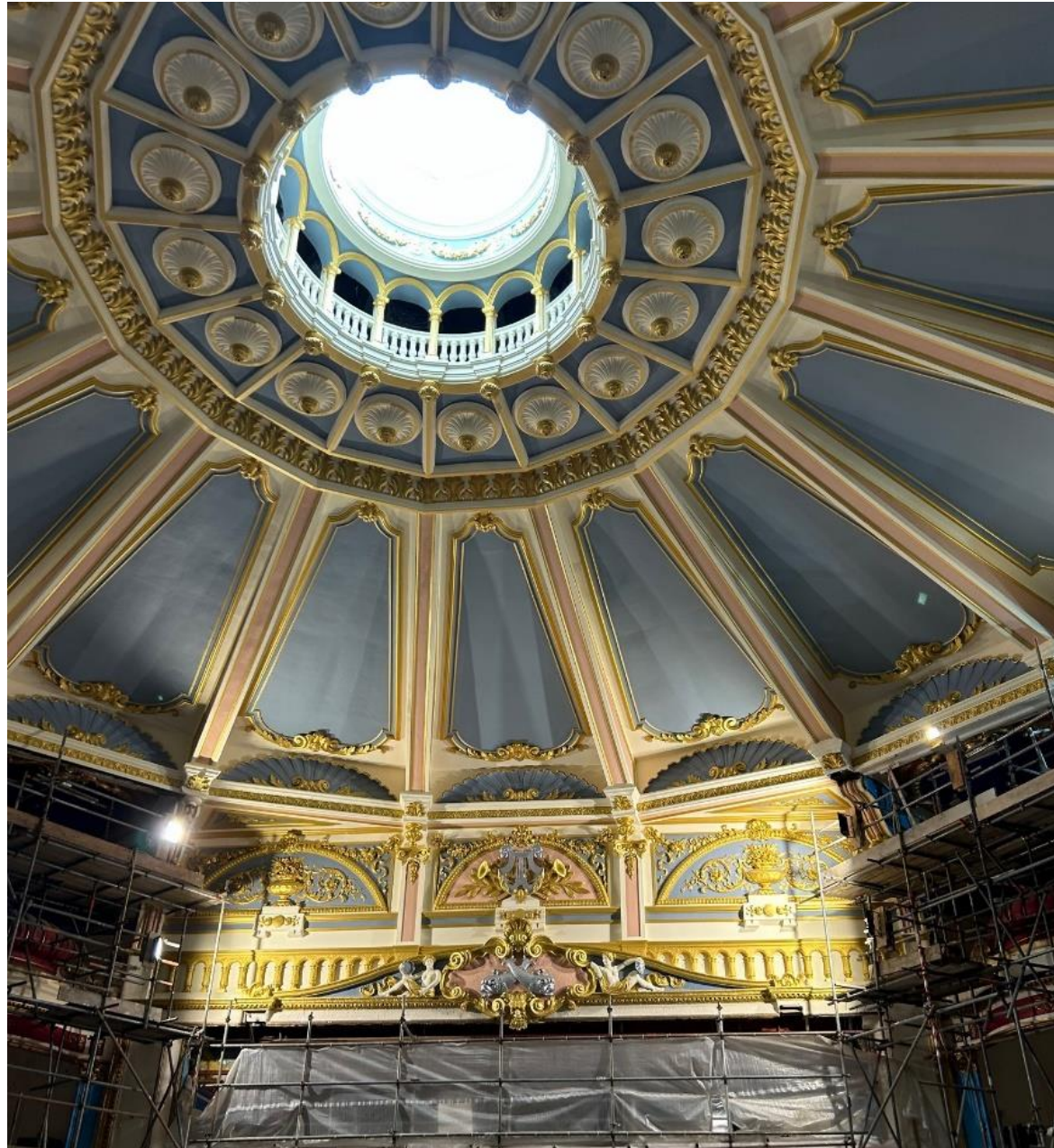
Auditorium



Auditorium



Auditorium



Grand Master Control Panel



BH2022/02443 and BH2022/02444

- ▶ **Approved July 2024**
- ▶ Restoration, renovation, part-demolition works and extensions to The Hippodrome
- ▶ Proposed multi-format flexible performance space in auditorium
- ▶ New “foyer bar”, internal bar areas, member club and roof terrace/s
- ▶ Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor

Current applications

- ▶ Restoration, renovation, part-demolition works and extensions to The Hippodrome
- ▶ Proposed performance space in auditorium with ancillary bars
- ▶ Application indicates audience capacity uplift from 1800 - 2300
- ▶ New “foyer bar”, external bar areas, members club and roof terrace/s removed
- ▶ Erection of new 3-7 storey “apart-hotel” on existing rear service yard fronting Ship Street with retail at ground floor (minimal change from existing consent)

As approved



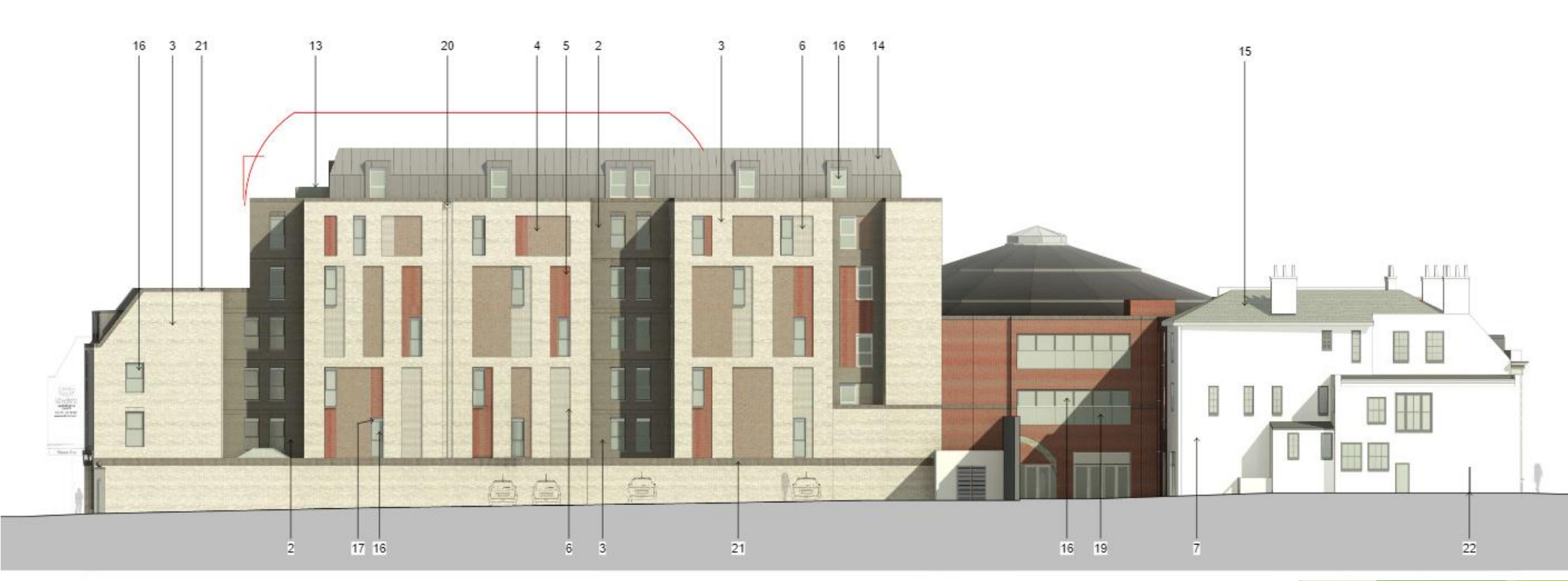
24

As approved

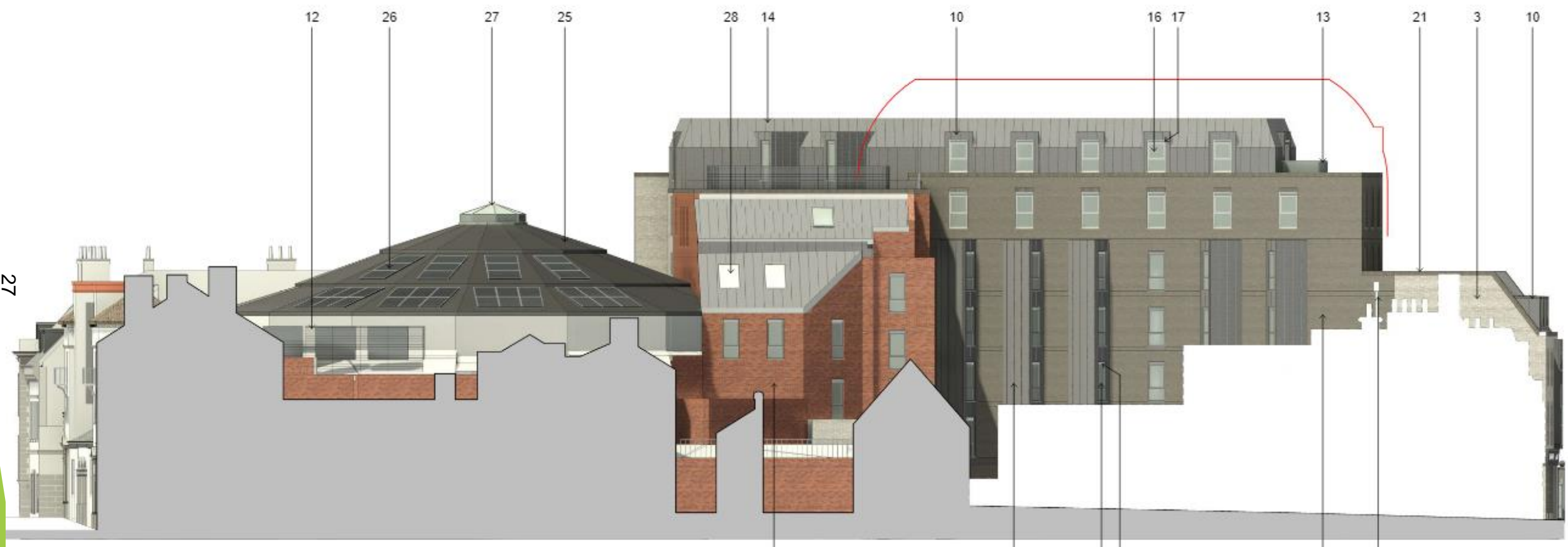


As approved

26



As approved



Key variations (S73 and LBC)

- ▶ New auditorium roof structure (increase in total height of by 3m) to meet acoustic, ventilation and structural requirements.
- ▶ Revised details of Middle Street frontage
- ▶ Revised floor plans removing members club and restaurant café and proposed new venue layout
- ▶ Removal of upper level windows and external bar and terrace from the proposal
- ▶ Demolition of WC extension at the rear of Hippodrome House to widen the fire escape route
- ▶ Minor design variation to northern elevation of auditorium/apart hotel to remove set back at lower levels in one section
- ▶ Uplift in audience capacity considered from 1800 - 2300 patrons

Key condition variations (S73 and LBC)

- ▶ Condition 13 is proposed to be amended to allow for external detailing to be approved prior to installation and not prior to works above slab level as the condition currently requires.
- ▶
- ▶ Condition 17 is proposed to be amended to allow for the shell and core demolition and works to proceed with a detailed fit out and restoration subsequently.
- ▶
- ▶ Condition 36 is to be amended to reflect the new layout and confirm all bars are Class E(b) or ancillary to the main venue use.
- ▶
- ▶ *Removal of Conditions*
- ▶ Conditions 31, 32, 33 and 34 all relate to elements of the scheme which are proposed to be removed such as hours of use of the foyer bar and external balcony bar as well as controls on external amplified music on the terrace.
- ▶ Condition 34 is recommended to be amended to still control external areas

Condition discharge (S73 and LBC)

▶ *Discharge of Conditions*

- ▶ Detail is provided in the application to satisfy the requirement for further information relating to conditions 15, 16 and 23 of BH2022/02443.
- ▶
- ▶ Condition 15 requires details of the replacement entrance canopy to the Hippodrome Middle Street frontage and the entrance portico to Hippodrome House.
- ▶
- ▶ Condition 16 requires details of the submission of location and method for repositioning the Grand Master Control panel.
- ▶
- ▶ Condition 23 requires details of the auditorium ceiling paint scheme.

Representations

Forty (40) public representations from **nineteen (19)** individuals and a group, the “**Old Town Alliance**”, have been received objecting to the proposed development

- Adverse effect on listed building
- Adversely affects Conservation Area
- Inappropriate height of development
- Noise
- Overdevelopment
- Overshadowing
- Poor design, new roof too large and will block view and restrict light
- Restriction of view
- Overlooking from south facing windows
- New build at rear would block natural light and right to light
- External terraces likely to cause noise and disturbance
- Concerns on removal of conditions 31-34 as these safeguard residential amenity.
- Concerns on noise management through the building envelope
- Concerns on increased audience capacity regarding noise, congestion and safety.
- Request to install a gate either end of twitten (Ship Street Gardens) to limit anti-social behaviour
- Opening hours should be limited to 11pm
- Concerns that public consultation is unclear
- Capacity increase should be tested after 1800 is operational
- No evident wheelchair access to some internal areas
- Questions on accessibility provision overall

Representations

- New hotel will exacerbate parking/traffic issues on Ship Street
- Concerns on rear yard being used for smoking
- Conditions should be required on external areas.
- Requests for Verified soundproofing testing
- Should not be a Section 73 application
- No crowd management information
- Middle Street should be pedestrianised
- Site is within Cumulative Stress Area and Middle Street an area already experiencing anti-social behaviour. Will worsen existing situation.
- Rubbish and debris post events
- Concerns on “off premises” alcohol licence
- Hippodrome project failed previously due to licencing concerns. Situation is now worsened.
- Objection to the discharge of waste management condition
- Reference to "Class E(b)" or "ancillary use" under Condition 36 provides no enforceable limits on hours, noise, or operation.

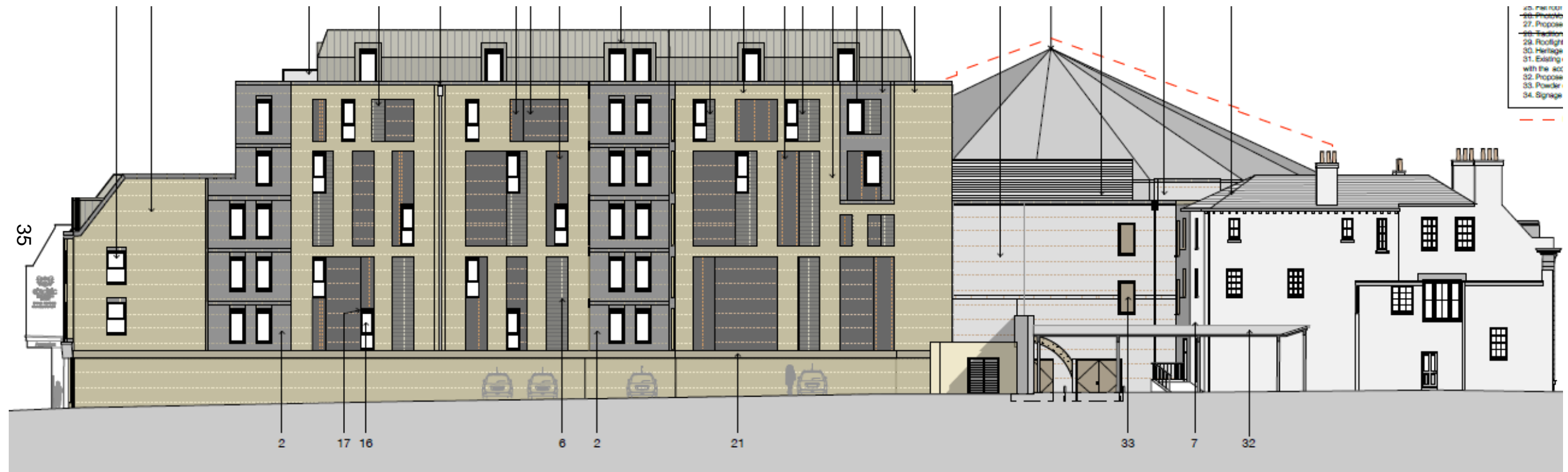
Proposed variations – West elevation



Proposed variations – West elevation



Proposed variations – North elevation



Key amendments: Changes to first floor windows at Hippodrome House, rear of auditorium simplified, removed setback at lower levels on western (RH side) of the new extension

Proposed variations – North elevation



36



Proposed variations – East elevation



37

Key amendments: New auditorium roof, no other alterations proposed

Proposed variations – East elevation



Proposed variations – South elevation

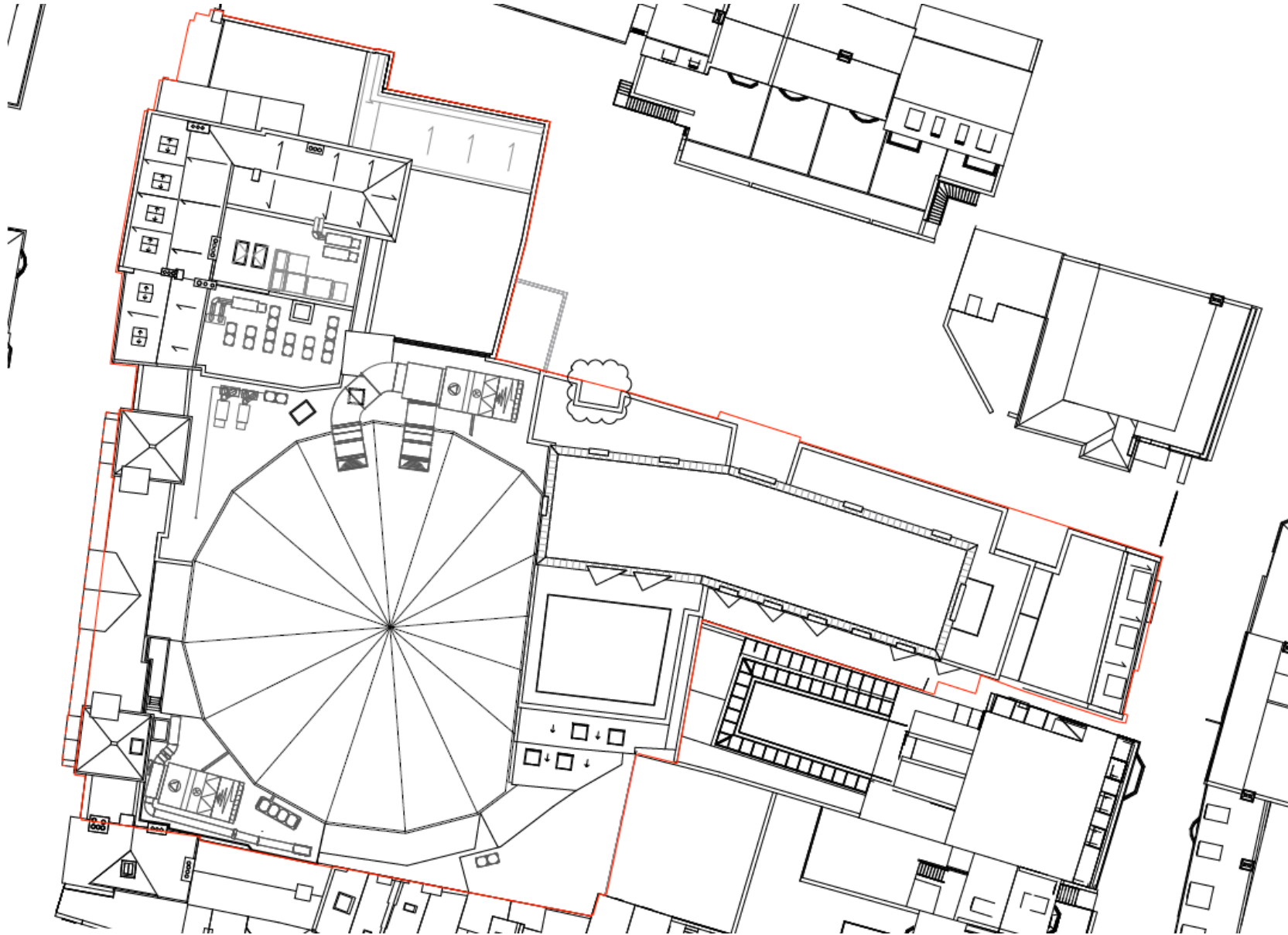


Key amendments: New auditorium roof, removal of south facing windows from the fly tower elevations

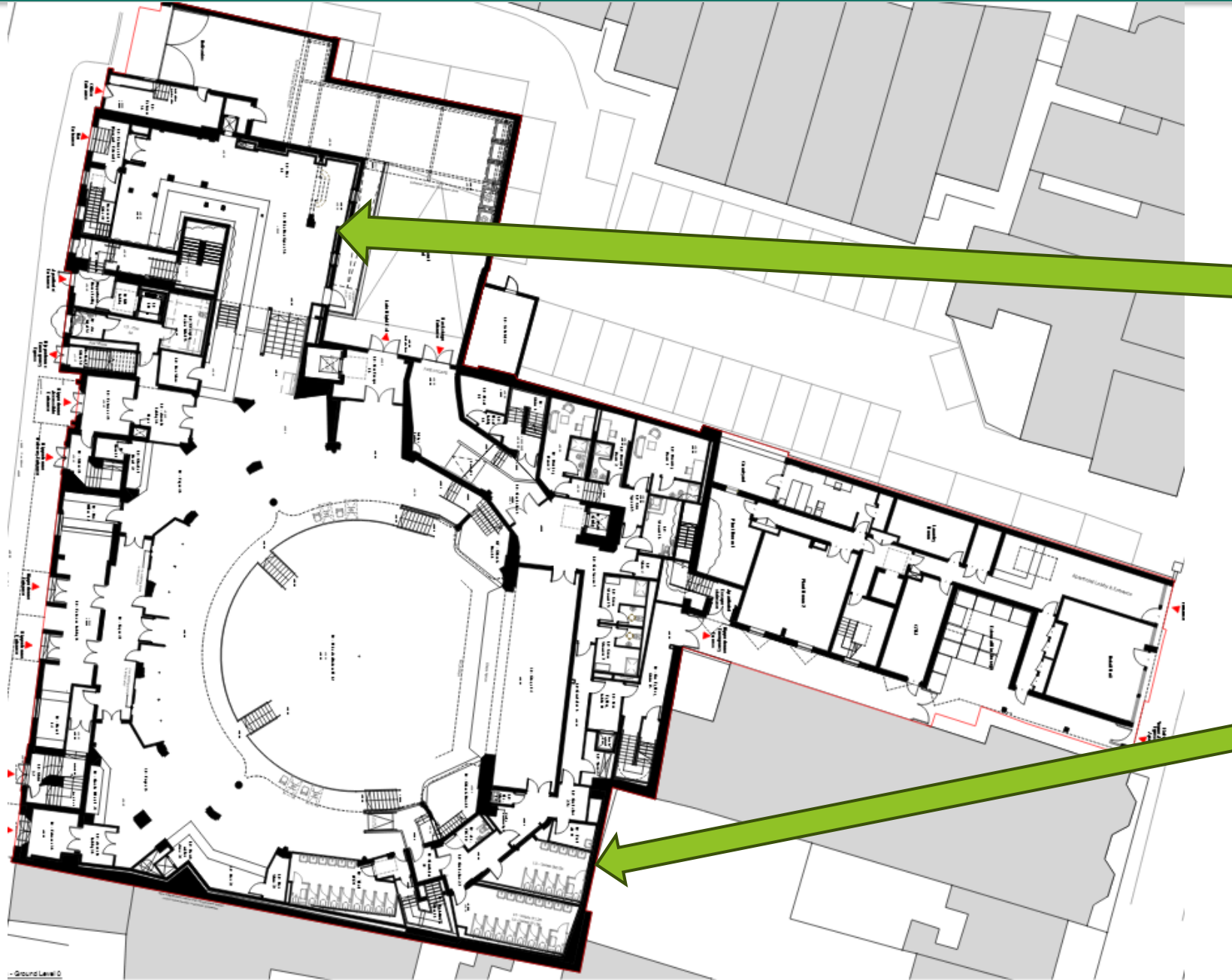
Proposed variations – South elevation



Proposed roof plan



Proposed Ground Floor



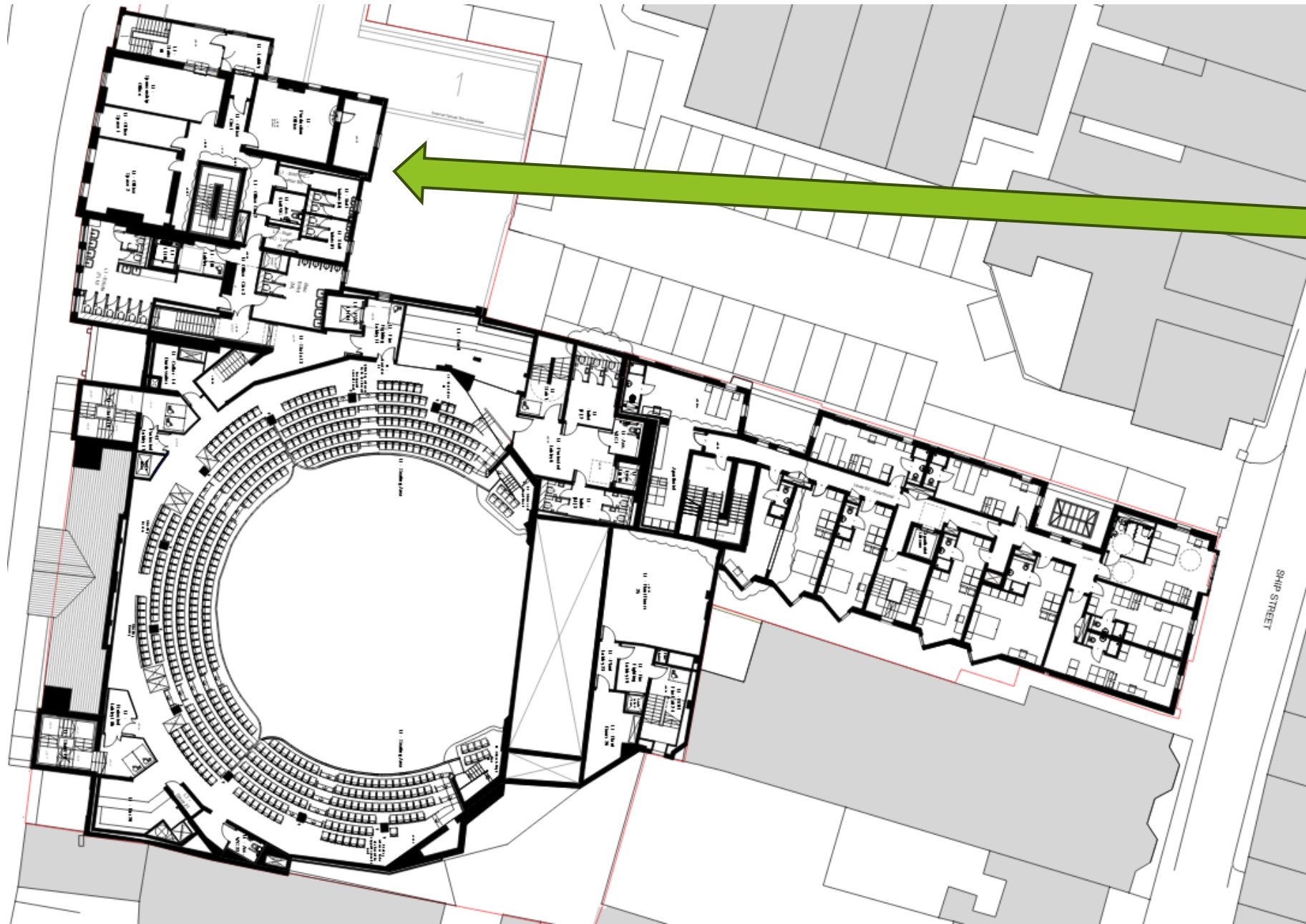
Removal of Private members club now proposed as ancillary bar areas within Hippodrome House

Removal of kitchens and foyer café proposed as ancillary auditorium space

Proposed First Floor (mezzanine)



Proposed Second Floor



Ancillary offices

Proposed Third Floor



Key Considerations

The main considerations in the determination of this application relate to:

- Principal of the proposed variations
- Impact upon the significance of the Grade II* Listed Buildings
- Impacts on neighbouring and local public amenity
- Design and appearance
- Impacts upon the Conservation Area and other nearby listed buildings
- Highways and transport impacts
- Energy efficiency
- Accessibility
- Sustainability
- Existing consents BH2022/02443 and BH2022/02444 are extant and were approved with a flexible future of the Hippodrome considered

Conclusion and Planning Balance

- The uplift in audience capacity is not considered to result in a harmful impact to the local or national highways network. Subject to the retention of the necessary Highways conditions and Event Management Plans, Delivery and Servicing Plans, Travel Plans and Construction and Environmental Management Plans as originally imposed
- Amendments to conditions allow variations to the timing of details considered acceptable and would retain sufficient and suitable controls
- Removal of Private Members Club and Foyer Bar/Café and the removal of associated conditions is a simplification of the scheme retains and improves operational viability
- External spaces for patrons (external bars) removed is an overall improvement
- Acoustic measures outlined for new roof and auditorium sound walls considered necessary and suitable
- Further heritage detailing and measures to be required at later stage of interior fit out

Conclusion and Planning Balance

- Considered to sustain and enhance both the architectural and historic significance of the buildings
- Use proposed is considered suitably viable and consistent with the history of the site and the ongoing conservation of this at risk Grade II* Listed Building securing what can be considered as the Optimal Viable Use.
- The proposed development would contribute to the re-generation and vitality of this part of the Old Town Conservation Area and would also improve the public realm and make a positive contribution to local character and distinctiveness.
-
- There would be some heritage harm from the variations proposed. These harms are acknowledged as being some harm to the Conservation Area from the new roof and some heritage harm to the adjoining Hippodrome House from the demolished WC block.
- These harms are considered, in the planning balance, to be outweighed by the public benefits of the proposal which would amount to the restoration and appropriate re-use of the Grade II * Listed Building with the public able to again appreciate and experience a restored Hippodrome Auditorium as a single volume providing a programme of performances and events and is considered viable and sustainable.
- Recommendation to **approve** S73 Planning permission and Listed Building Consent

23C Shirley Drive
BH2025/00500

1st April 2026



Brighton & Hove
City Council

Application Description

Planning permission for the erection of a two-storey detached dwelling with basement (part-retrospective).

Background

Application seeks to partly regularise the development which has been constructed on-site, as the house was not built in accordance with the previous permission for a dwelling here (BH2020/01319). Additional changes are also now proposed.

Following previous unsuccessful negotiations with LPA, Enforcement Notice issued for demolition of development (and this remains extant).

New applicant now seeks a revised scheme to improve the construction which has been undertaken. The application is a therefore part-retrospective.

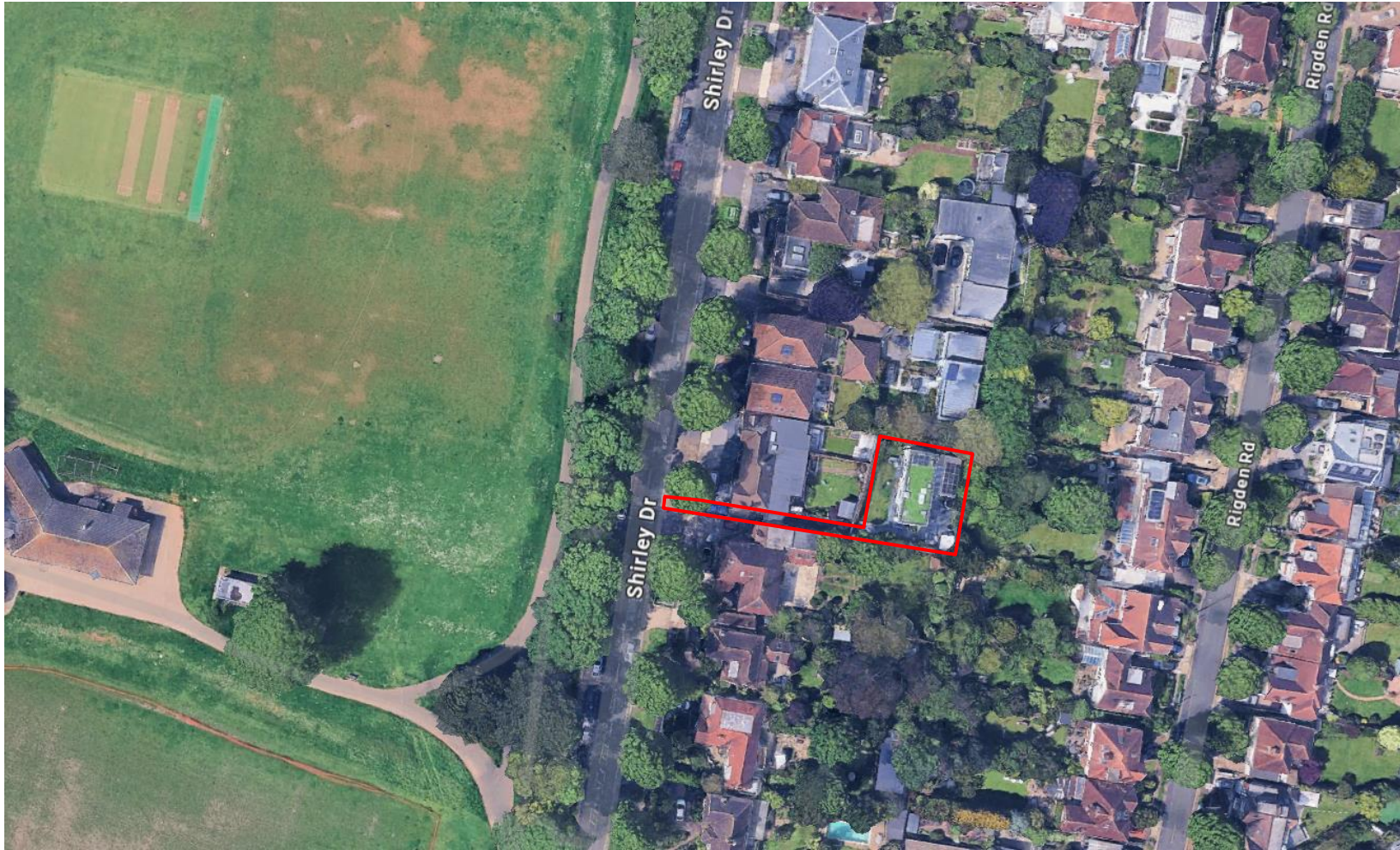
The key changes between the previously approved application, and the development in this application can be summarised below:

- ▶ Construction of basement accommodation (with further proposed changes to lightwells/layout)
- ▶ 4 bedrooms proposed (instead of 3)
- ▶ Changes to window, door and porch arrangement
- ▶ Change in materials from brick and panelling to white render
- ▶ Proposed green roof to replace artificial grass roof
- ▶ Issues identified with vehicular access (due to tree); separate highways consent needed for access

Existing and 'as built' Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street photo showing access to 23C Shirley Drive (to the rear) via the driveway between 21 and 23 Shirley Drive



Driveway

View out from Driveway showing location of existing street tree (elm)



Front elevation of dwelling 'as built'



Front elevation of dwelling 'as built' and front garden



Rear patio garden



View of rear garden (to south east)



View of front garden and boundary to 23 Shirley Drive



Gap between side of property and side boundary to 25B Shirley Drive



'As previously approved' Site Plan



Proposed Site Plan

99



As approved elevations

The drawing has been created from survey drawings by a third party surveyor and by using publicly available information. There may be areas where access is required and further investigation will be required prior to developing the final design. This drawing is for planning purposes only and all dimensions are to be checked on site. Drawing based on current planning approval ref: 20/02001/01219



Front Elevation (West)

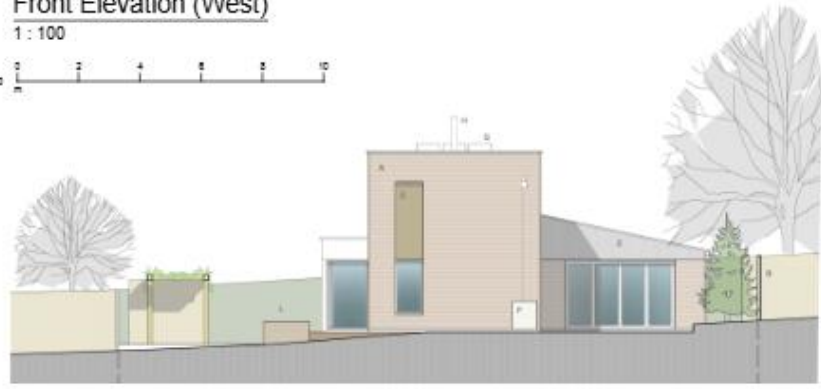
1 : 100

67



Rear Elevation (East)

1 : 100



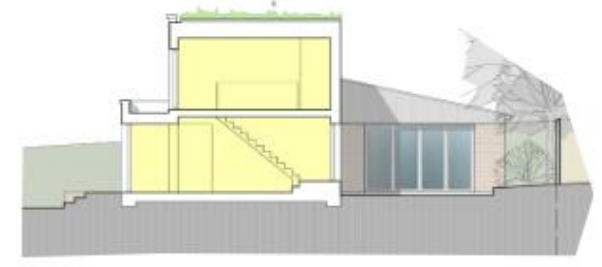
Side Elevation (South)

1 : 100



Side Elevation (North)

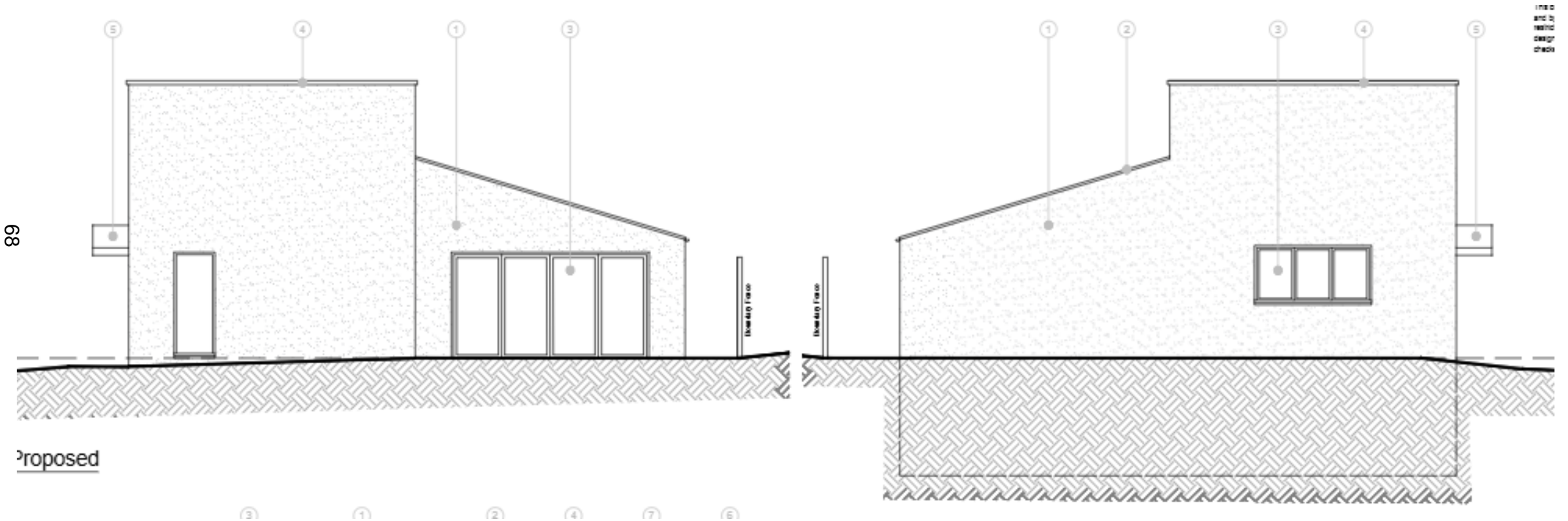
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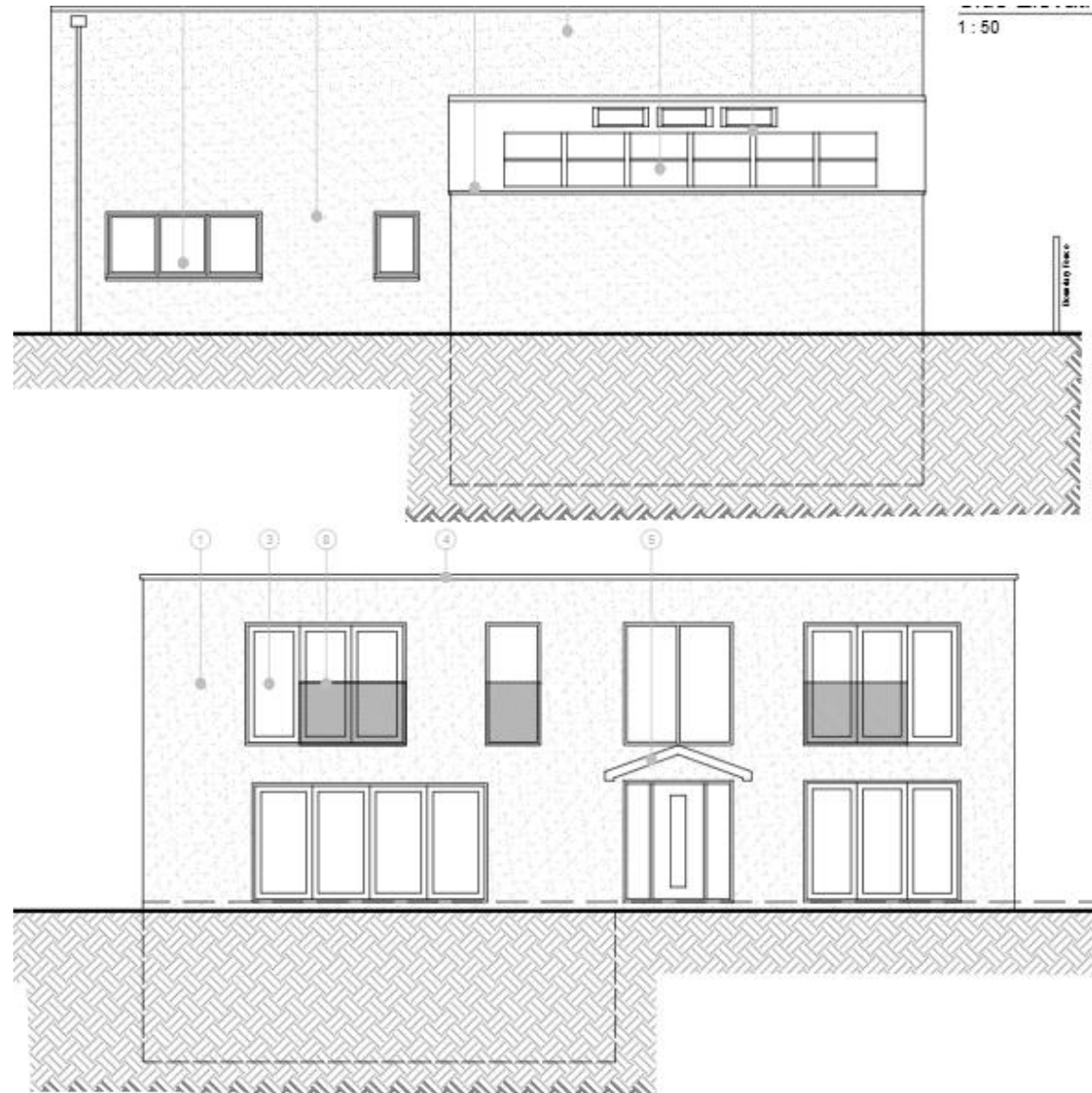
Section A-A

1 : 100

Proposed side elevations (south and north)



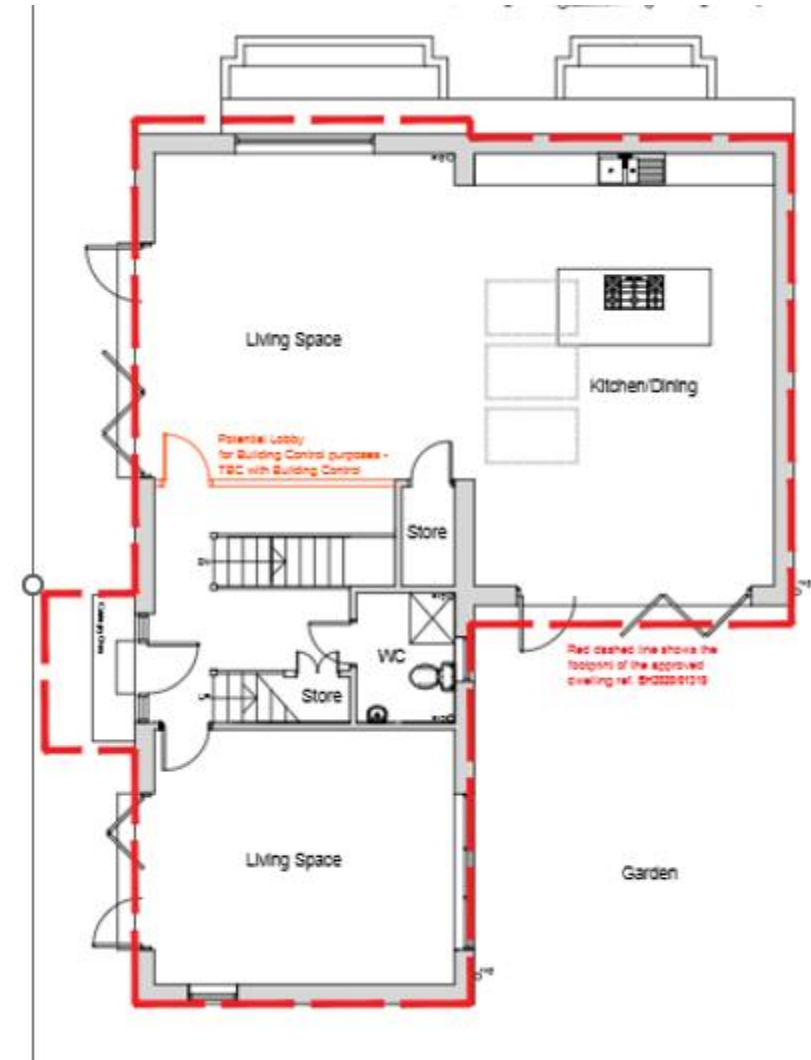
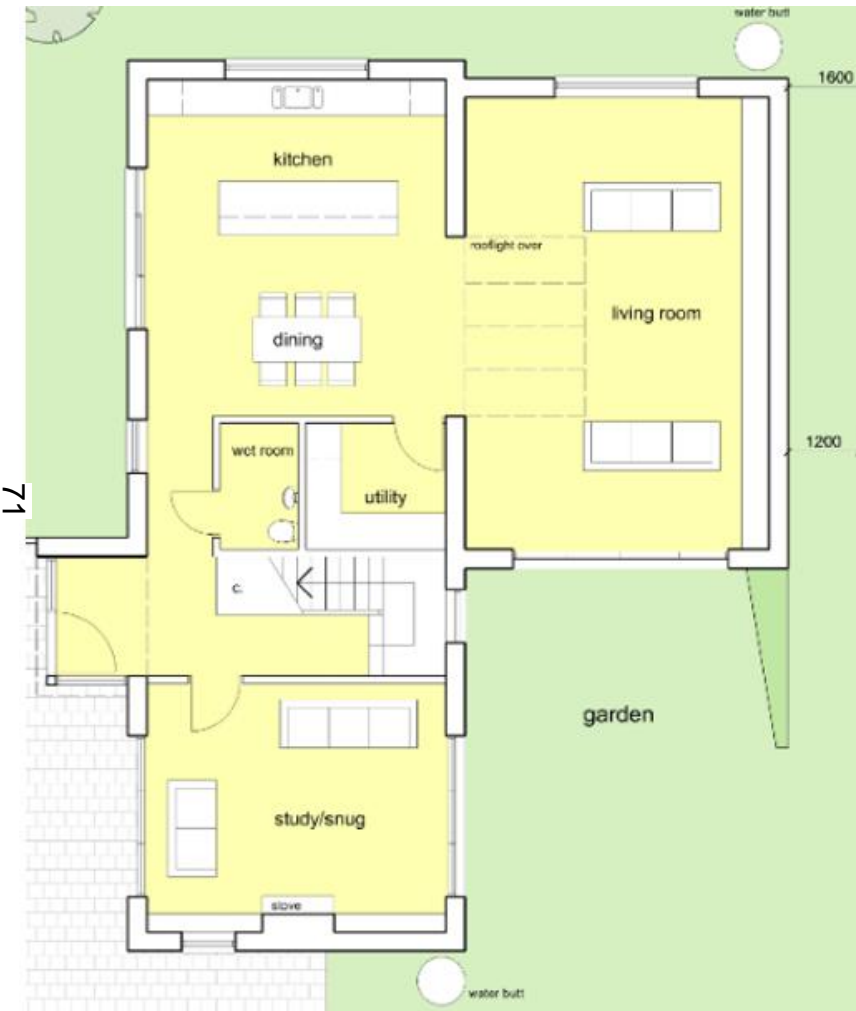
Proposed rear and front elevations (east and west)



Elevations as approved/as built comparison

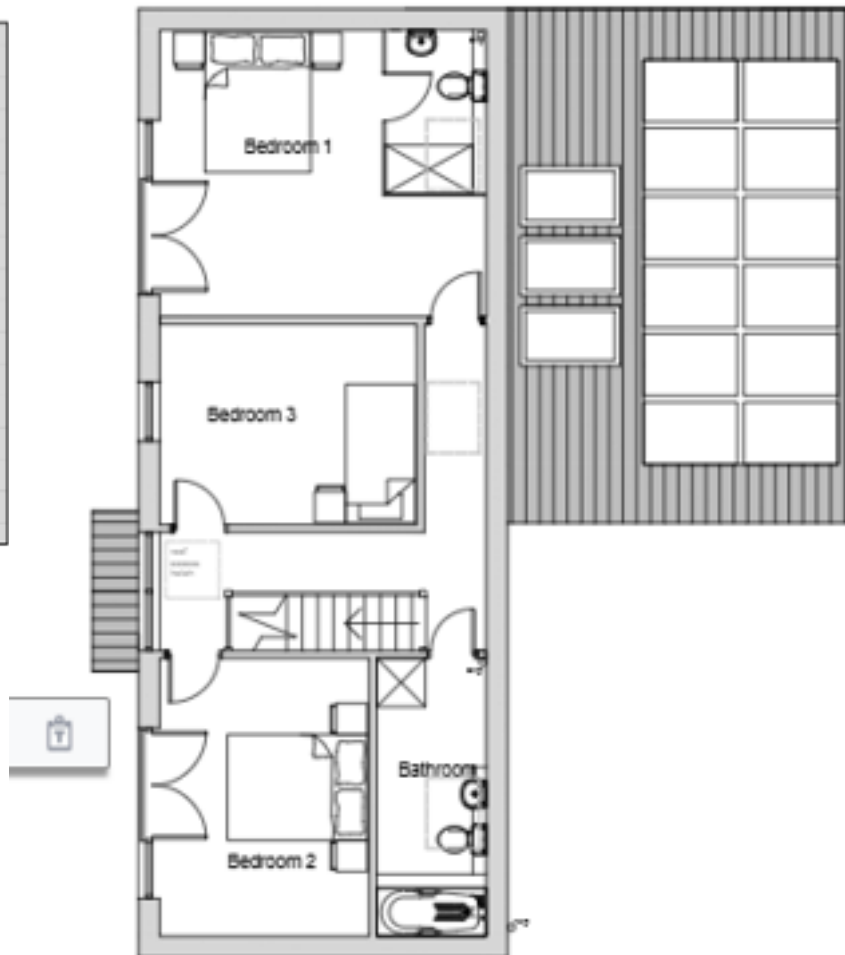
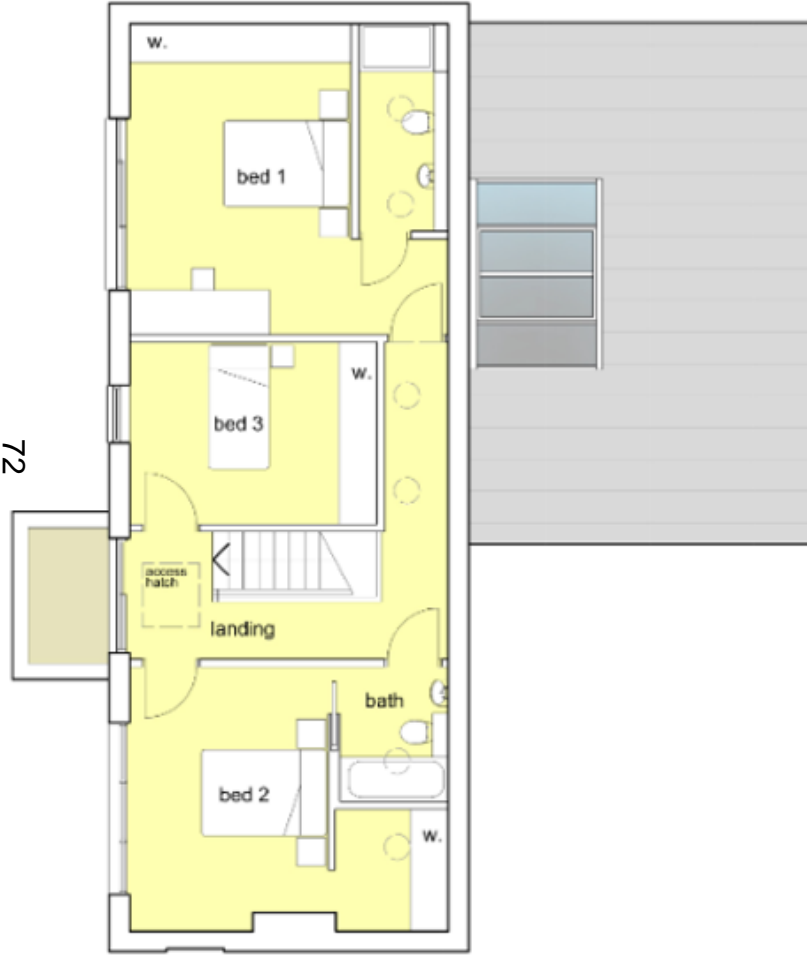


Ground Floor Plan: as approved, as built and proposed

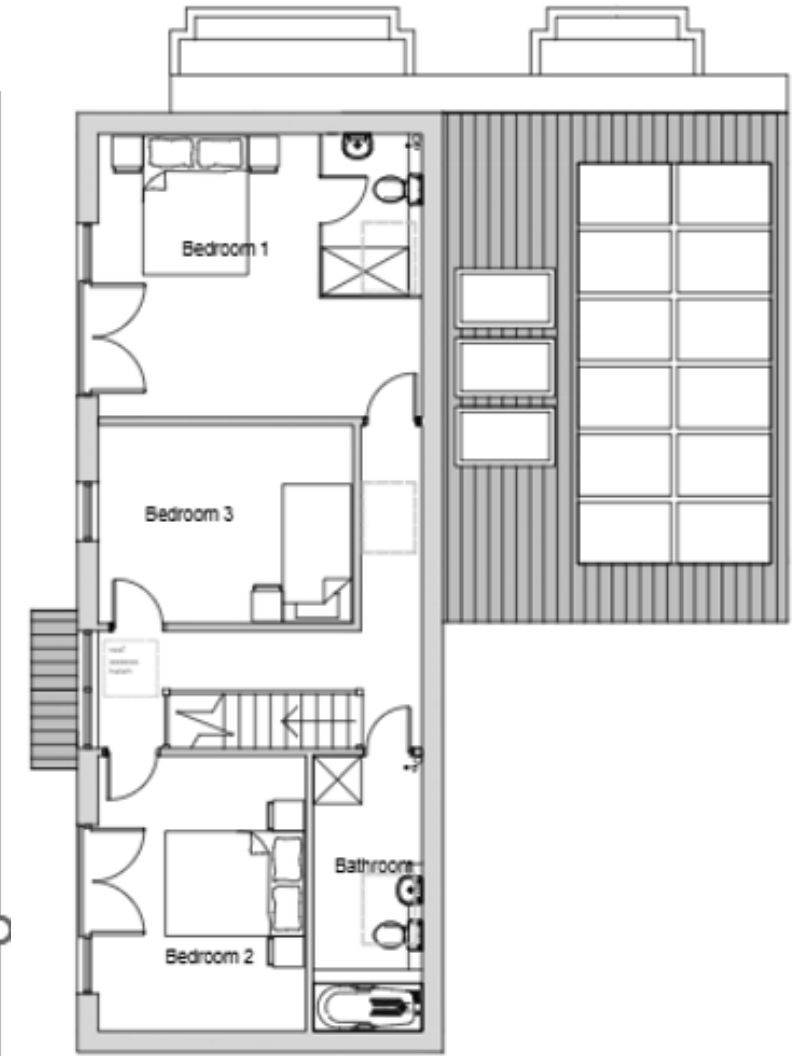


First Floor Plan: as approved, as built and proposed

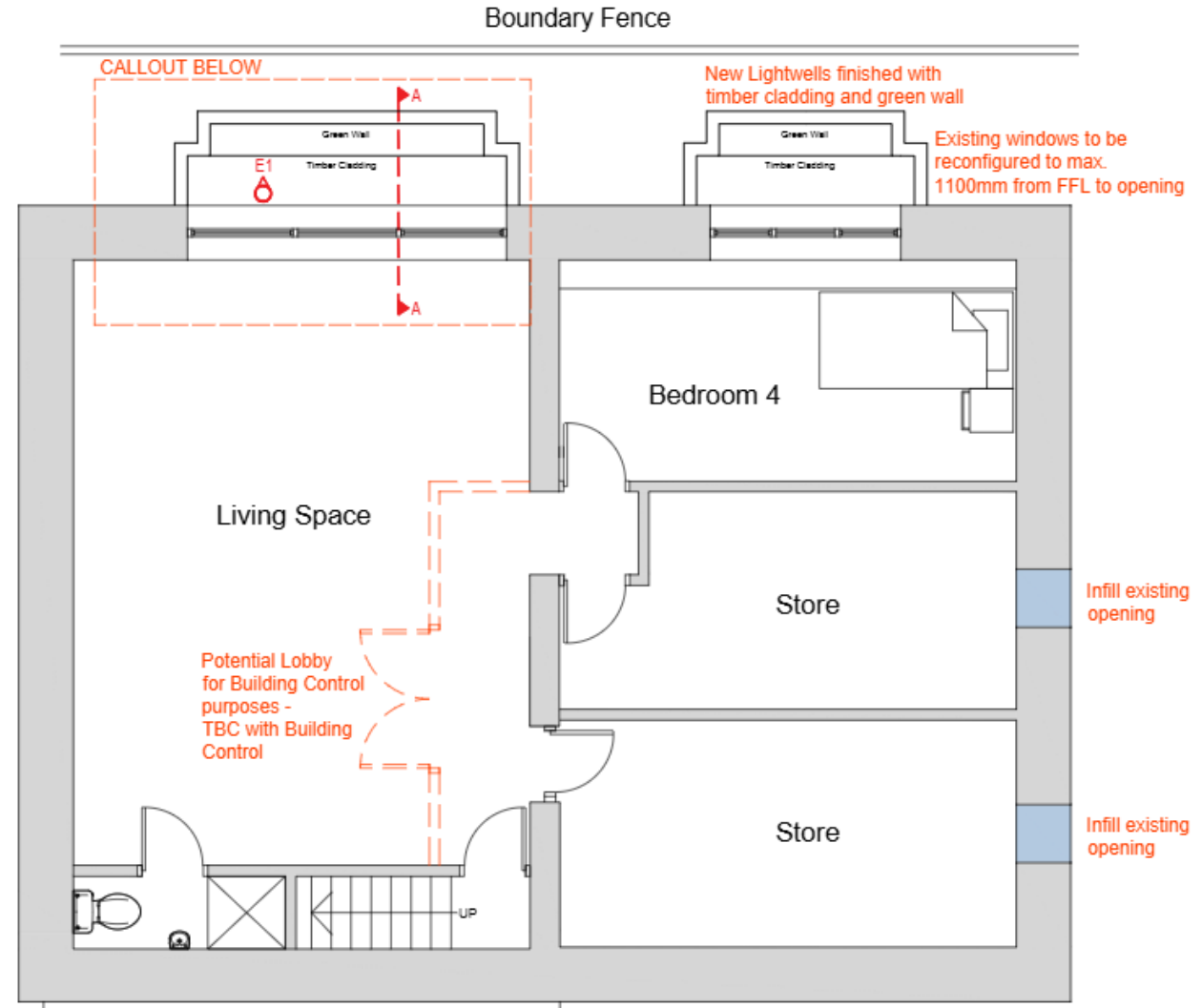
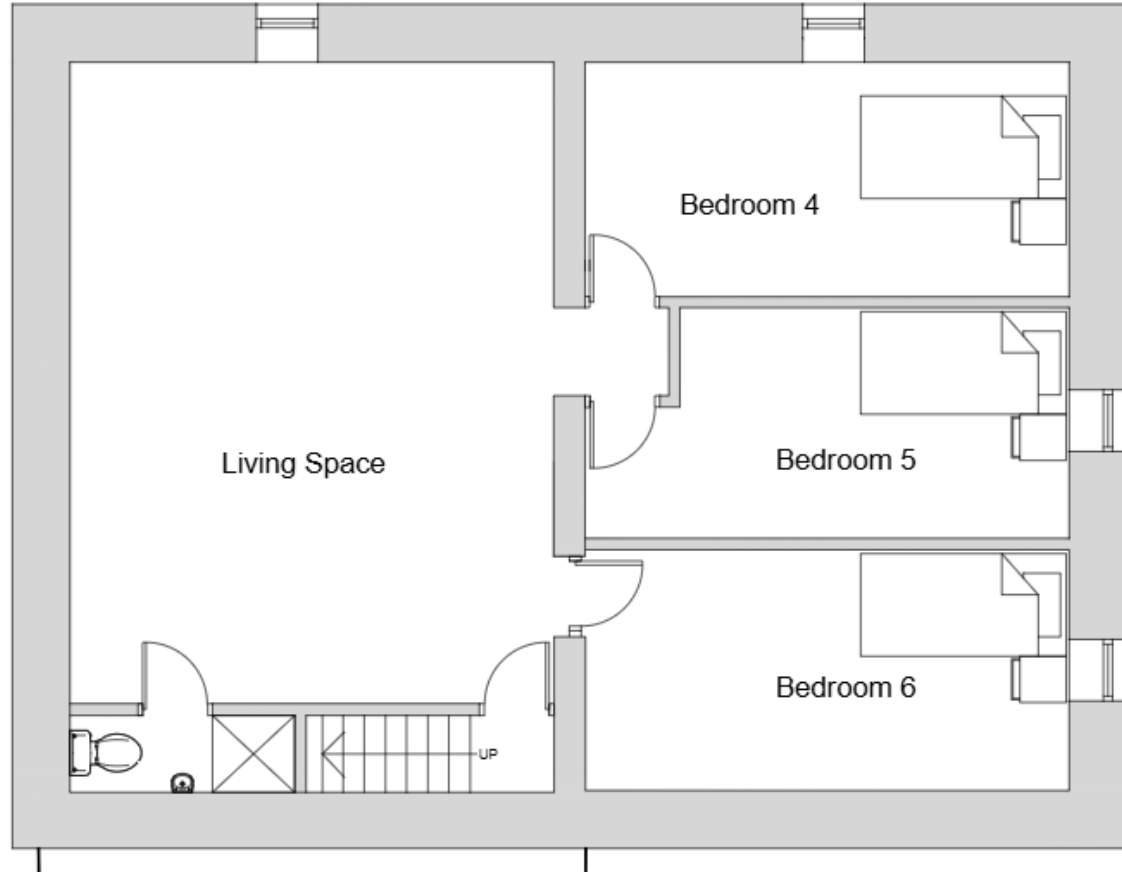
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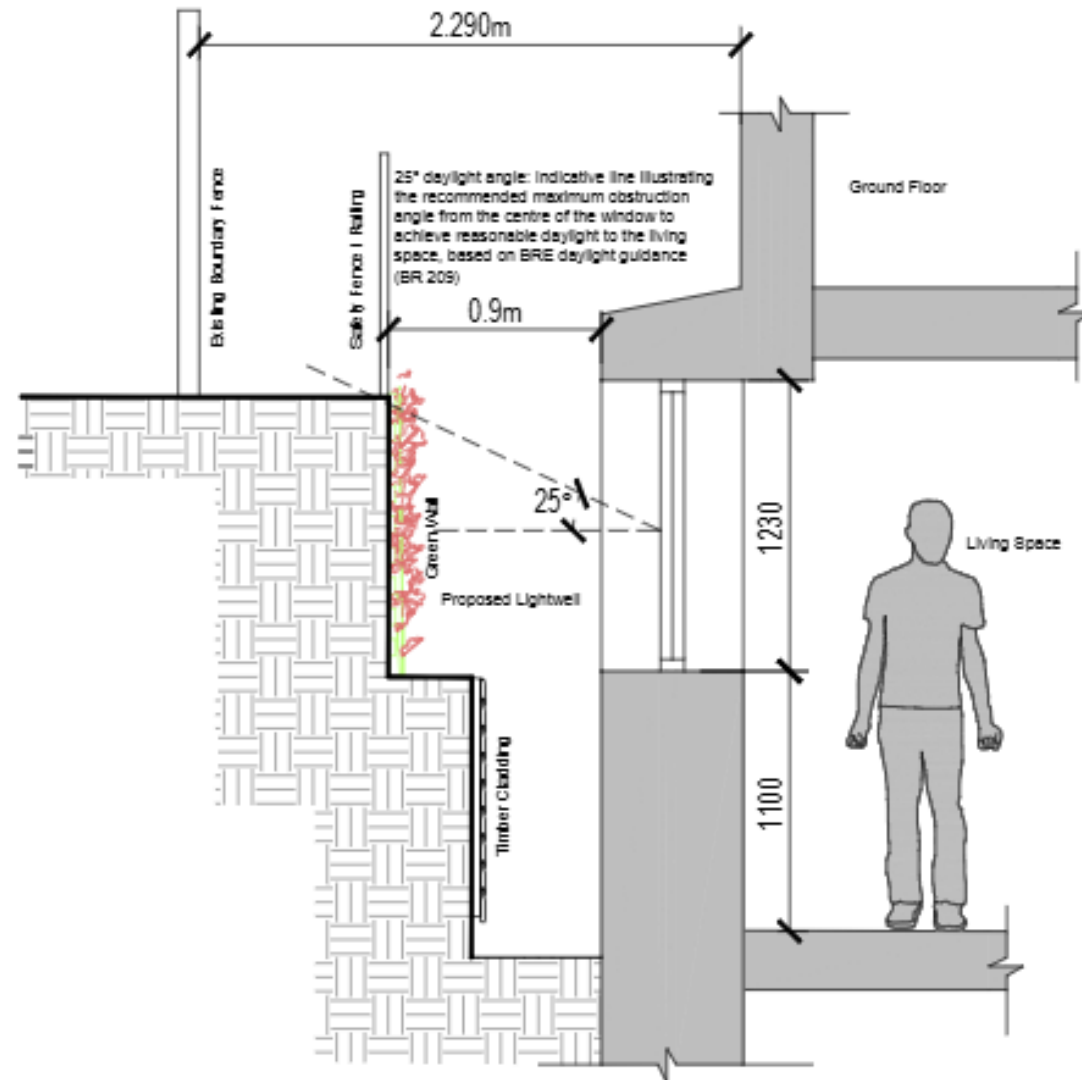
First Floor Plan as Built
1:50



Basement Floor Plan: as built and proposed



Proposed lightwell section to basement living area



Lightwell Section A-A as Proposed

1 : 20

Representations

Ten (10) letters of representation received objecting for following reasons:

- ▶ Approval would set an unwanted precedent / lack of enforcement of planning / house is unauthorised/contrary planning laws and should be demolished
- ▶ Overdevelopment and loss of garden space
- ▶ Poorly constructed
- ▶ Poor design / out of character
- ▶ Impact trees, wildlife, ecology not fully considered
- ▶ Impact to amenity/Loss of light/Overbearing/inappropriate height
- ▶ Air quality
- ▶ Access, Highways and Traffic issues
- ▶ Does not meet Code for Sustainable Homes
- ▶ Similar development refused at 19 Shirley Drive

Key Considerations

- ▶ Principle of dwelling
- ▶ Design and appearance
- ▶ Impact on neighbouring properties
- ▶ Standard of accommodation for future occupiers
- ▶ Transport/highways Issues
- ▶ Trees, ecology and landscaping
- ▶ Sustainability

Conclusion and Planning Balance

- ▶ Principle of dwelling on site previously established
- ▶ Scheme would make a minor, but welcome, contribution to the Council's housing targets through a family dwellinghouse; weight given in planning balance (NPPF)
- ▶ Standard of accommodation would be improved (larger lightwells, amended layout), and when taken with standard of dwelling as a whole, is satisfactory overall. The use/layout of the basement to be conditioned to be carried out and retained
- ▶ The area has precedent of backland development; acknowledgment design is of lesser quality but overall simple contemporary approach similar to previous scheme, use of white render acceptable (other examples in area); not seen in main public realm
- ▶ No significant impacts on neighbouring amenity (similar scale/footprint)
- ▶ Scheme would be sustainable and include biodiversity enhancement/landscaping condition
- ▶ Not fully established whether vehicular access to the site can be successfully achieved due to proximity of an adjacent tree, however this would be considered separately by the Highway Authority, and its delivery is not necessary to achieve an acceptable residential scheme overall - as car-free acceptable/sufficient parking capacity in area.
- ▶ Overall, the dwelling (as now revised) would accord with national and local policy and guidance, and weight is given to housing delivery, and this application is recommended for **approval** subject to the recommended conditions.

15 Auckland Drive
BH2025/02981

1st April 2026

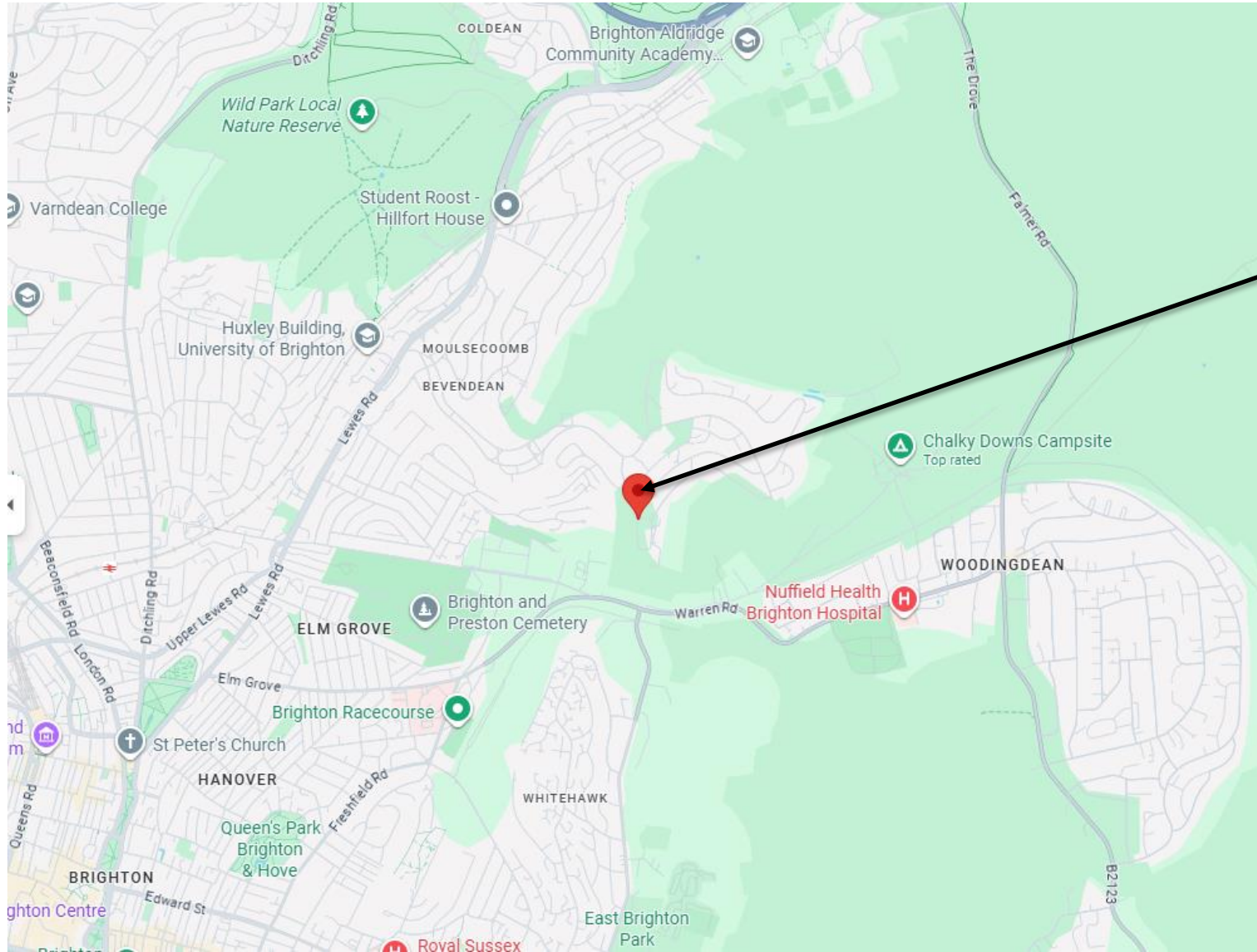


Brighton & Hove
City Council

Application Description

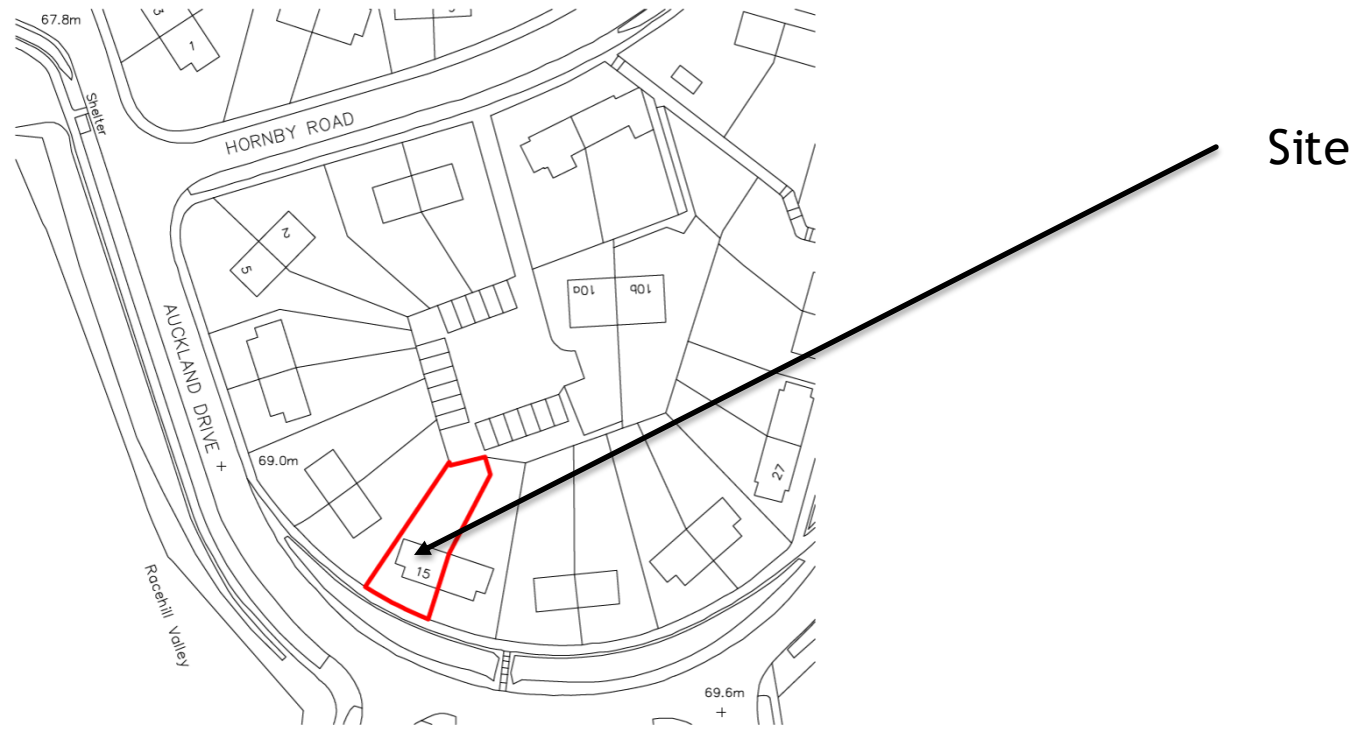
- ▶ Change of use from a small house in multiple occupation (C4) to a large house in multiple occupation (Sui Generis) for eight occupants - with erection of a single storey rear extension (approved under BH2025/02133), and associated works to include a hip to gable roof extension, three front rooflights and a rear dormer.

Wider Location Plan

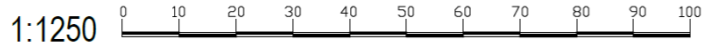


Site

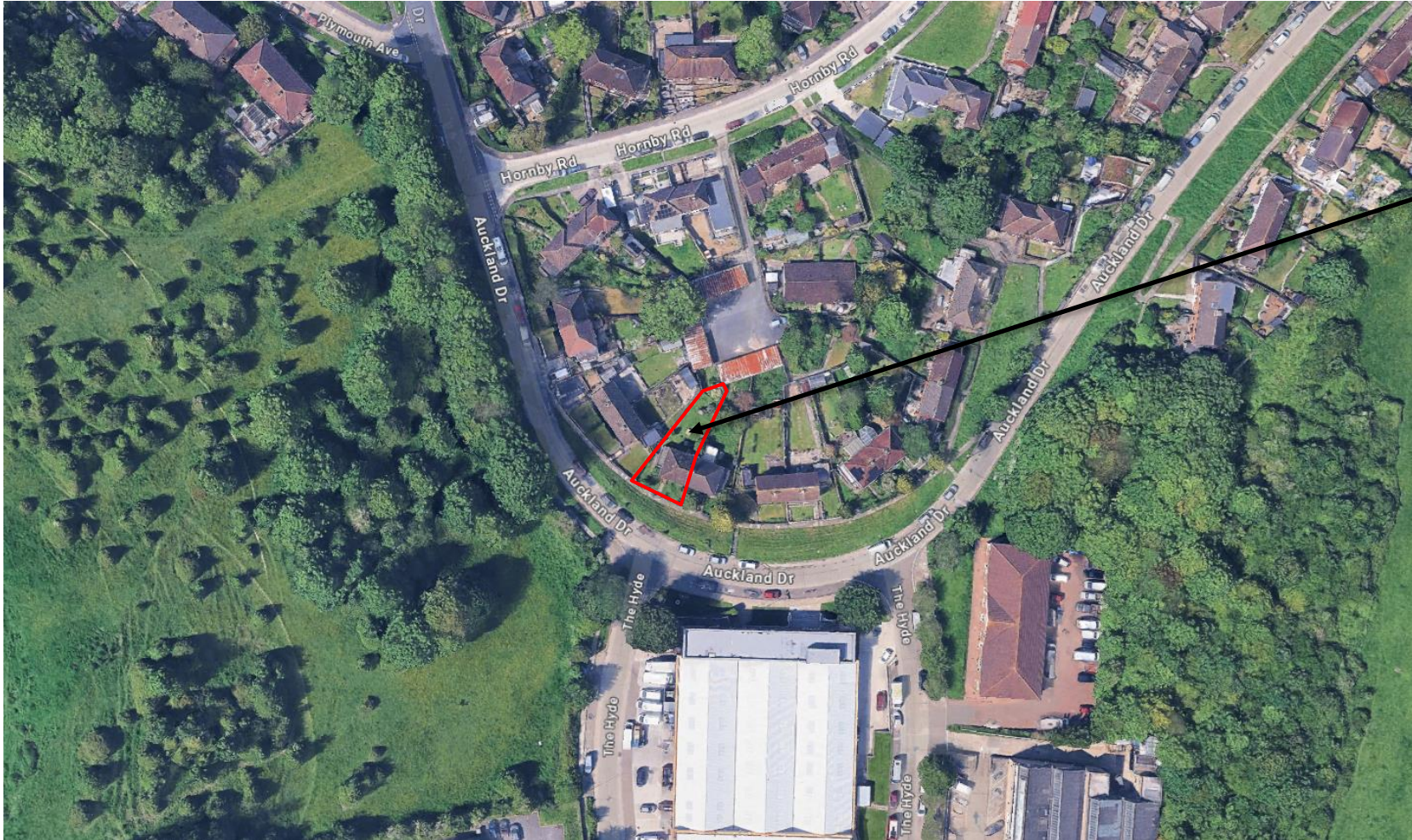
Existing Location Plan



Location plan 1:1250



Aerial Photo of Site



Site

3D Aerial Photo of Site

Site



Street Photo of Site

Site



View to North West of Site



Site

View to North West of Site

Site



View to North East of Site

Site

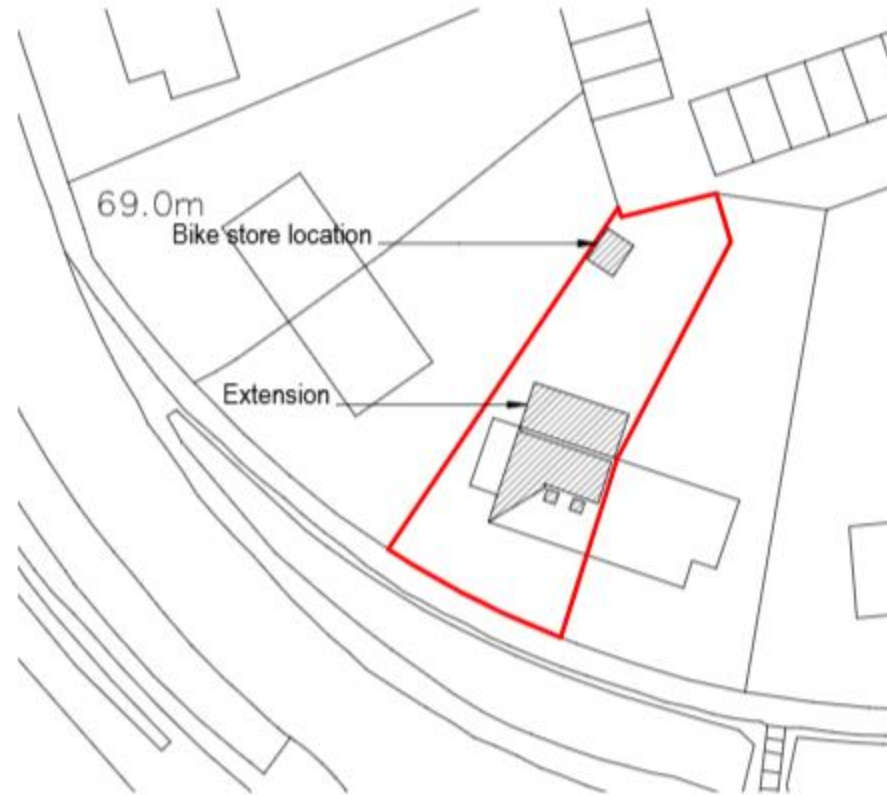


View to North West of Site

Site



Proposed Block Plan



1:500



Block plan 1:500

Existing Elevation Plans



Existing Side Elevation 1:100



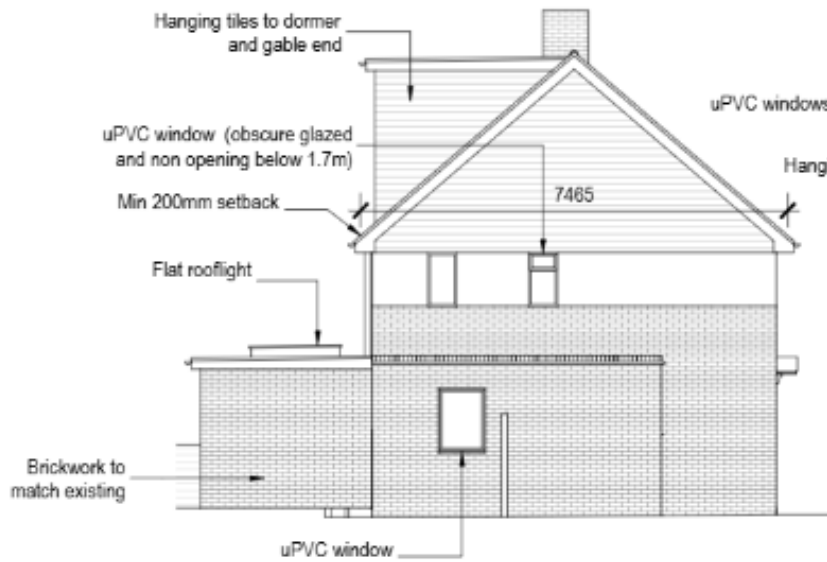
Existing Rear Elevation 1:100



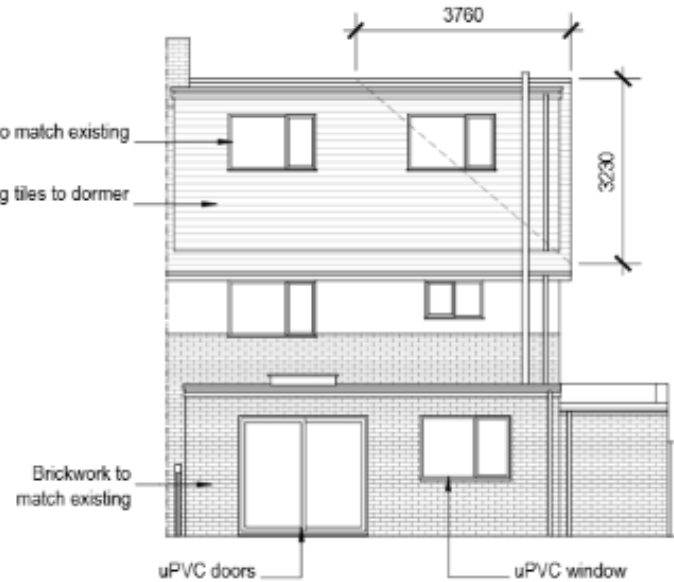
Existing Front Elevation 1:100

Proposed Elevation Plans

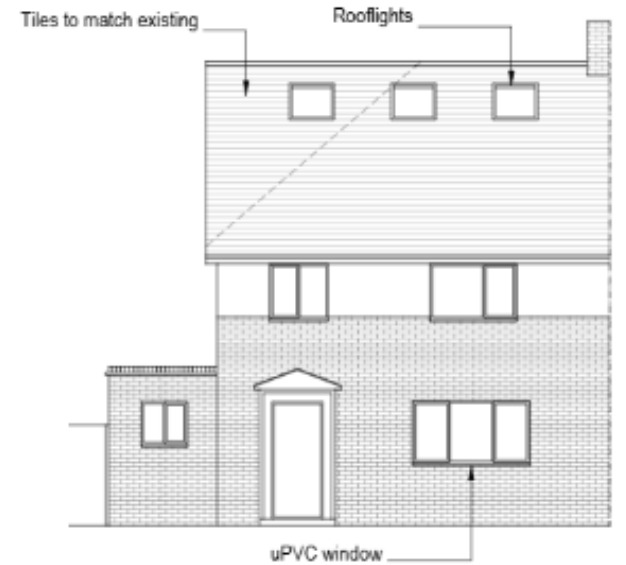
All proposed materials used will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse



Proposed Side Elevation 1:100

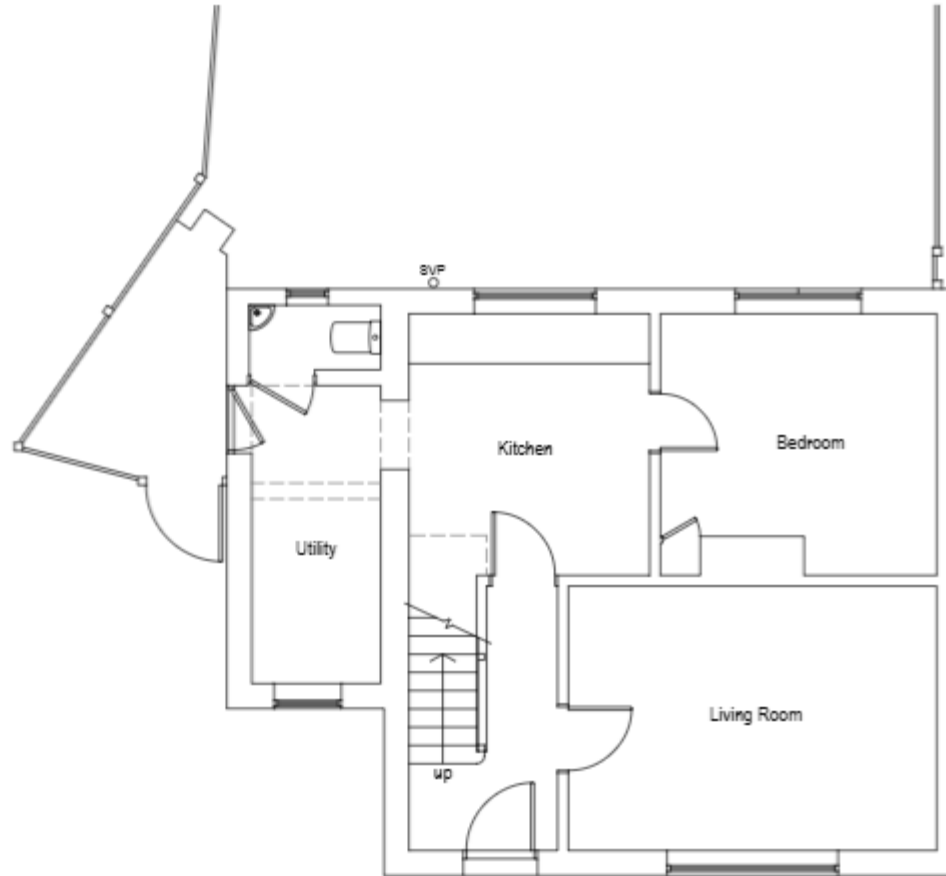


Proposed Rear Elevation 1:100



Proposed Front Elevation 1:100

Existing Floor Plans

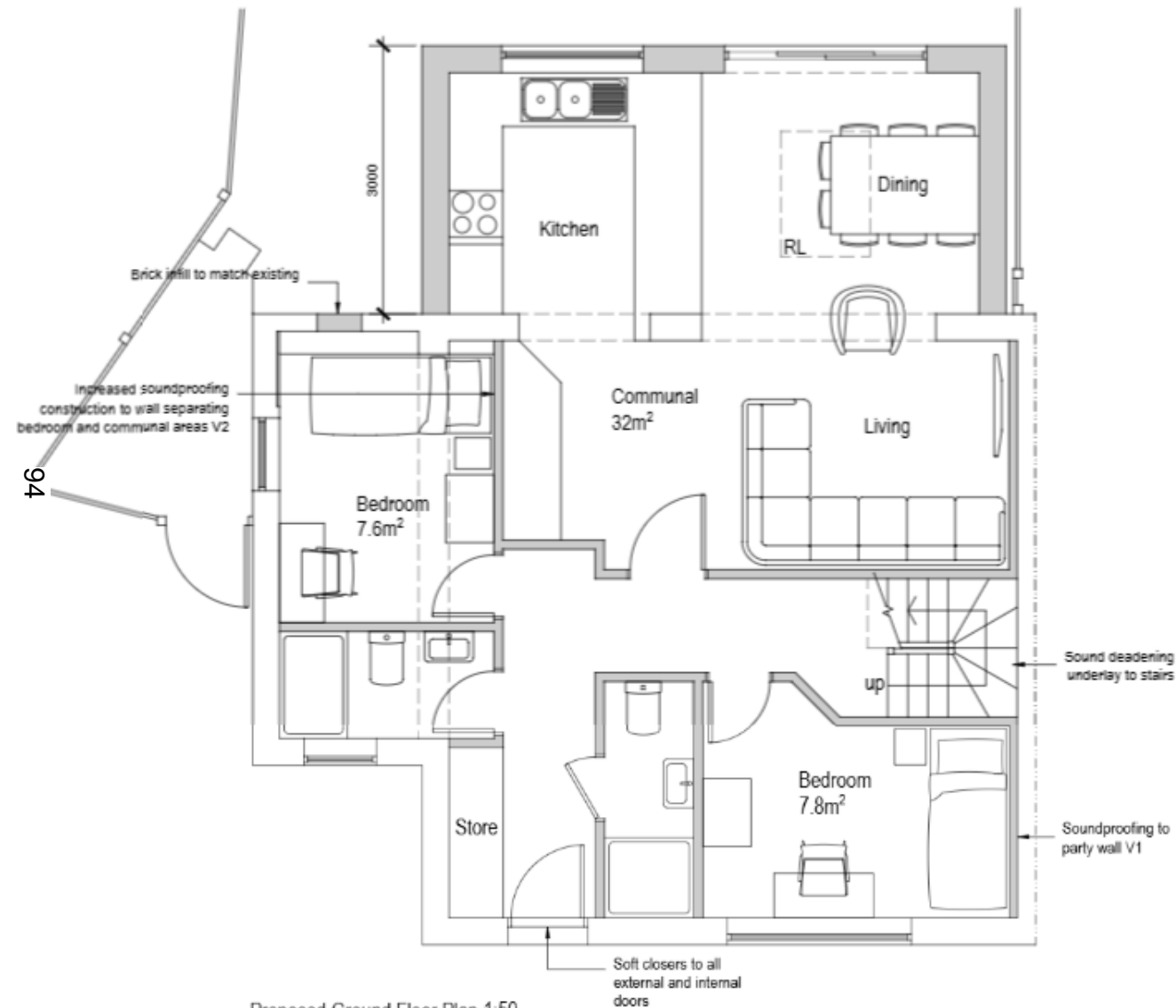


Existing Ground Floor Plan 1:50

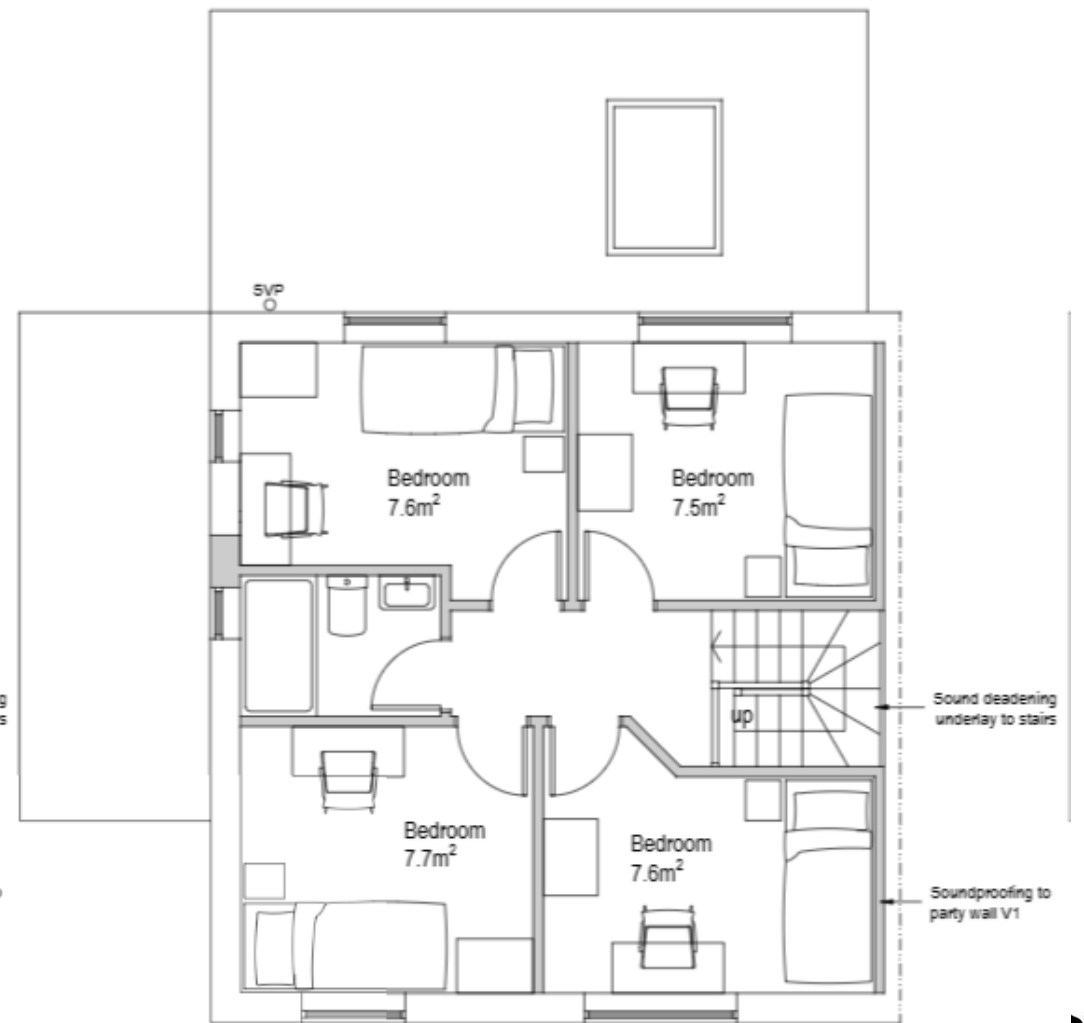


Existing First Floor Plan 1:50

Proposed Floor Plans – GF/1st Floor

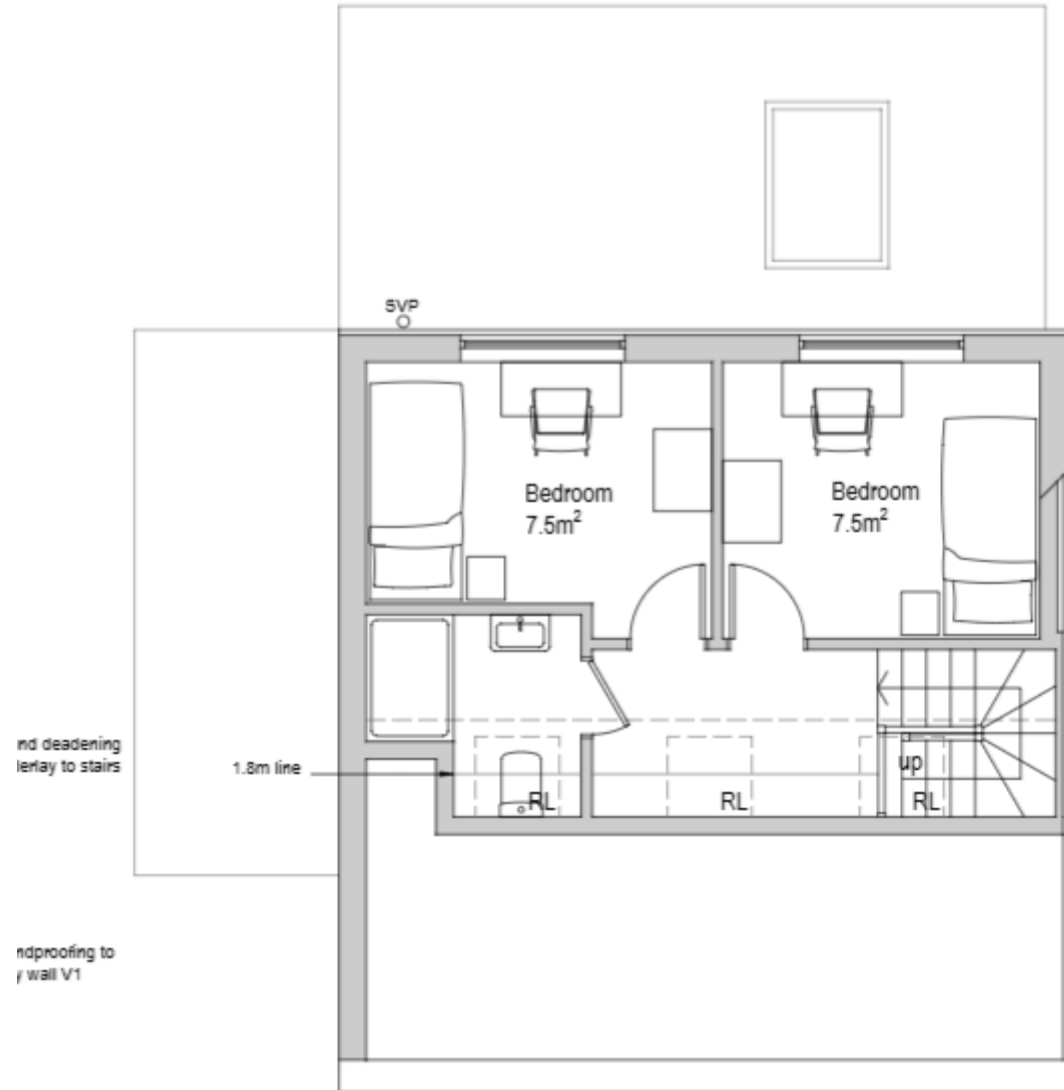


Proposed Ground Floor Plan 1:50

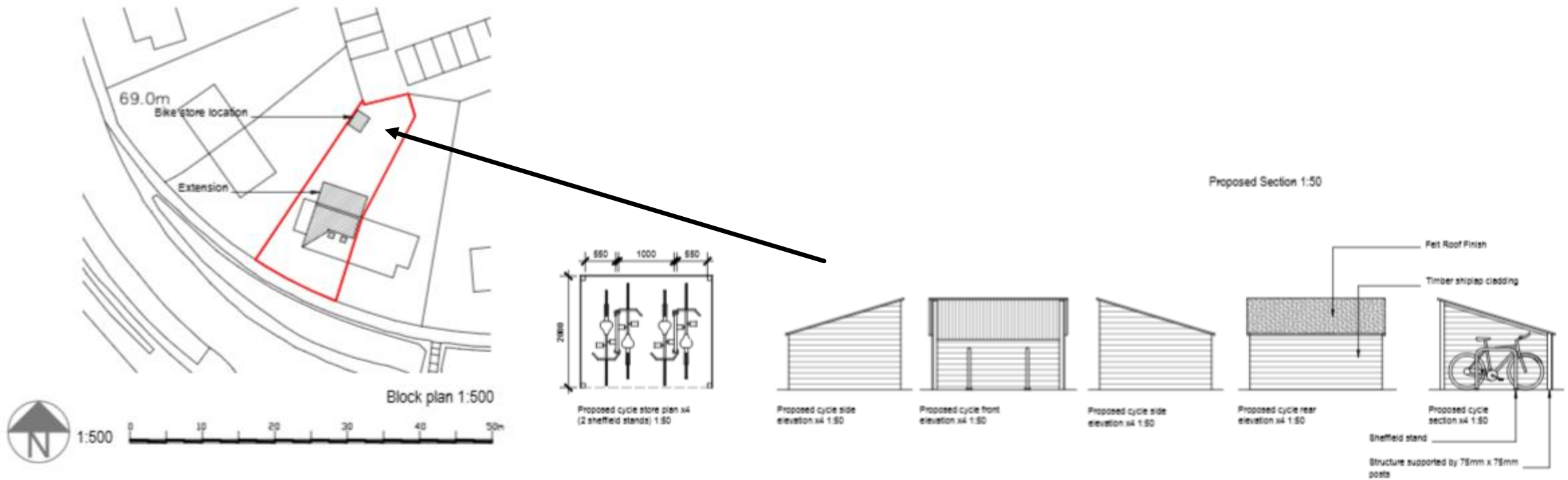


Proposed First Floor Plan 1:50

Proposed Floor Plans – Loft Floor



Proposed Cycle Storage



Representations

- ▶ **Twenty Seven (27)** representations received, objecting on the basis of:
- ▶ Amenity impacts (noise, overshadowing, increase and use of HMO's in area is harmful)
- ▶ Design (height/design of extensions, harms area appearance, out of keeping)
- ▶ Transport (increase in traffic/car parking issues)
- ▶ Current/future residents of unit (noise, rubbish, antisocial behaviour)
- ▶ Community balance - amount of HMO's, lack of family housing, potential loss of funding for school places

- ▶ **Cllr Taylor** objects on grounds of: additional traffic, inappropriate height of development, overdevelopment and residential amenity

Key Considerations

- ▶ City Plan Policies CP21 and DM7
- ▶ Principle of a large HMO in this location and density of HMOs in area
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters
- ▶ Design of external alterations

Conclusion and Planning Balance

- ▶ The proposed large HMO (SG) use in this location would comply with policies CP21 and DM7
- ▶ Proposal would be in an area where concentration of HMOs is <10% within 50m (CP21) and <20% within wider neighbourhood area (DM7 2(a))
- ▶ Proposal would not ‘sandwich’ a non-HMO dwelling between HMO uses and it would not create a terrace of three or more HMOs. Compliance with DM7 2 (b & c) is achieved.
- ▶ Proposed standard of accommodation for a maximum of eight persons (the occupation number would be limited by condition) meets requirements of DM7 2(d & e) regarding bedroom sizes and communal spaces for the maximum number of occupiers.
- ▶ Proposal is not considered to result in significant neighbour amenity impacts which would warrant refusal. The densities of existing HMOs do not suggest that a mixed and balanced community would not be achieved with this proposed HMO. In addition, the property is already in use as a small HMO (C4). Anti-social behaviour not proven or a planning matter.
- ▶ The proposal would secure cycle parking and is not considered to result in significant overspill on-street parking. Connectivity with local buses is possible within a short walk of the site. The Highway Authority raise no objection to the proposals.
- ▶ Single storey extension previously approved. Proposed roof extensions would, due to scale, cause some harm to the host property and surrounding area, but considering the likely “fall back” position to carry out under Permitted Development, on balance are acceptable.
- ▶ **Approval recommended**

**2 St Heliers Avenue (Hove
Fitness Club)
BH2026/00121**

1st April 2026



**Brighton & Hove
City Council**

Application Description

- ▶ Application to vary condition 1 of planning permission BH2001/00118/FP to permit opening hours of **06:00** to **22:00** daily for the internal facilities.

Application Site (West Hove)



Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site (looking north, showing access)



Main access
off St Heliers
Avenue

Other Photos of Site - view down access road



Other Photos - rear car park and entrance



Other Photos- rear car park



Other photos- front car park (from access road)



Other photos- front car park



Application proposal

Condition 1 is proposed to be varied to permit opening hours of **06:00 to 22:00 daily**.

This would be one hour earlier opening and closing than currently consented on Mondays to Saturdays, and two hours earlier opening on Sundays and Bank Holidays. It would relate only to the internal facilities, and the external facilities would remain restricted as currently.

Current condition:

The premises shall not be used for any purpose before 7.00a.m., or open to members of the public before 7.15a.m. or after 11.00pm on any day, except Sundays and Bank Holidays when the premises shall only be used between 8.00am and 11.00pm.

Proposed new condition:

The internal facilities within the main building shall only be used or open for use between 6.00a.m - 10pm daily and at no other time. The external sports facilities shall not be used for any purpose before 7.00a.m, or open to members of the public before 7.15a.m. or after 11.00pm on any day, except Sundays and Bank Holidays when the external facilities shall only be used between 8.00am and 11.00pm.

Representations

Eight (8) letters of objection received, summarised as follows:

- ▶ Identical to previous refused application
- ▶ The site is not being operated in accordance with its lease
- ▶ Current unauthorised opening at 6am already causes noise disturbance, which will continue if the application is approved
- ▶ Inaccurate statements within the application
- ▶ Opening earlier would not prevent outdoor activity

Thirty-nine (39) letters of support received, as well as a petition (c.468 signatures), summarised as follows:

- ▶ The site is already opening at 6am, this allows for exercise in the early mornings which provides benefits for users of the site
- ▶ Other gyms nearby are open at this time

Key Considerations

- ▶ Amenity of neighbouring occupiers and the locality
- ▶ Sports and health considerations

Conclusion and Planning Balance

- Context is a significant consideration; site is constrained and surrounded by residential properties
- Site is currently operating earlier in breach of conditions and is the subject of complaints (eg amplified music, general disturbance, people gathering outside, vehicular movements, car door noise)
- Insufficient information submitted to demonstrate noise/disturbance impact will not be harmful – no evidence provided that tested noise levels at 6a.m. or 7.am.; no details provided of how noise would be managed
- Environmental Health Officer objection; noise management conditions cannot appropriately mitigate
- Benefits to sports/health do not outweigh the harm identified
- **Refusal** is therefore recommended