Brighton & Hove City Council

PLANNING COMMITTEE ADDENDUM Presentations

1.00PM, WEDNESDAY, 28 OCTOBER 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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Oakley House, Leicester Street

BH2025/02088

28th October 2026

Brighton & Hove City Council

Application Description

- Demolition of existing mixed-use building with ground floor commercial unit (Class E) and residential above (Class C3) and erection of new residential block (C3) with associated landscaped areas.
- (For information: Proposal is for building of up to five storeys and 20no flats for affordable housing).

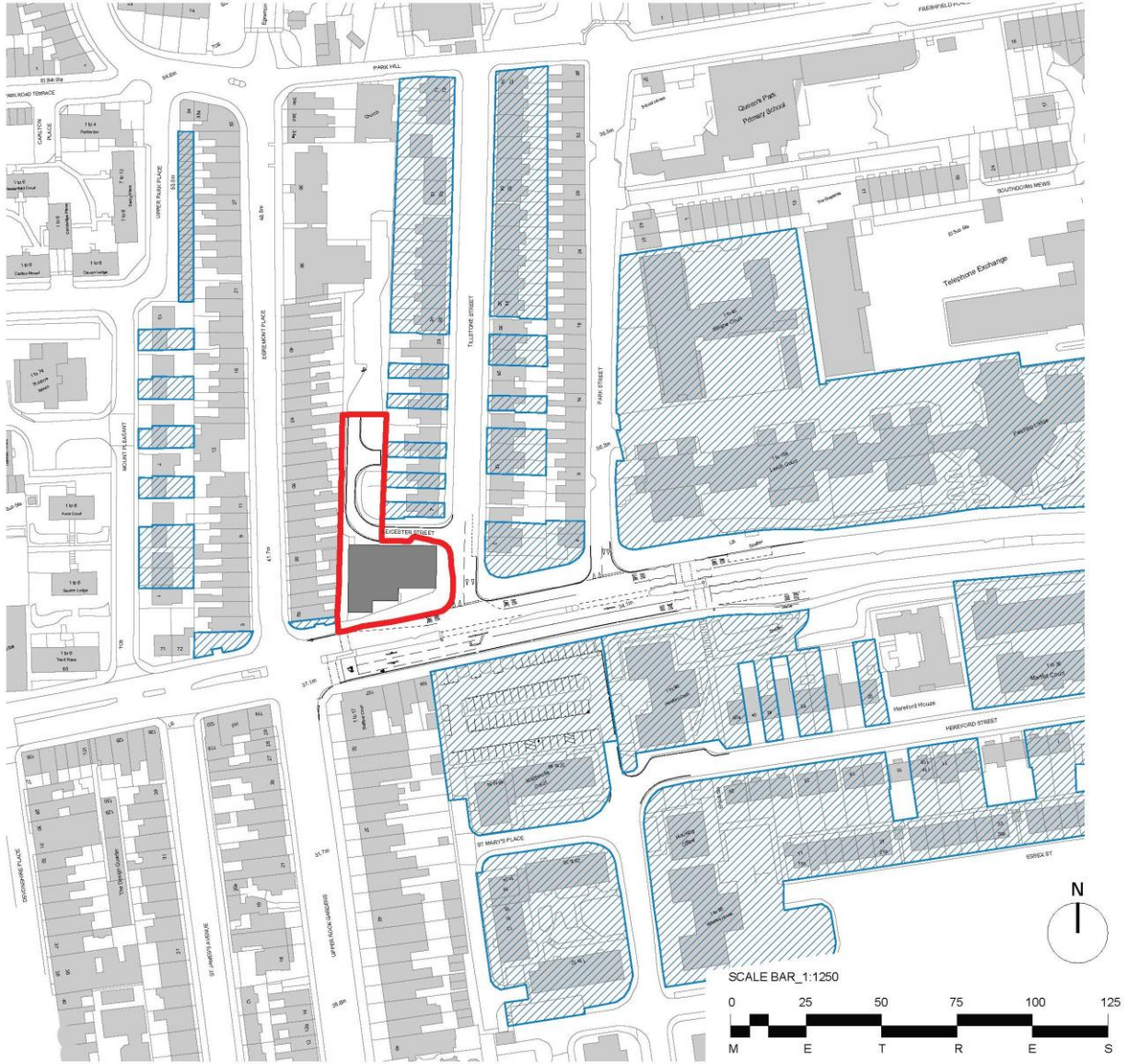
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Map of Application Site



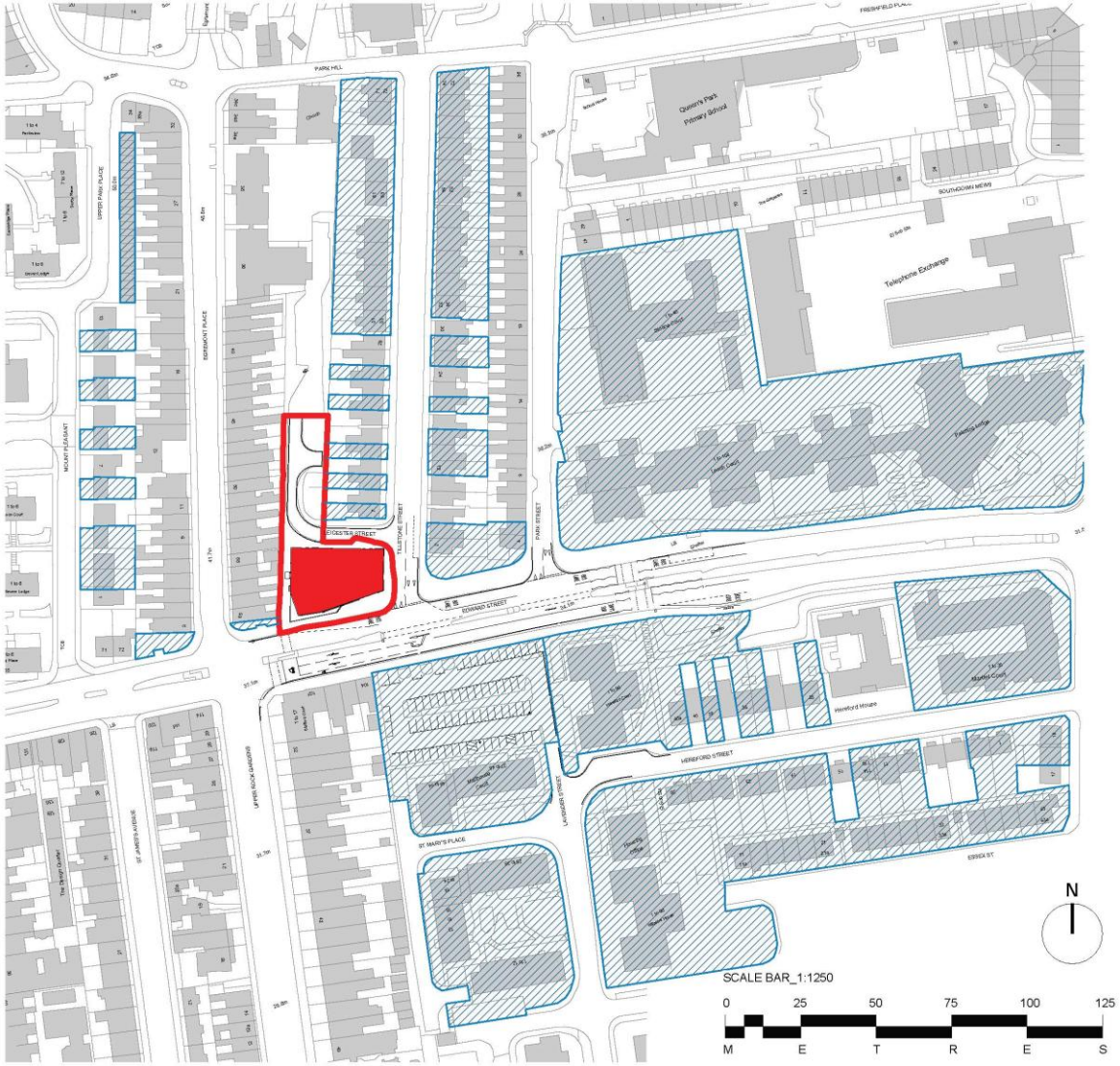
Brighton & Hove City Council

Existing Location Plan



Brighton & Hove City Council

Proposed Location Plan



Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site



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Views from the east along Edward Street/Eastern Road

Application site



Hereford Court (17 Storeys)

Application site



Leach Court (7 Storeys)

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Views from Tillstone Street (North of the site)



View of application site and adjacent property (No.7 Tillstone Street)



View from within the conservation area looking south



Photograph at junction of Tillstone Street and Leicester Street

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Views from Leicester Street to the north



View looking north on Leicester Street



View looking south on Leicester Street



Rear of Egremont Place



Rear of properties on Tillstone Street



Pedestrian walkway to west of application site and rear of Egremont Place

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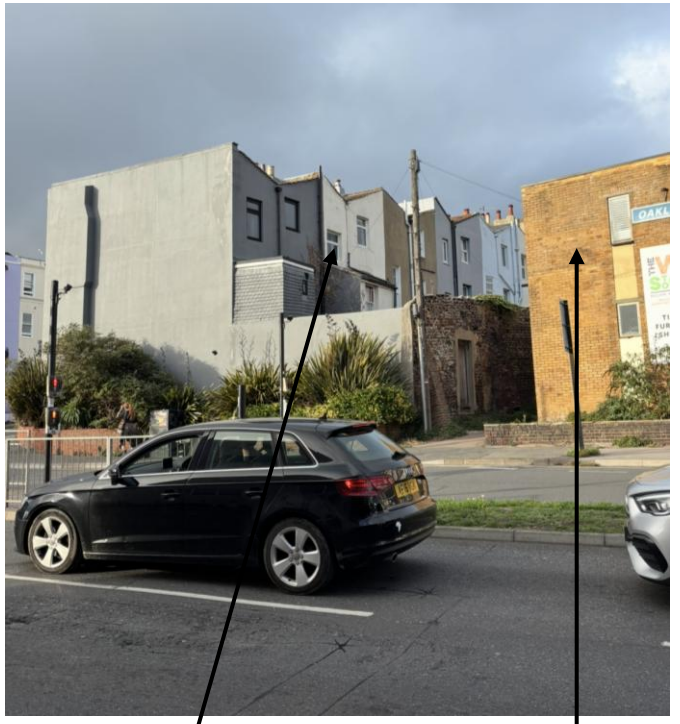
Views from the south and west on Edward Street





Egremont Place

Leach Court



Rear of Egremont Place

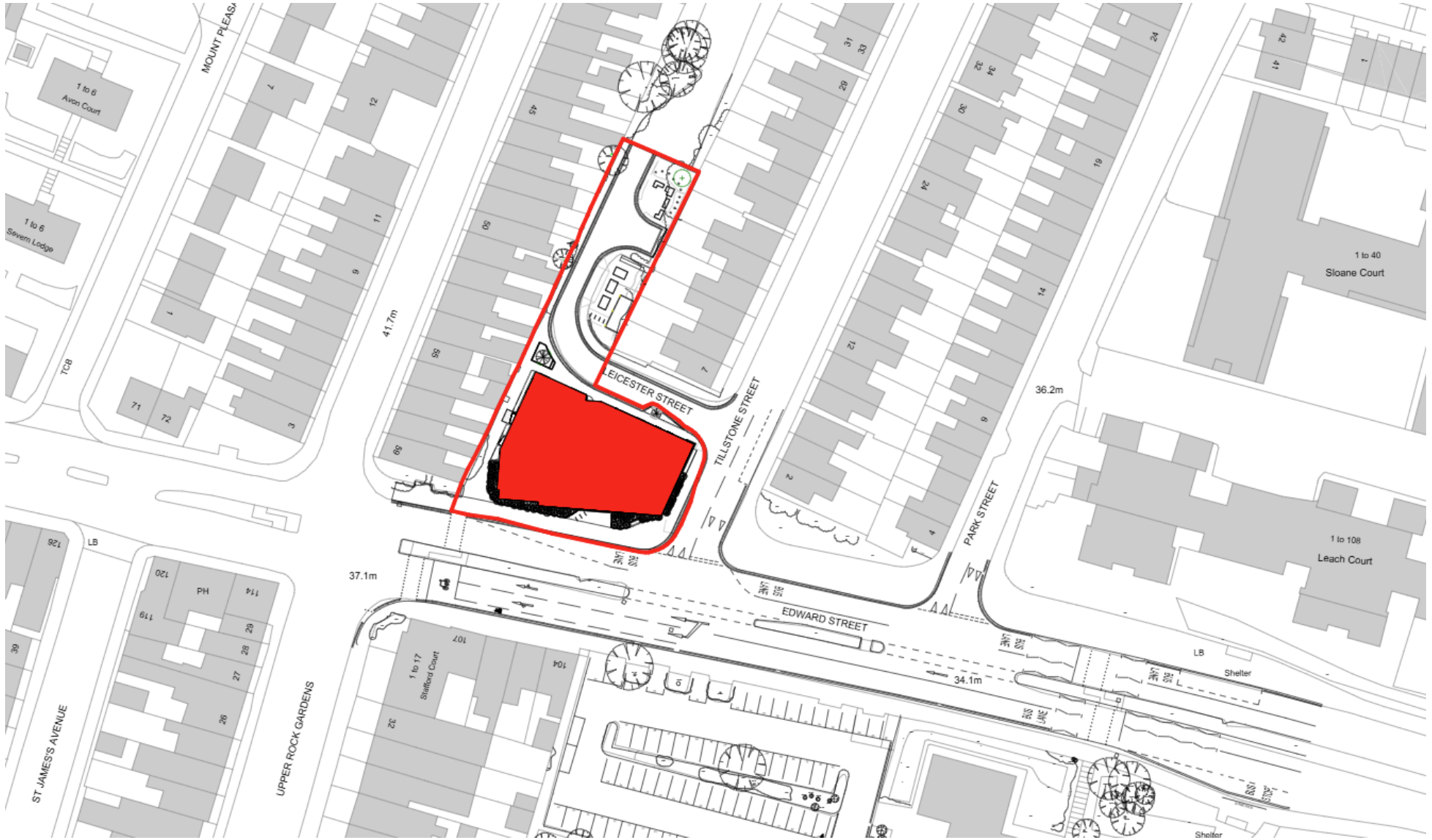
Application site



View taken close to junction with Edward Street and Upper Rock Gardens

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Proposed Block Plan



Brighton & Hove City Council

Proposed Visual from the east on Edward Street/Eastern Road



Brighton & Hove City Council

Proposed visual from the south on Edward Street



Brighton & Hove City Council

Proposed Visual from junction of Egremont Place and Edward Street



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Proposed visual from Tillstone Street



Brighton & Hove City Council

Proposed eastern elevation



Brighton & Hove City Council

Proposed southern elevation



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Proposed northern elevation



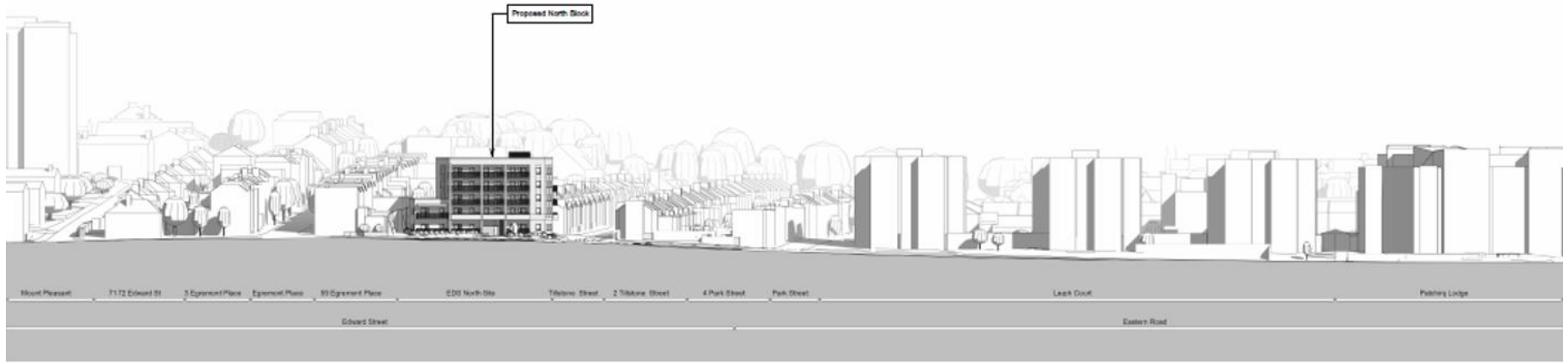
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Proposed western elevation



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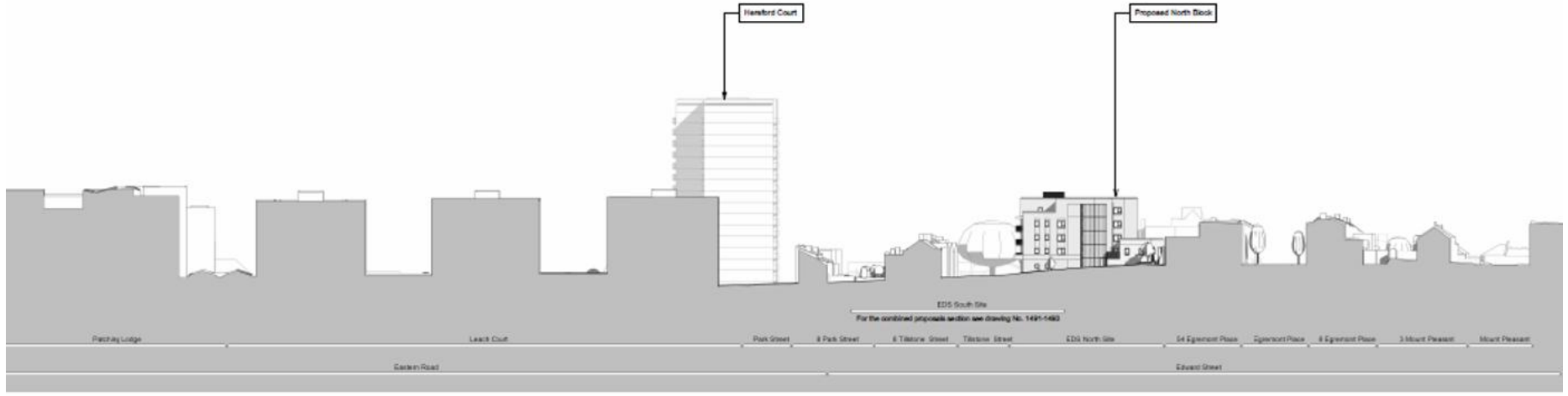
Long sections looking north/south



EDS North - Oakley House

E-E Section - Long Section Looking North

1 : 500@A1



EDS North - Oakley House

F-F Section - Long Section Looking South

1 : 500@A1

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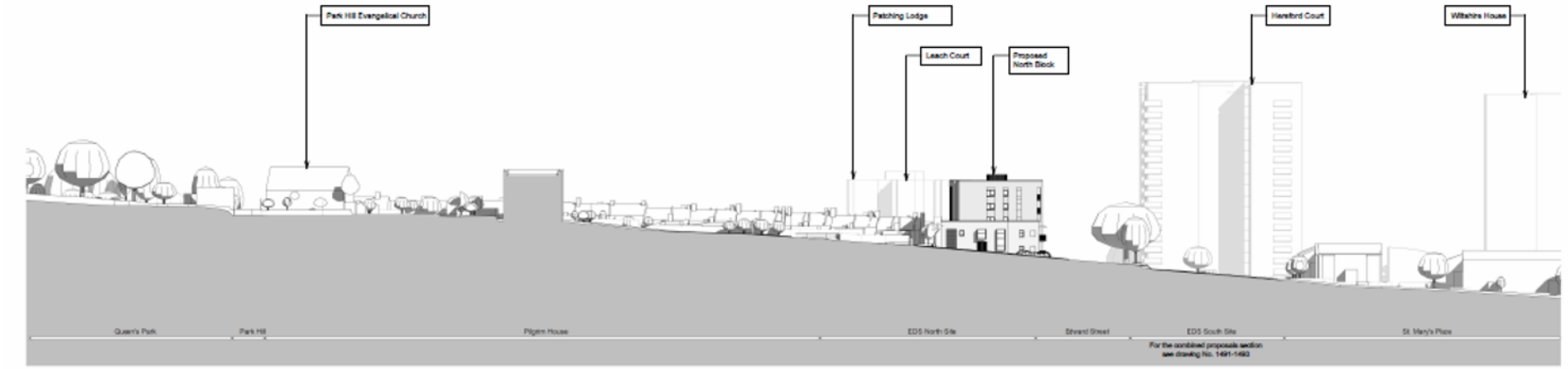
Long sections looking east/west



EDS North - Oakley House

C-C Section - Long Section Looking West

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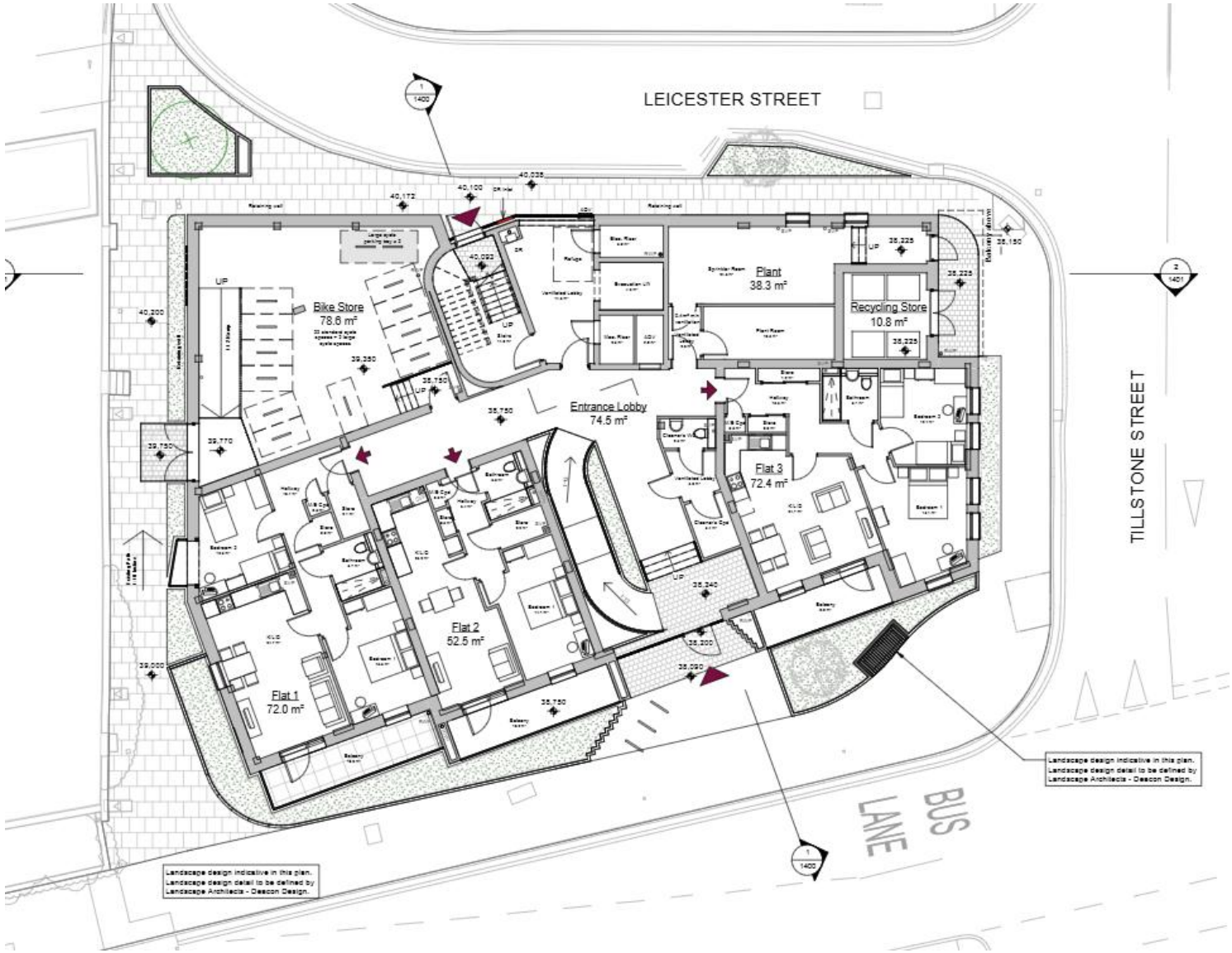
EDS North - Oakley House

D-D Section - Long Section Looking East

1 : 500@A1

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Proposed Ground floor Plan



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Proposed first floor



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Proposed second and third floor layouts



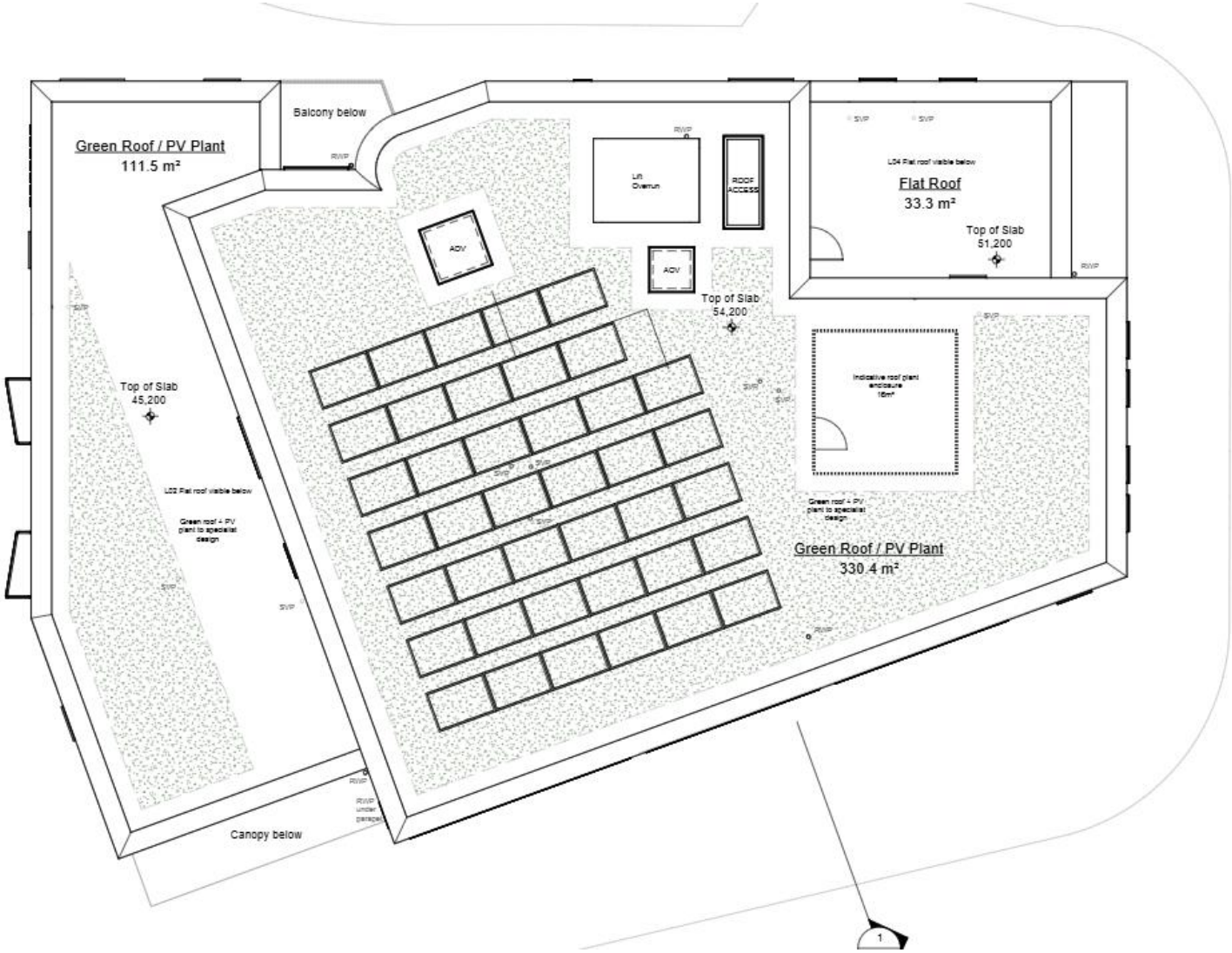
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Proposed fourth floor



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Proposed roof plan



Brighton & Hove City Council

Application as originally submitted



Proposed view from the east

Brighton & Hove City Council

Application as originally submitted



Proposed view from the south

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Number of units

- The 20 residential units would comprise the following mix:
- 9 x 1 bed (45%)
- 8 x 2 bed (40%)
- 3 x 3 bed (15%)

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Representations

Fifteen (15) letters of representation have been received objecting to the proposed development on the following grounds:

-Adverse impact on listed buildings

-Adverse impact on Conservation Area

-Inappropriate height and scale of the development

-Overdevelopment of the site

- Poor design and not in keeping with character of the area

-Proximity to boundaries

-Overshadowing and loss of light to neighbouring properties

-Loss of privacy and overlooking

-Overbearing impact

-Noise impact

-Impacts on neighbouring properties during construction/dust and vibration

-Concern the community areas will attract antisocial behaviour

-Additional traffic and inadequate parking provision

-No improvement is proposed to supporting infrastructure or amenities

-Loss of view

-Impact on property values

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Representations

- **One (1) letter of comment has been received which raises the following points:**
- -The development of affordable housing is supported given the need of all housing in Brighton
- -A strategic plan of our city centre needs to be considered
- -The city needs to consider the use of all available city land on a large city-wide scale to better meet the needs of urban development and local communities. Certain households may prefer residential areas rather than living in the city centre.
- -The tall building policy is an effective way of maximising the value of city centre land.
- -Good architectural design in a city centre location should be one of the priorities, this project could set a good example.
- -The development should take maximum advantage of the south facing sea view by building tall on Edward Street.

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Conclusion and Planning Balance

- Demolition of Oakley House is considered acceptable given that it is of no architectural or historic significance.
- Whilst the new building would be taller and have greater visual impact than the existing, the impacts on the setting of nearby heritage assets would be limited.
- Weight is given to housing delivery and the significant public benefits arising from the delivery of additional affordable homes, which is considered to satisfactorily outweigh any limited heritage harm.
- During the lifetime of the application the proposed development has been significantly reduced in scale and would result in a well-designed building. Further details in relation to the building's design to include materials and large-scale details are recommended to be secured by condition.
- Impact on amenity of neighbouring properties considered to be acceptable following reduction in height and scale. DEMP/CEMP can mitigate construction impacts.
- The proposed units would meet NDSS. Whilst acknowledged that the development would result in some single aspect units, overall standard of accommodation is considered acceptable having regard to site constraints in a central location.
- The proposals would include suitable outdoor external amenity areas for residents
- The housing mix proposed is acceptable.
- No parking provision but this is considered acceptable in a central sustainable location.
- The proposals include a scheme of highways works to the front and rear of the site.
- The development offers opportunities to secure public realm improvements, biodiversity opportunities and provides a sustainable building.

- **Recommend: Approval**

Brighton & Hove City Council

36 Cheltenham Place

BH2026/00727

28th October 2026

Brighton & Hove City Council

Application Description

- Planning permission is sought for a change of use from mixed use Class E (artists studios, sauna and associated facilities) to a sui-generis use for the whole site. This sui-generis use would cover a range of complementary uses on the site. The application can be summarised as follows
- - Holiday letting rooms at first floor level,
- - Reinstatement of historic wooden sliding doors fronting Cheltenham Place,
- - Secondary sauna within yard, (first sauna approved under BH2025/01271)
- - Small café, primarily to serve site users,
- - Steam room facility,
- - Yoga studio,
- - Massage/therapy rooms,
- - Provision of disabled access to new and existing facilities,
- - Expanded changing room facilities,
- - Retention of 5 artist studio spaces.

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Map of Application Site



LOCATION PLAN

Scale bar (1:1250)

0m 25m 50m 75m 100m

12.5m 37.5m 62.5m 87.5m



BLOCK PLAN - EXISTING AND PROPOSED

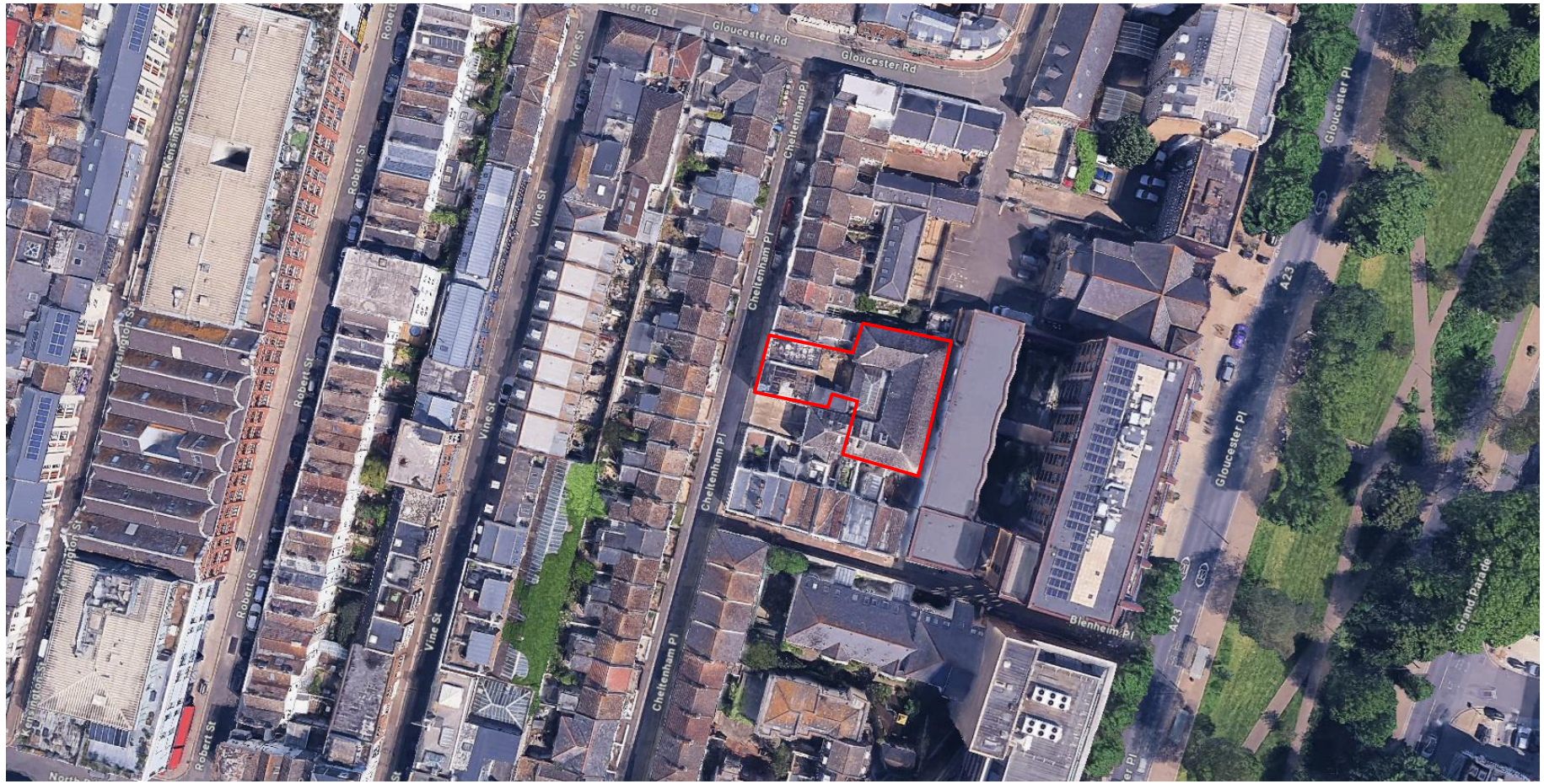
Scale bar (1:200)

0m 4m 8m 12m 16m

2m 6m 10m 14m

Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site



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Street Photo of Site

Access to YoYo Yard facilities and artists studios



Pedestrian Access to first floor

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Other Photos of Site





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Existing Block Plan

Access to Sauna Yard and artist studios

Pedestrian access to upper floors



To rear (eastern) part of the site, the application relates to the ground floor only

N

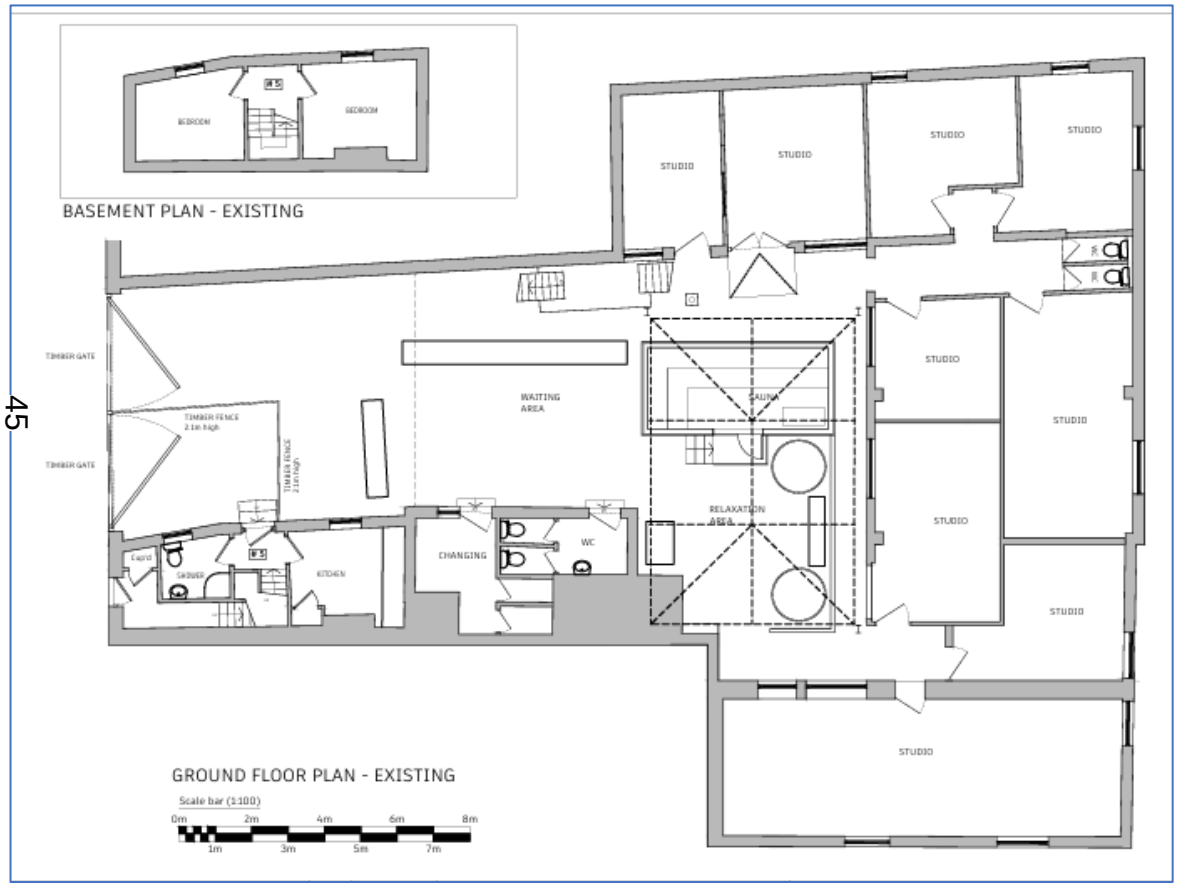
BLOCK PLAN - EXISTING AND PROPOSED

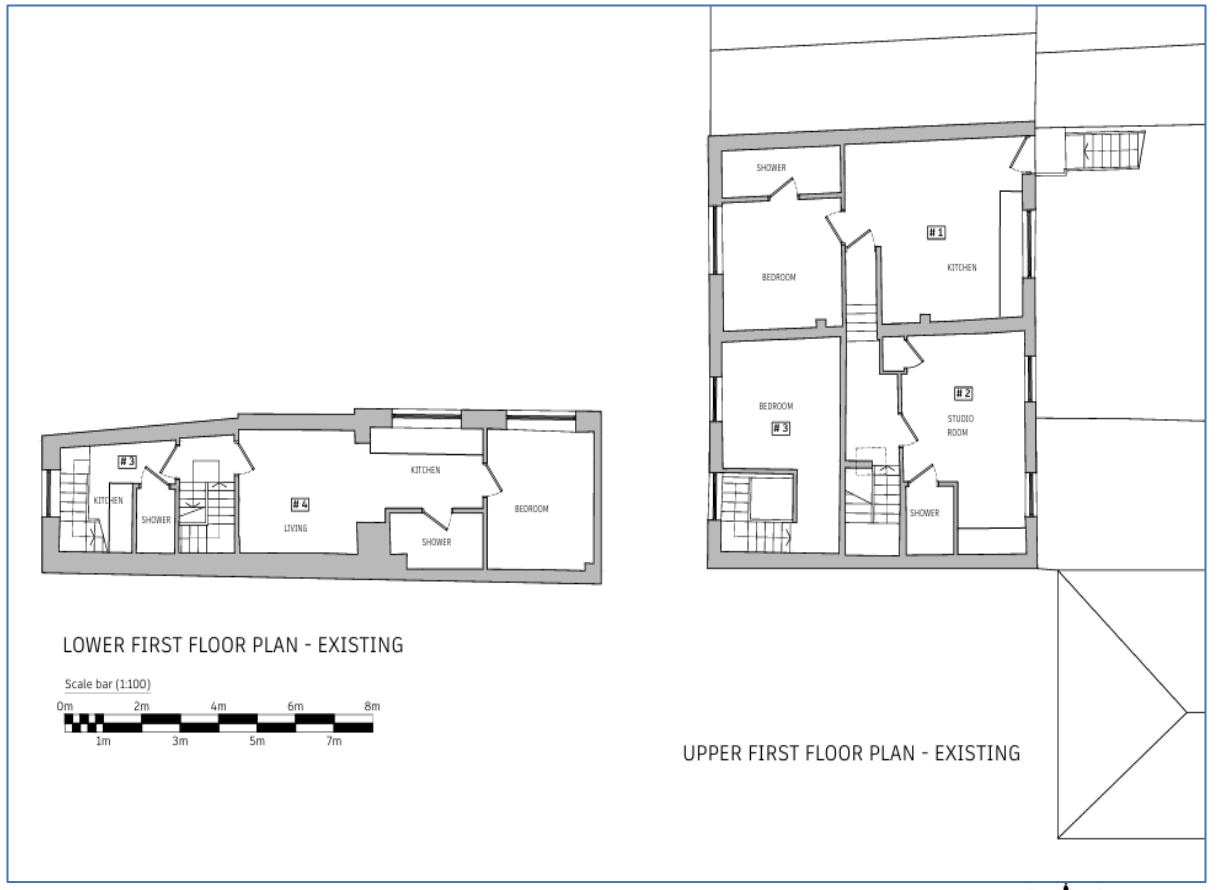
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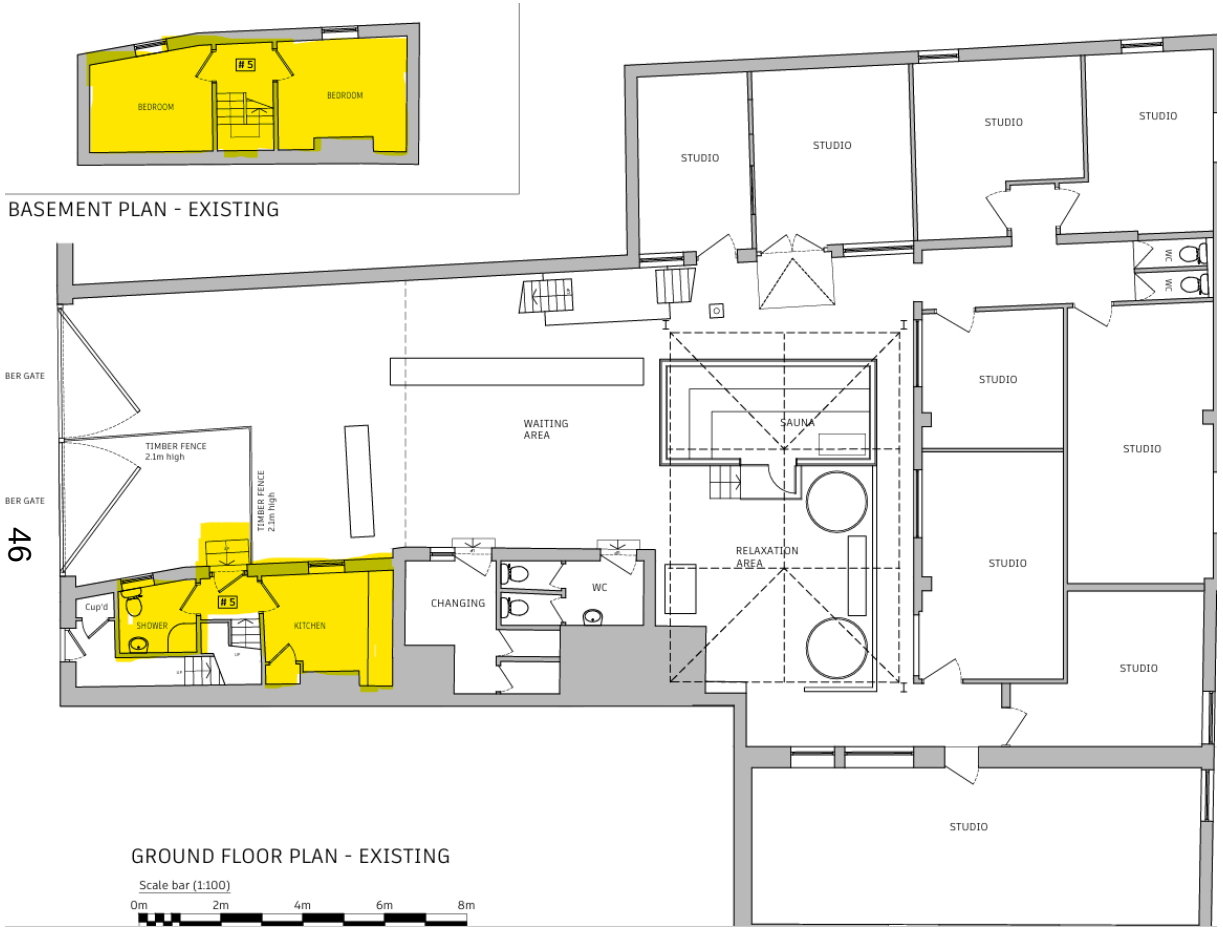
Existing Plan

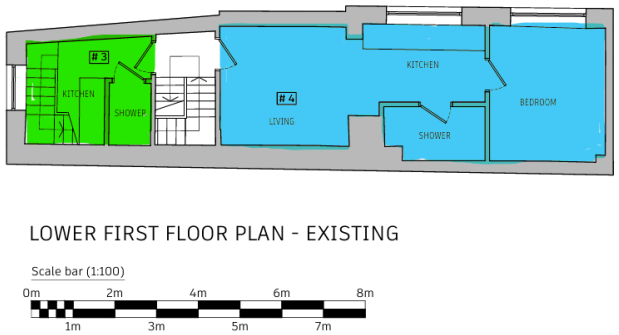




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Existing Residential Layout





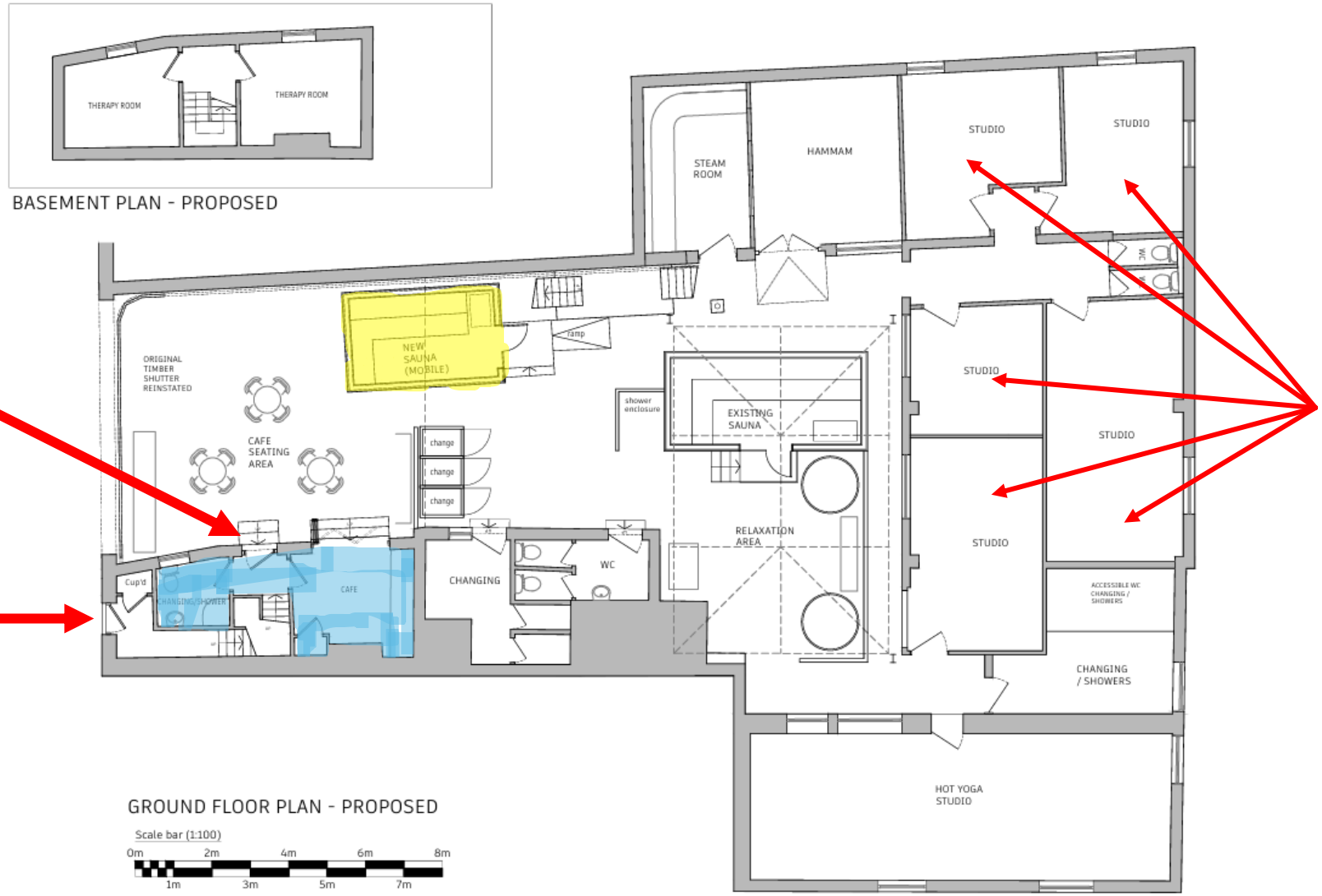


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Proposed Plan Basement & Ground

Entrance to café (area shown in blue) within Sauna yard

Entrance to upper floor and overnight letting accommodation

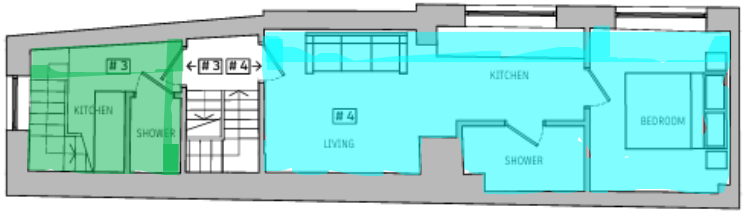


Five Artist Studios retained

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Proposed Plan Lower & Upper First floor

saved: Just now



LOWER FIRST FLOOR PLAN - PROPOSED

Scale bar (1:100)

0m 2m 4m 6m 8m

1m 3m 5m 7m



UPPER FIRST FLOOR PLAN - PROPOSED

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Existing and Proposed Cheltenham Place Street Elevation Visual



EXISTING FRONT ELEVATION



Brighton & Hove City Council

Existing Gates & Proposed Visual





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Representations

- **Thirty-Two (32) representations were received objecting to the proposal for the following reasons:**

- Principle of the change of use/ conflict with planning policy, holiday let, loss of housing & employment space and unwanted precedent
- Impact on amenity, noise & anti-social behaviour from holiday lets
- Highway safety, parking, and increased trip generation
- Environmental concerns, waste, water, litter
- Management concerns, freehold, tenancy issues, retrospective nature of planning application
- Impact on area through proliferation of holiday lets
- Overdevelopment and harm to the conservation area

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Representations

- **Twenty-Four (24) representations were received supporting the proposal for the following reasons:**

- Improvement to the existing facilities, inclusion of disabled access
- Valued and beneficial use to the local community, tourist and the art scene
- Supports local events and community functions
- Economic benefits/ supporting a local business
- The environment is peaceful and relaxing which should be supported
- Improvement to the access gates benefits the conservation area

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Representations

- **North Laine Community Association objects to the application for the following reasons**

- Proliferation of holiday let harms residential communities
- Existing parts of the building already in use as holiday lets
- A Lawful Development Certificate should be obtained to establish lawful history
- Building regulations and fire safety queries
- Impact on residential amenity
- Concerns over the café use
- The proposed works to the gates are welcome

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Key Considerations

- Principle of the sui-generis use, loss of residential floor space
- Suitability of Holiday Let accommodation within a wider sui-generis floor space
- Impact on existing artist studios
- Impact on neighbouring amenity particularly noise and increased activity
- Impact on the residential character of the area
- Transport, servicing, refuse and cycle parking
- Impact on the North Laine Conservation Area

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Conclusion and Planning Balance

- The planning history for the site is unclear, but the existing residential units provide a substandard level of accommodation which cannot easily be converted to meet modern standards. Therefore, a change of use can be justified in this instance.
- The Sauna use, approved in 2025 has been successful and the proposal would expand this business and retain some artist studios
- The holiday letting rooms would provide opportunity for well-ness stays and courses within the sui-generis use of the site and connected to this use as controlled by condition
- The proposal would preserve the character of the Conservation Area
- Subject to conditions controlling opening hours and the management of the site, the proposal would not cause unacceptable harm to neighbouring amenity.
- The site is in a sustainable location for transport and would not cause excessive parking demand or highway safety issues. Cycle parking would be delivered by condition

Overall balance: Recommended for **approval**, subject to the conditions

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Palmer And Harvey House 106 - 112 Davigdor Road

BH2026/01622

28th October 2026

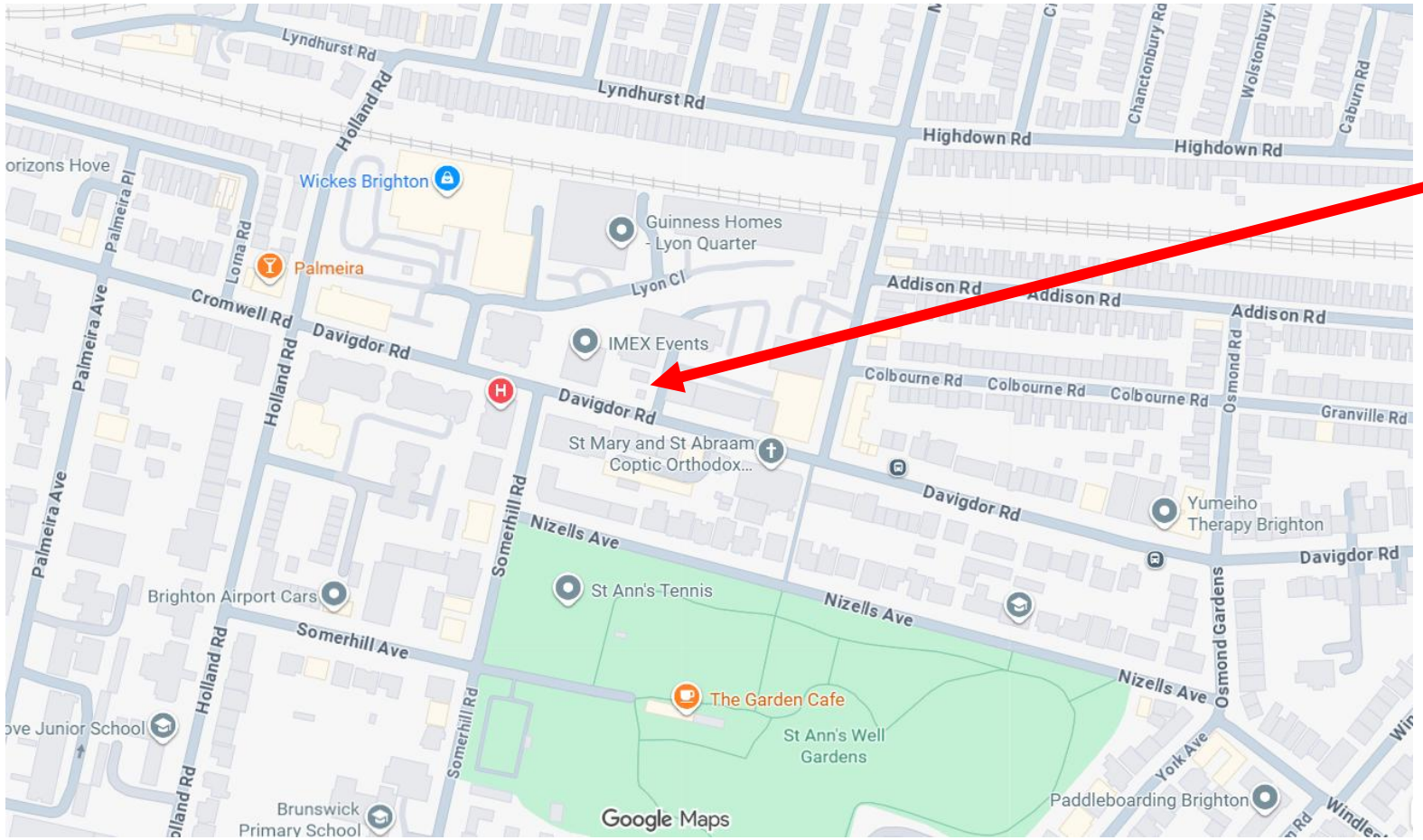
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Application Description

- Application to vary condition 1 (approved drawings) and 5 (landscaping) of planning permission BH2022/01365 to construct basement level to provide ancillary office floorspace, alterations to elevations and internal layout, new photovoltaic panels and plant at roof level, alterations to site layout including revised scheme of hard and soft landscaping, relocated bicycle and bin store and accessible parking spaces and other associated works.

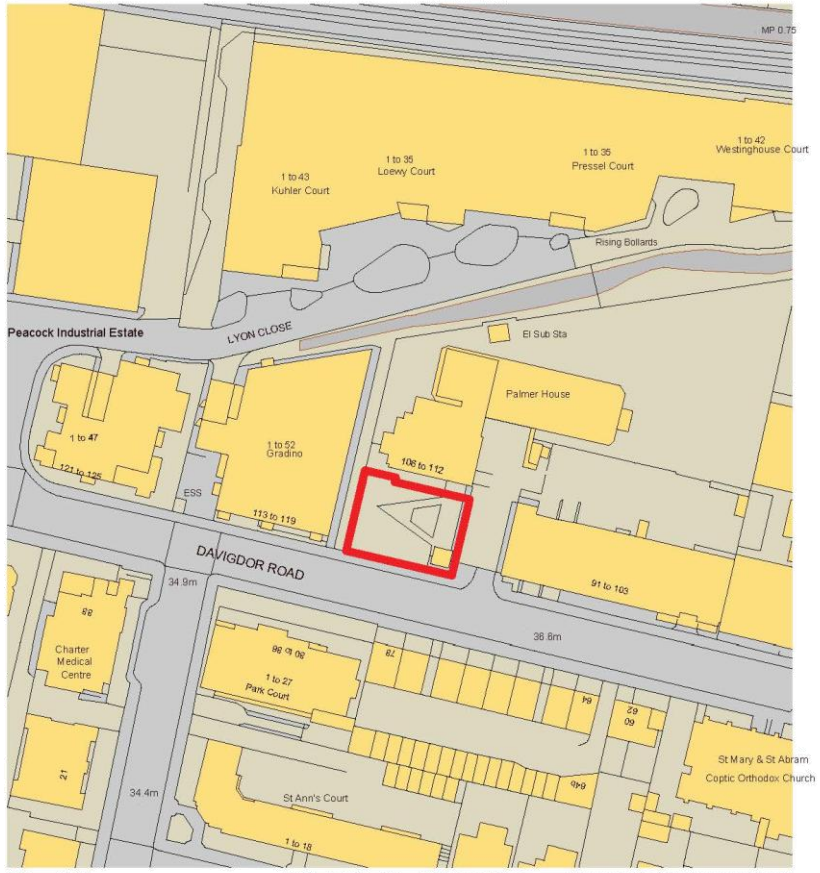
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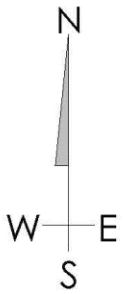
Map of Application Site



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Existing Location Plan





1 Site Location Plan

1 : 1250

Scale bar (1:1250)

0m 25m 50m 75m 100m

12.5m 37.5m 62.5m 87.5m

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Aerial Photo of Site



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3D Aerial Photo of Site



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Street Photo of Site

Development site within the hoarding adjoining Davigdor Road



Palmer and Harvey Building



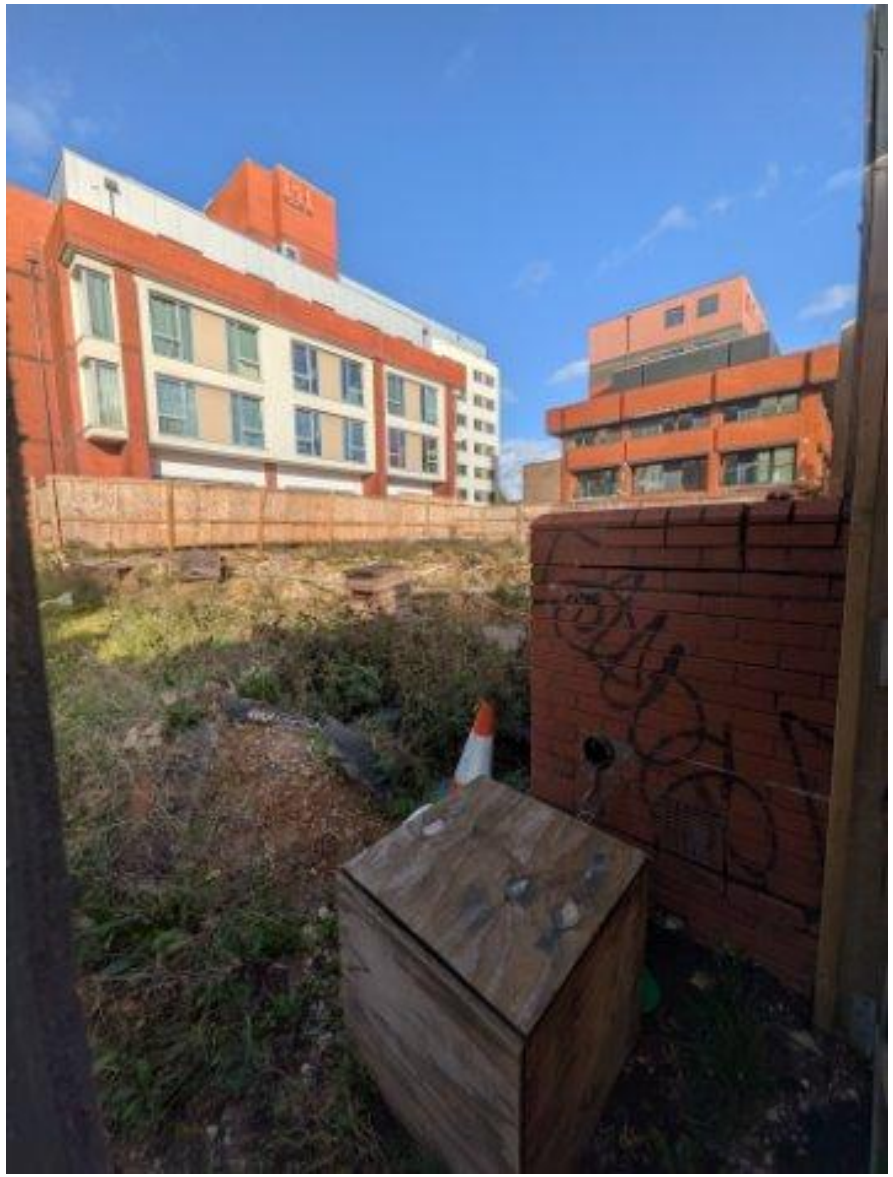
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Other Photos of Site



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View of development site through the hoarding



Evidence of site clearance and foundations dug

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Existing Block Plan



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Approved and proposed South Elevation

Approved under BH2022/01365





Brighton & Hove City Council

Approved and proposed North Elevation

Approved under BH2022/01365



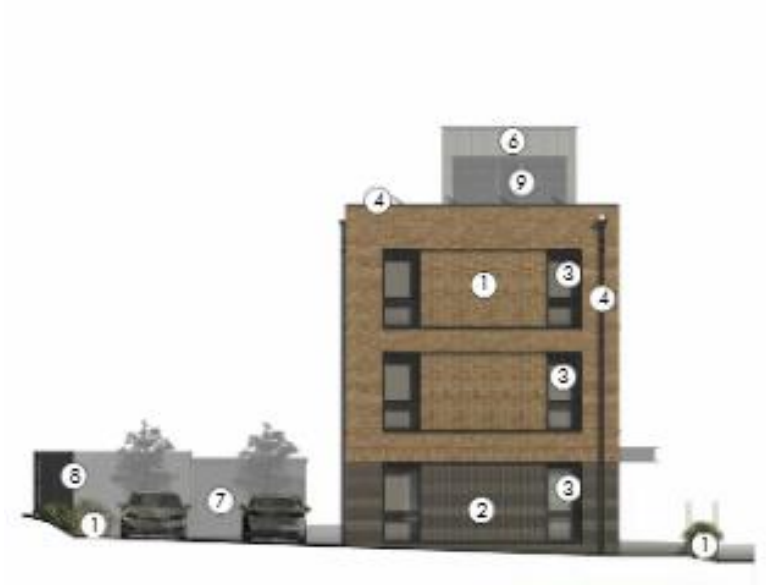


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Approved and proposed East Elevation

Approved under BH2022/01365



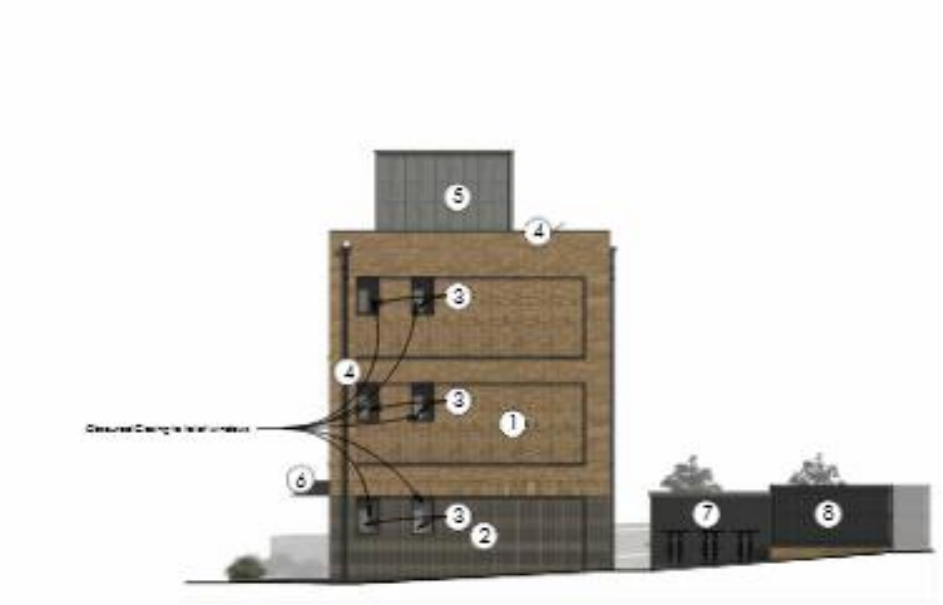


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Approved and proposed West Elevation

Approved under BH2022/01365

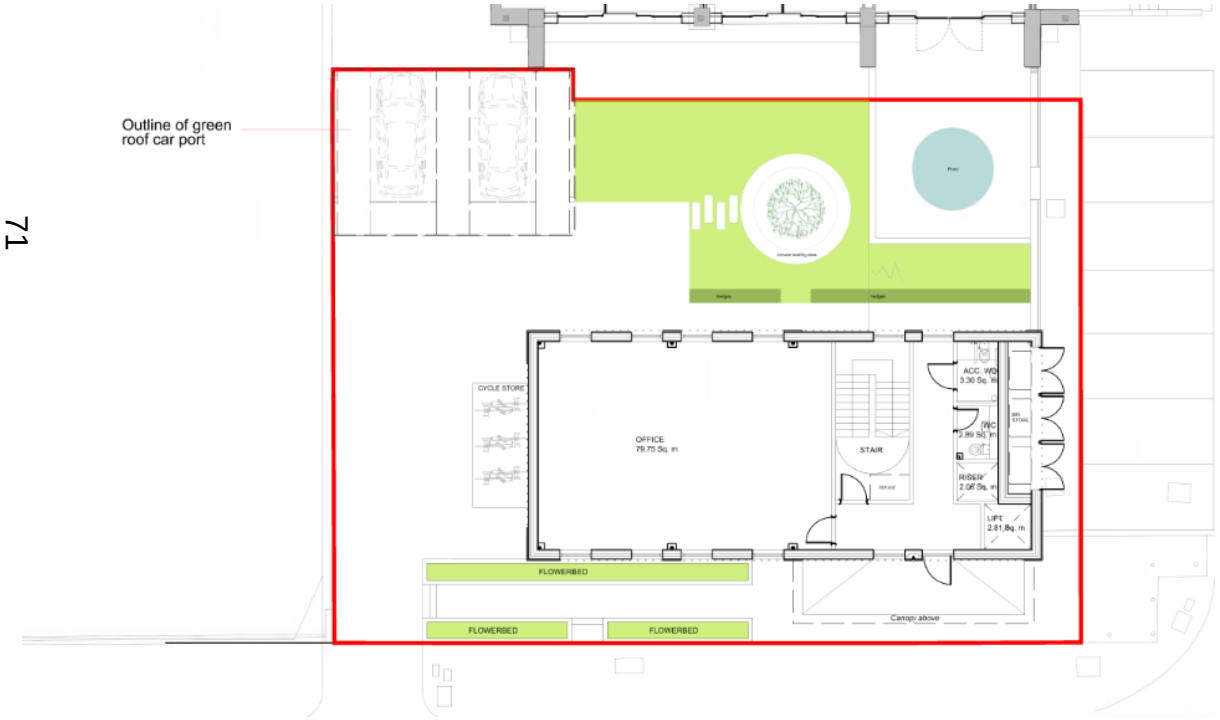


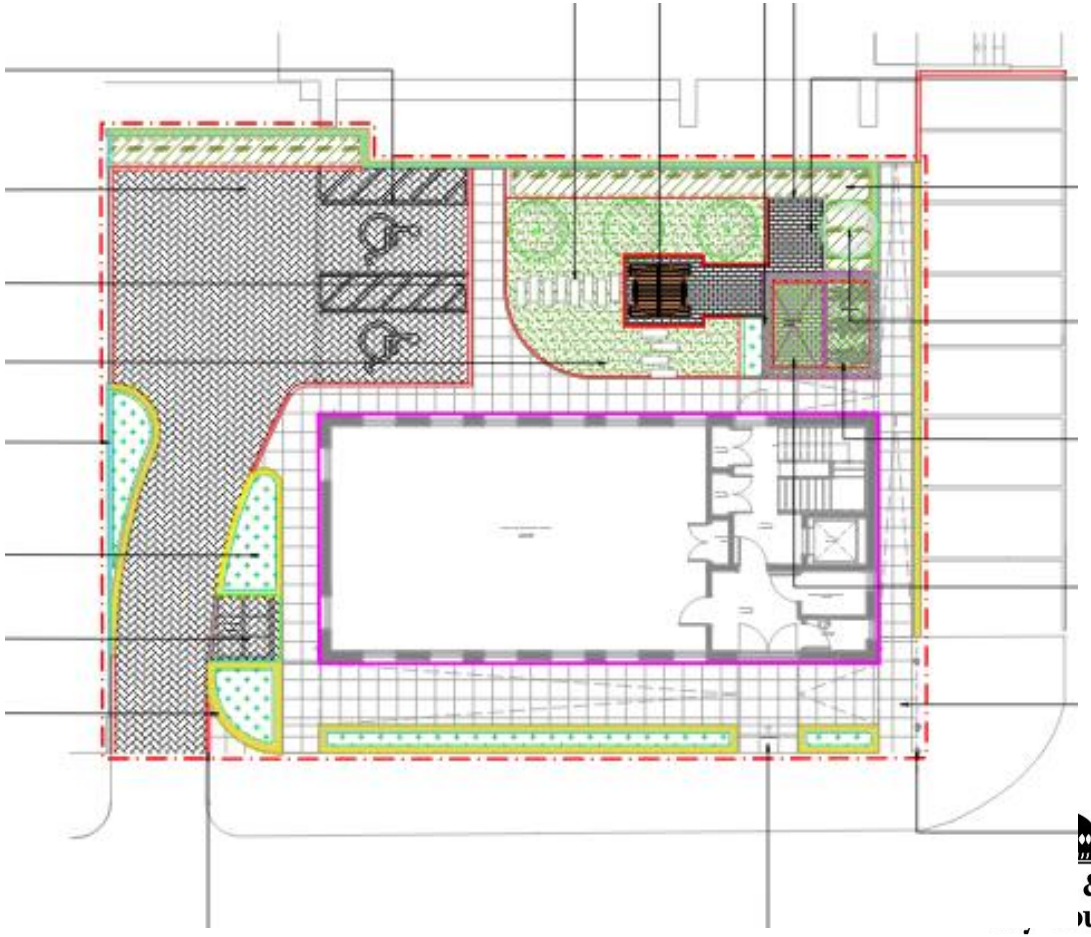


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Approved and proposed site plan incl. Car parking, cycle parking and landscaping layouts

Approved under BH2022/01365

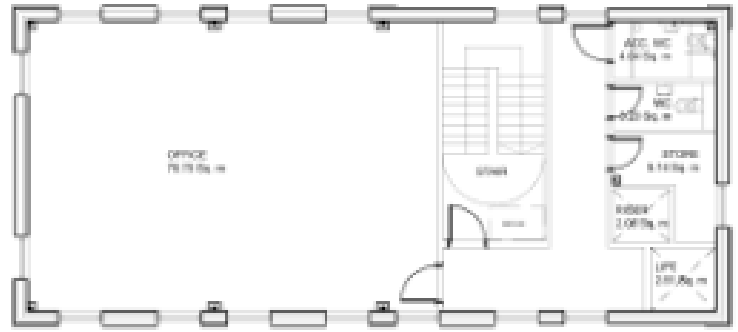




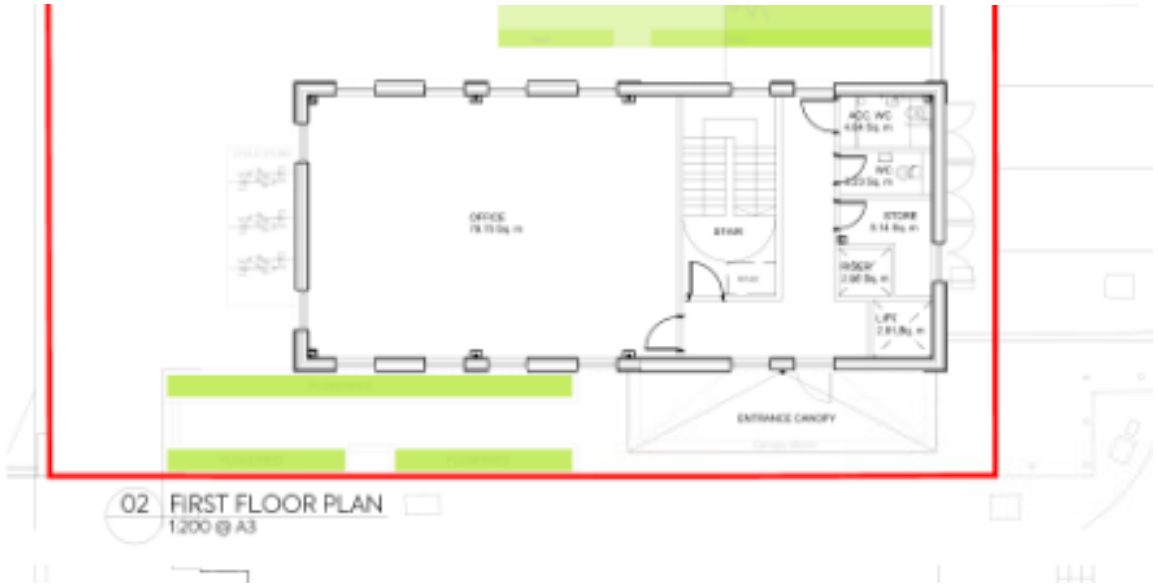
Approved Floor Plans BH2022/01365



01 GROUND FLOOR PLAN
1:200 @ A3

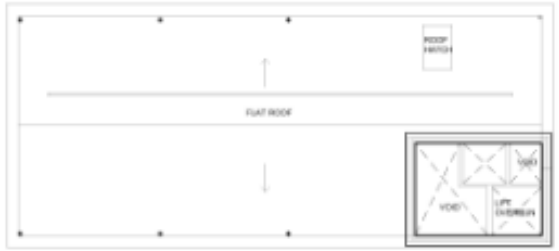


03 SECOND FLOOR PLAN



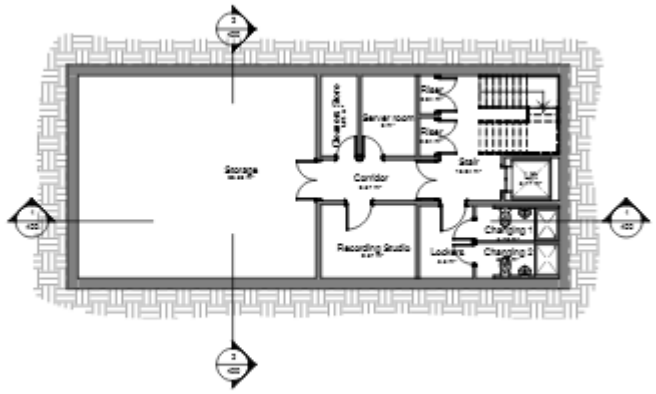
02 FIRST FLOOR PLAN
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05 ROOF PLAN
1:200 @ A3

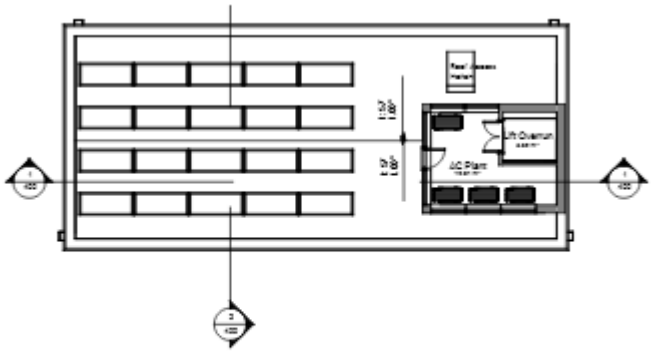


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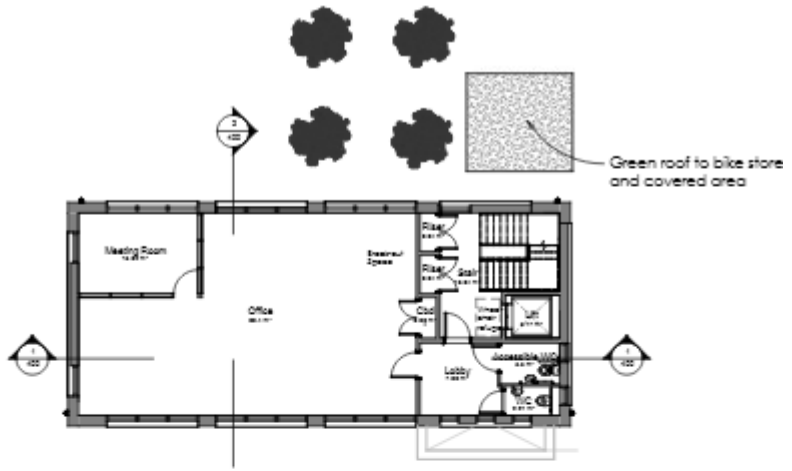
Proposed floor plans



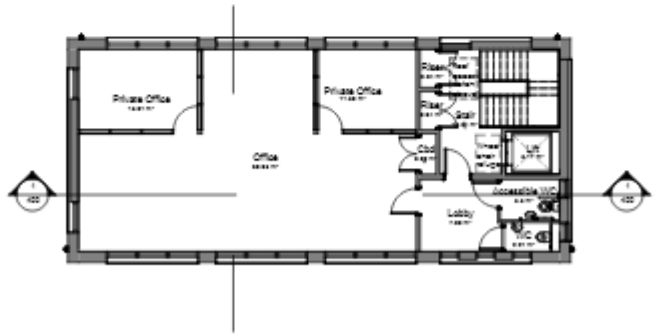
2 -1 - Basement
1 : 100



5 3 - Roof Plan
1 : 100



3 1 - 1st Floor
1 : 100



4 2 - 2nd Floor
1 : 100

Brighton & Hove City Council

Recommended Conditions

- **Approved Plans**: Development to be carried out in accordance with the approved plans and drawings.
- **Materials**: Samples and details of all external materials (including brickwork, cladding, windows, doors and surfacing) to be submitted and approved before development above ground floor slab level.
- **Accessible Parking**: Disabled parking spaces to be provided prior to first occupation and retained thereafter.
- **Landscaping**: Landscaping to be implemented in accordance with approved plans, with replacement planting required for any failures within 5 years.
- **Restriction on Use**: Building restricted to **Class E(g)(i) and E(g)(ii) office use only**, with no further change of use without planning permission.
- **Cycle Parking**: Approved cycle parking to be provided before occupation and retained permanently.
- **Sustainability**: Development to achieve a minimum **BREEAM 'Very Good'** rating, with certification submitted within 6 months of occupation.
- **Hours of Use**: Office use restricted to **08:00–20:00 daily**, including weekends and bank holidays.
- **Plant & Noise Mitigation**: Mechanical plant to be installed and operated in accordance with the approved acoustic assessment, including acoustic enclosures, attenuators and noise controls.
- **Plant Operating Hours**: Rooftop condensers and ventilation plant restricted to **08:00–20:00**, except the server room condenser which may operate continuously within its approved acoustic enclosure.
- **Contamination**: Any unexpected contamination encountered during construction to be investigated, remediated and approved by the Local Planning Authority.

Brighton & Hove City Council

Representations

- Representations from 32 people **Objecting** on the following grounds;
- Loss of views
- Loss of light
- Noise and disturbance
- Overdevelopment and intensification of the approved building
- Loss of outlook
- Loss of privacy
- Changes to the wider site since the original permission and pedestrian routes
- Loss of open space
- Traffic/parking and cycle storage

Brighton & Hove City Council

Key Considerations

- Original permission is extant (**BH2022/01365**). A recent Certificate of Lawfulness has confirmed that the ground works carried out on site have commenced the development.
- Principle of the additional office floor space (at basement level)
- Impact on character and appearance of approved development
- Impact on amenity
- Transport issues
- Sustainability issues

Brighton & Hove City Council

Conclusion and Planning Balance

- The proposed addition of a basement level for ancillary office space/storage and staff facilities is considered acceptable.
- The proposed external alterations would not materially detract from the approved scheme and would not harm the character and appearance of the site.
- The amendments would not have a significant impact on neighbouring amenity and conditions are recommended in relation to the roof top plant to ensure that no significant noise disturbance occurs.
- No transport/cycle impacts
- Landscaping plans are considered acceptable

- Recommendation: **Approve**

Brighton & Hove City Council

113 - 118 Davigdor Road
BH2026/01608

28th October 2026

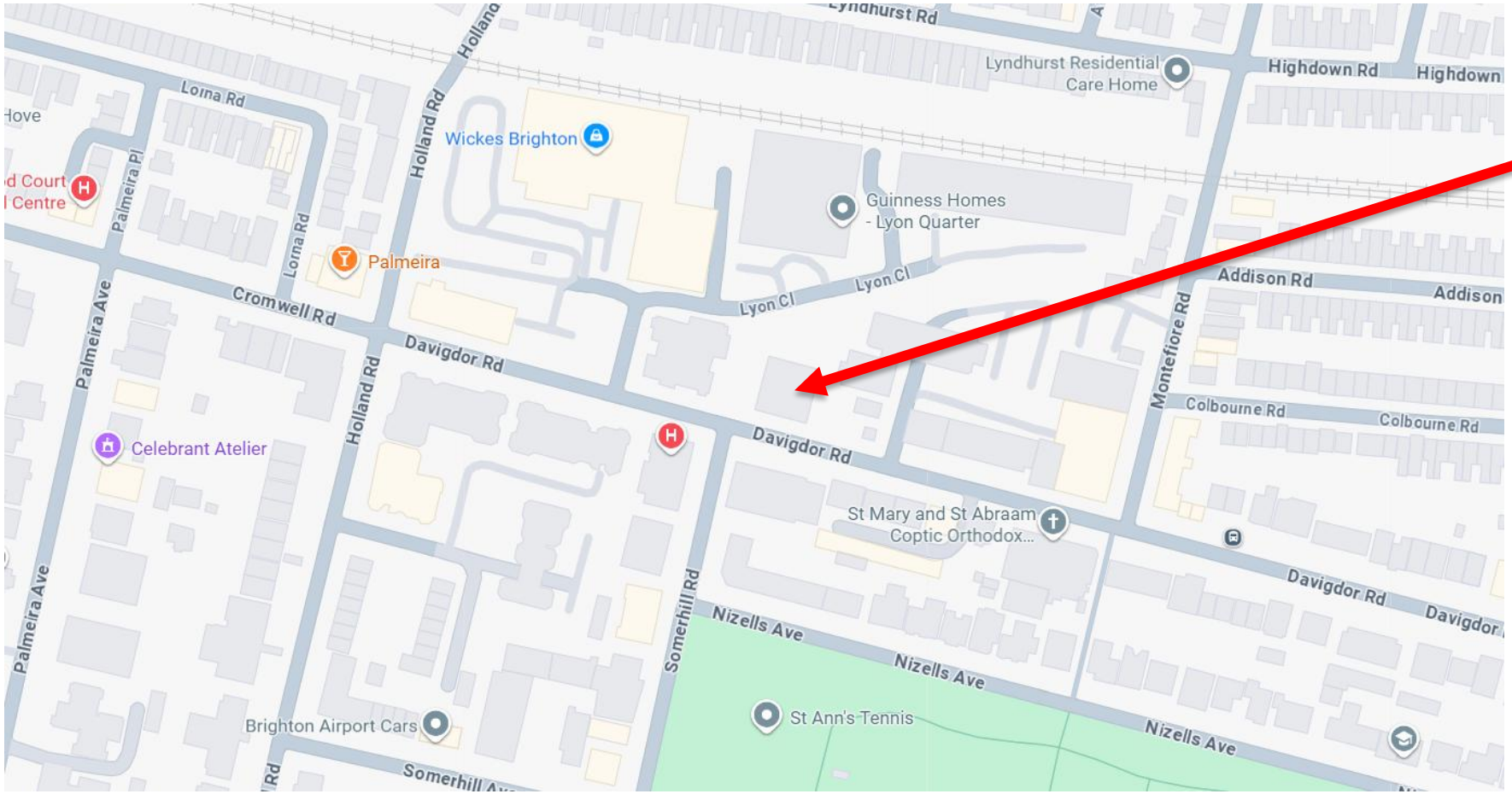
Brighton & Hove City Council

Application Description

- Alterations to roof plant on North-Eastern corner at first floor level incorporating installation of enclosure.

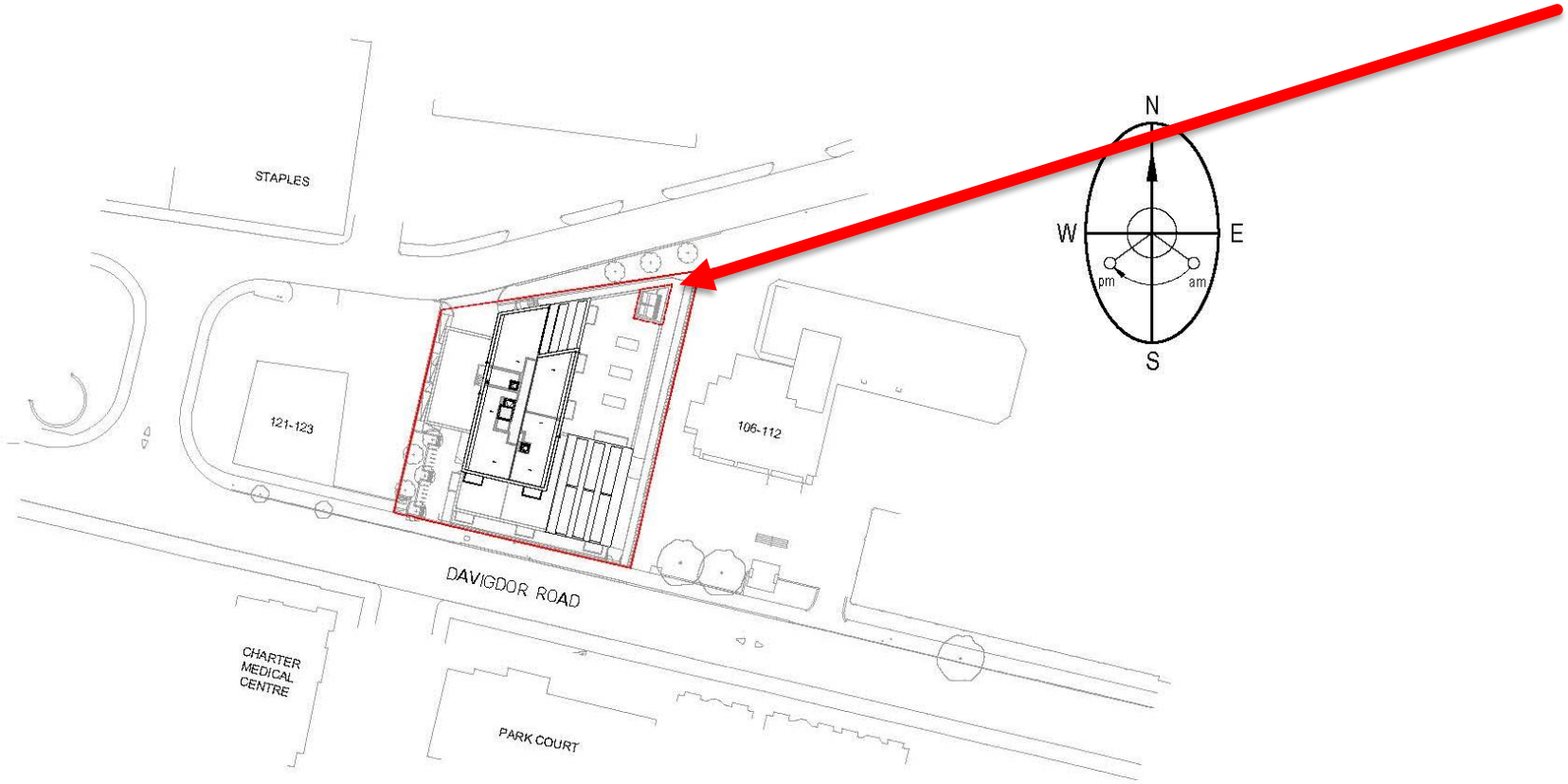
Brighton & Hove City Council

Map of Application Site



Brighton & Hove City Council

Existing Location Plan



Brighton & Hove City Council

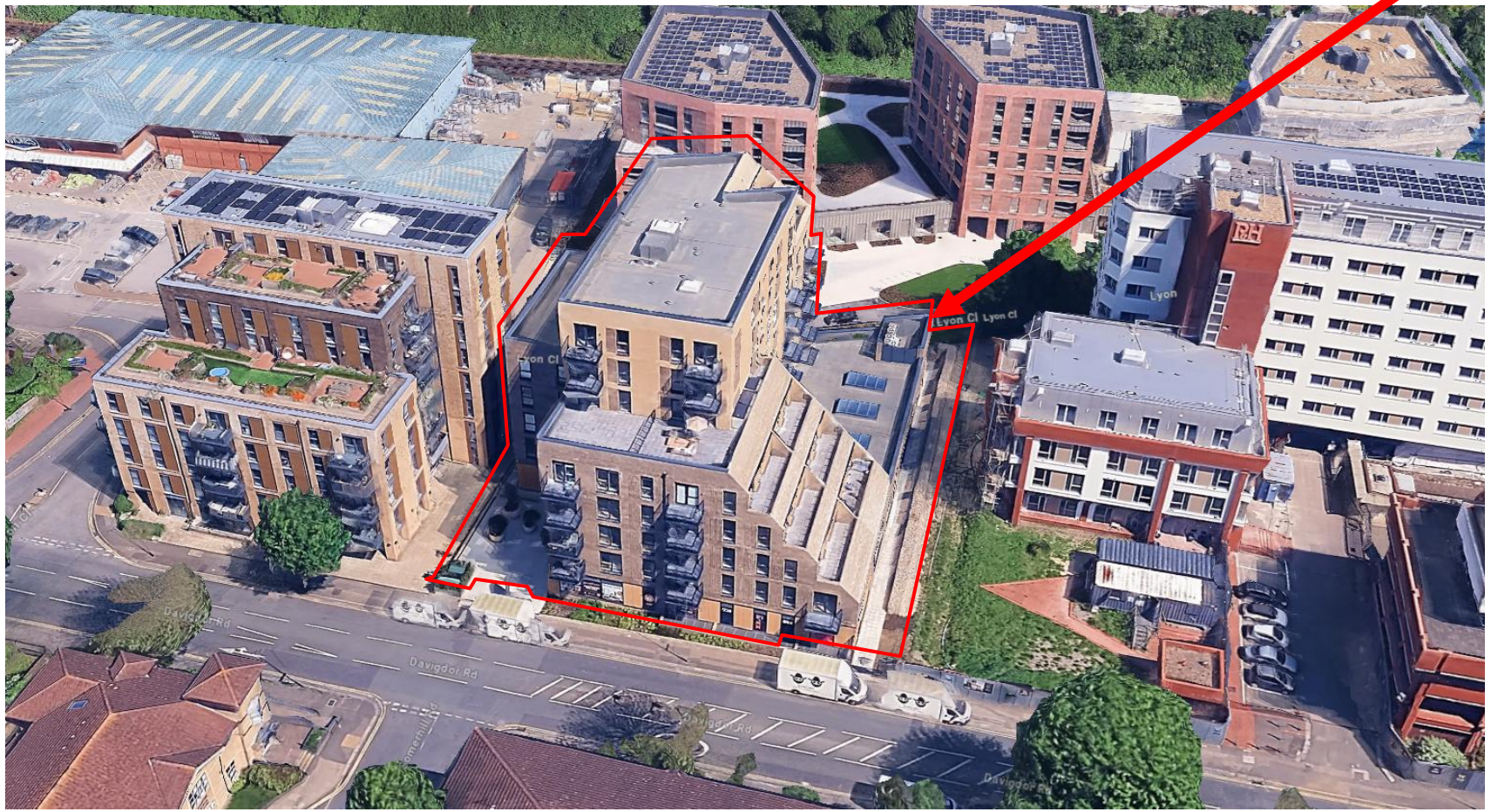
Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site

Existing plant location – First floor flat roof



Brighton & Hove City Council

3D Aerial Photo of Existing Roof Plant



Location of the plant

Brighton & Hove City Council

Photos of existing enclosure taken from the rear of adjoining site Palmer and Harvey House

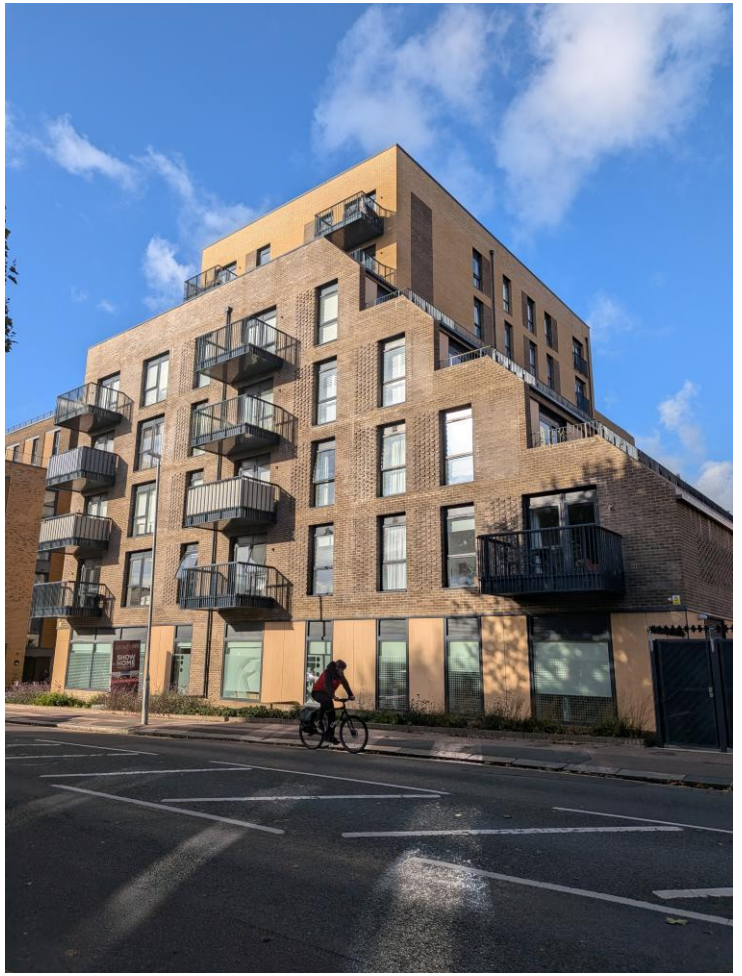


Brighton & Hove City Council

Site Photos



Looking West along Davigdor Road – East elevation of site with the existing plant not visible

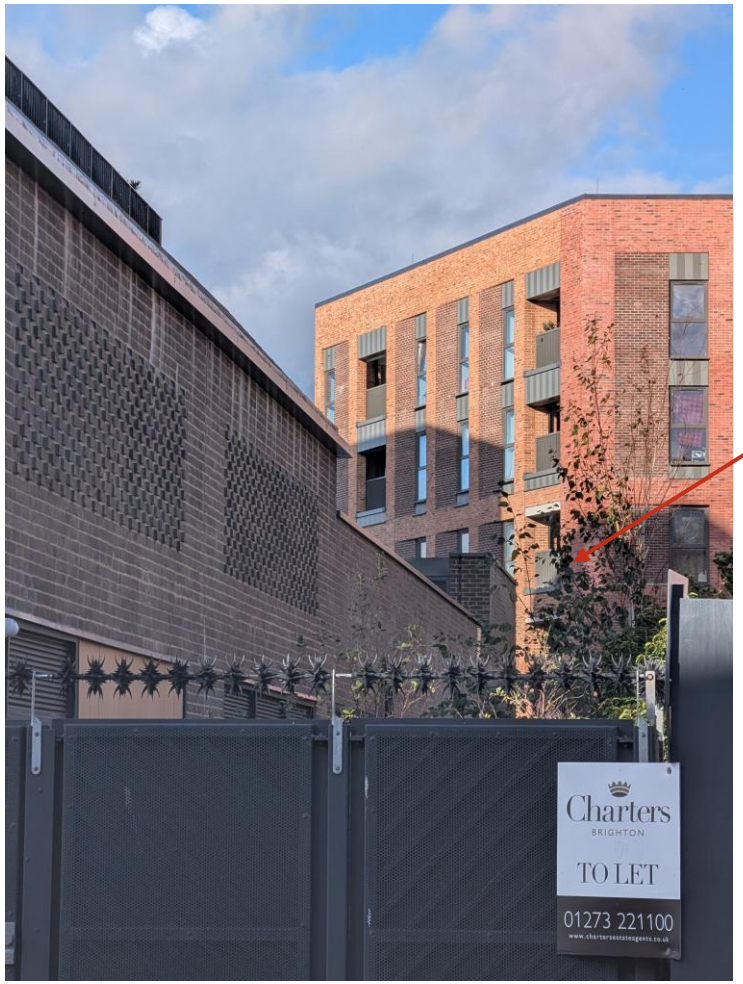


Brighton & Hove City Council

Site photos from Davigdor Road – opposite the site

Indication of the location of the existing plan enclosure





Existing enclosure partially visible from Davigdor Road

Brighton & Hove City Council

Existing Plant

Existing plant and enclosure currently on the building as part of application the original permission BH2018/02926



Brighton & Hove City Council

Existing east elevation



Existing enclosure above the parapet wall of the ground floor

Brighton & Hove City Council

Existing North Elevation

Existing plant enclosure seen above the parapet roof of the ground floor

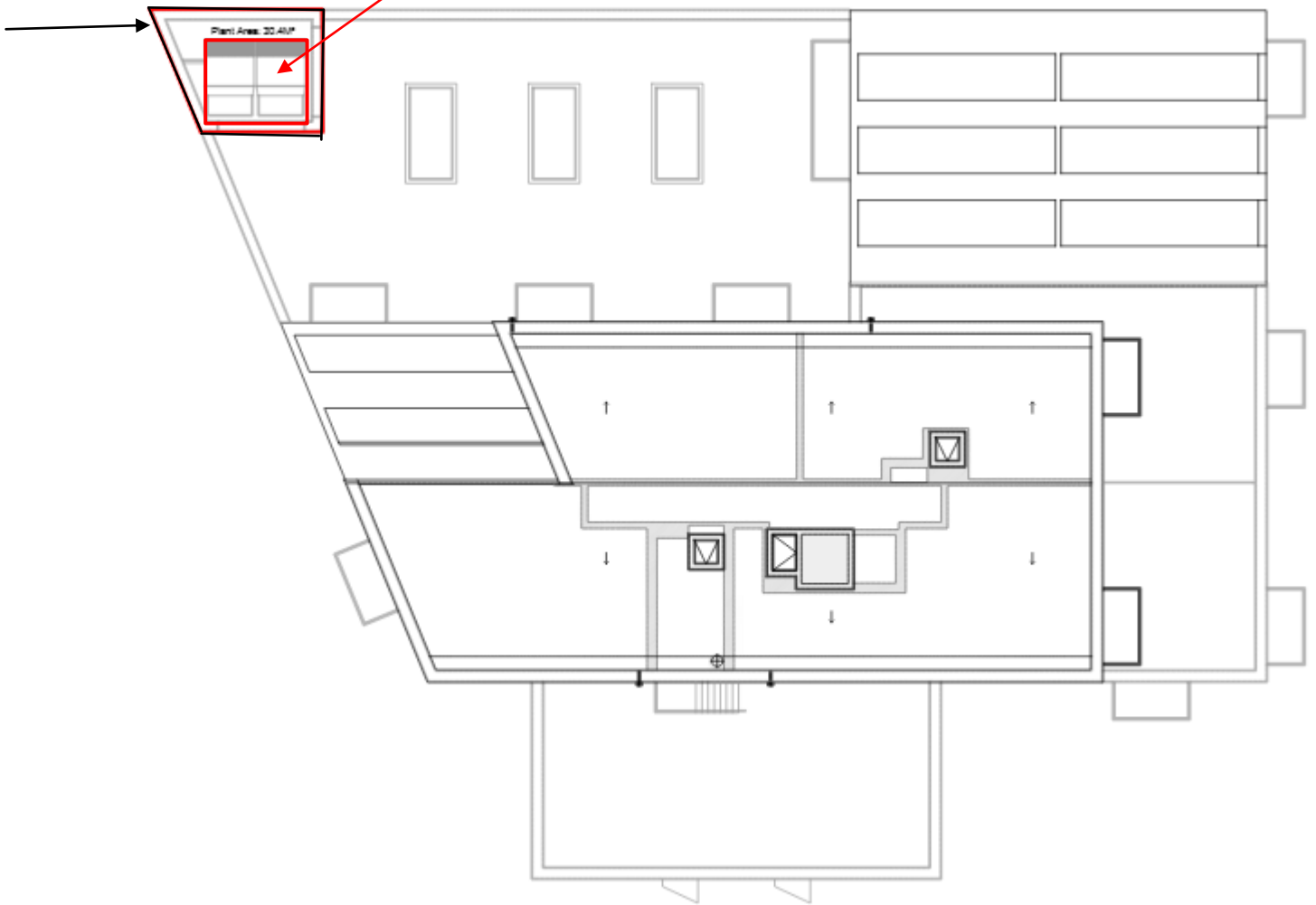


Brighton & Hove City Council

Proposed Roof Plan

New roof element 0.8m above the existing enclosure

Existing plant and enclosure



Brighton & Hove City Council

Proposed North Elevation

Red line shows the new roof element on top of the existing plant enclosure



Proposed new element

Existing plant seen above parapet wall

Brighton & Hove City Council

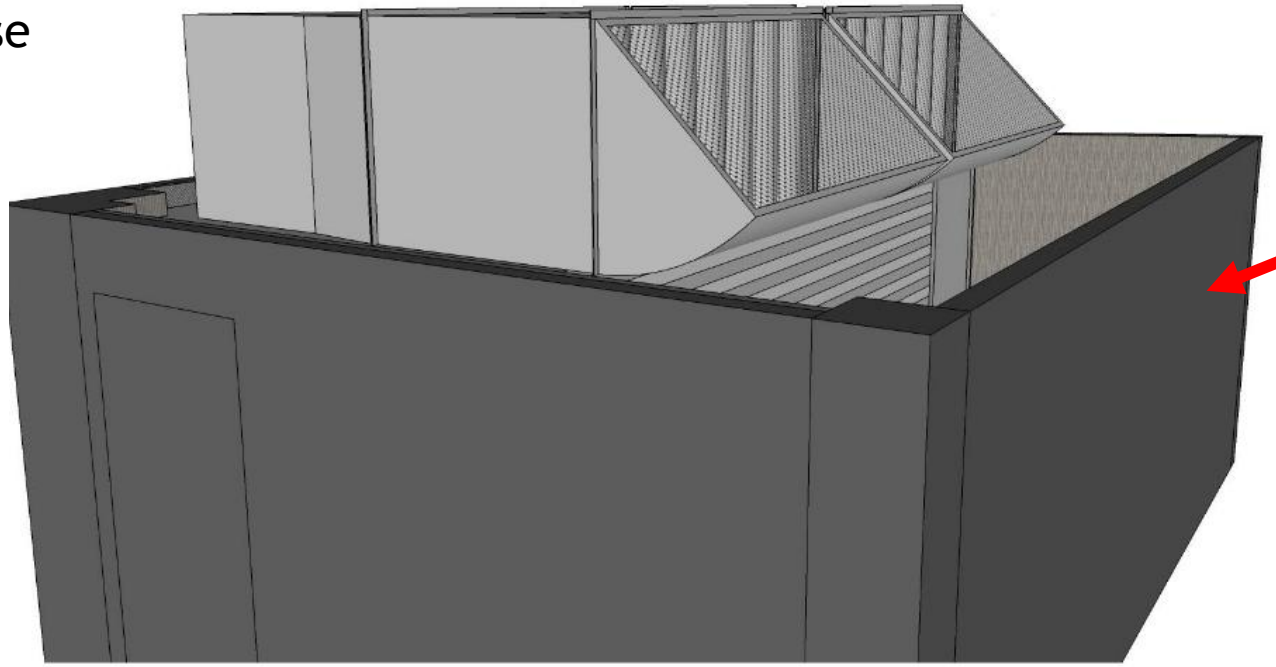
Proposed East Elevation



Brighton & Hove City Council

Proposed Visual

New bespoke roof elements and louvered walls which are designed to reduce the noise and vibration (0.8m above the existing enclosure walls)



Existing Plant enclosure

View discharge cowls fixed to the attenuators located on roof panels and angle to which the discharge air will be emitted.

Brighton & Hove City Council

Recommended Conditions

- **Approved Plans**: Development to be carried out in accordance with the approved drawings.
- **Time Limit**: Development must commence within **3 years** of the permission date.
- **Acoustic Enclosure & Mitigation**: Acoustic enclosure and all associated noise and vibration mitigation measures to be installed within **1 month** of permission and retained thereafter.
- **Noise Verification Testing**: Post-installation acoustic testing and verification report to be submitted within **6 weeks** of completion to demonstrate compliance with noise limits. Additional mitigation required if standards are not met.
- **Plant Operating Hours**: Plant and machinery restricted to **07:00–17:00 Monday to Friday only**, with no operation on weekends or Bank/Public Holidays (except for commissioning and acoustic testing purposes).

Brighton & Hove City Council

History of Noise complaints

•**November 2024**: Residents first raised complaints regarding noise and vibration from the rooftop plant serving the IMEX building.
•**2024-2025**: Acoustic mitigation works were undertaken and consultants subsequently reported compliance with planning noise limits (Condition 31).
•**June 2025**: Post-mitigation acoustic assessment concluded the plant was compliant with Condition 31.
•**February 2026**: Council Environmental Health officers undertook monitoring at neighbouring flats and identified noise levels exceeding the Condition 31 target.
•**February 2026**: The Council determined that the plant constituted a **statutory nuisance**.
•**March 2026**: A **Noise Abatement Notice** was served, requiring the nuisance to be abated. The compliance period was subsequently extended to six months.
•**July 2026**: Planning application submitted for new plant enclosure and noise mitigation.
•**20 September 2026**: Six-month compliance period expired.
•**October 2026**: Residents maintain that the nuisance has not been abated and note that mitigation works have not yet been installed pending determination of the planning application.
•**October 2026:** Planning application for the new plant enclosure mitigation to be determined at Planning Committee

Brighton & Hove City Council

Representations

- Representations have been received from 15 **objecting** for the following reasons:
- Poor design and increased height
- Noise and disturbance
- Location of plant
- Loss of Daylight
- Impact on outlook
- Sense of enclosure
- overshadowing
- Previous mitigation measures haven't been successful

Brighton & Hove City Council

Key Considerations

- Design and appearance
- Impact on amenity including noise and disturbance

Brighton & Hove City Council

Conclusion and Planning Balance

- Subject to conditions, the alterations to the plant enclosure will ensure that the existing units will not cause noise and disturbance.
- Given the extent of the external alterations, the development would not result in any significant loss of light, outlook or have an overbearing impact on adjoining flats.
- Design and appearance acceptable

- Recommendation: **Approve**

Brighton & Hove City Council

16 Lewes Road

BH2026/01449

28th October 2026

Brighton & Hove City Council

Application Description

Part conversion of social club (F2) to place of worship (F1(f)) with 5no priest rooms providing occasional sleeping accommodation.

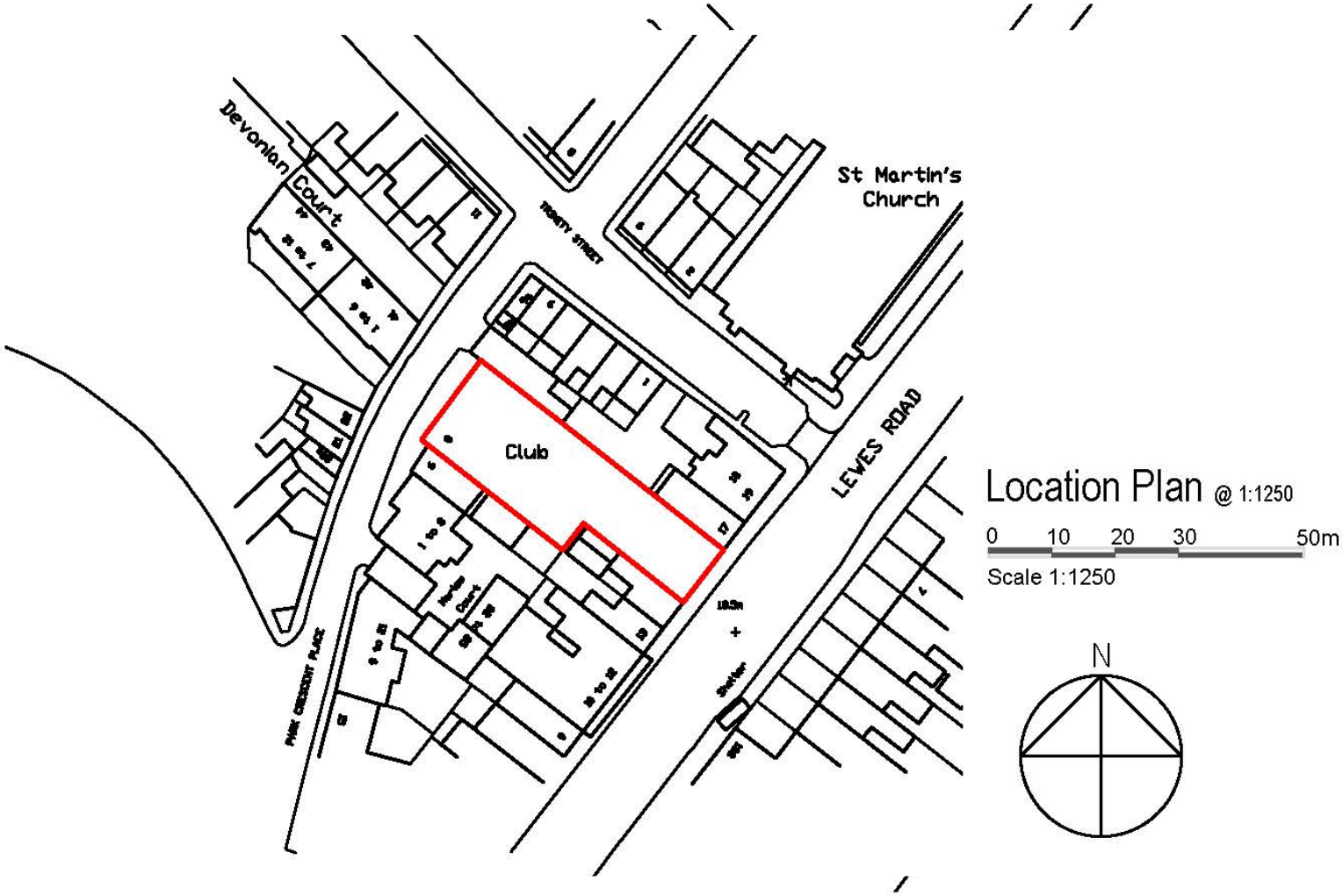
Brighton & Hove City Council

Map of Application Site



Brighton & Hove City Council

Location Plan



Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site



Brighton & Hove City Council

Street Photos of Site – Front Elevation



Brighton & Hove City Council

Street Photos of Site – Rear Elevation



Brighton & Hove City Council

Street Photos of Site – Rear Elevation



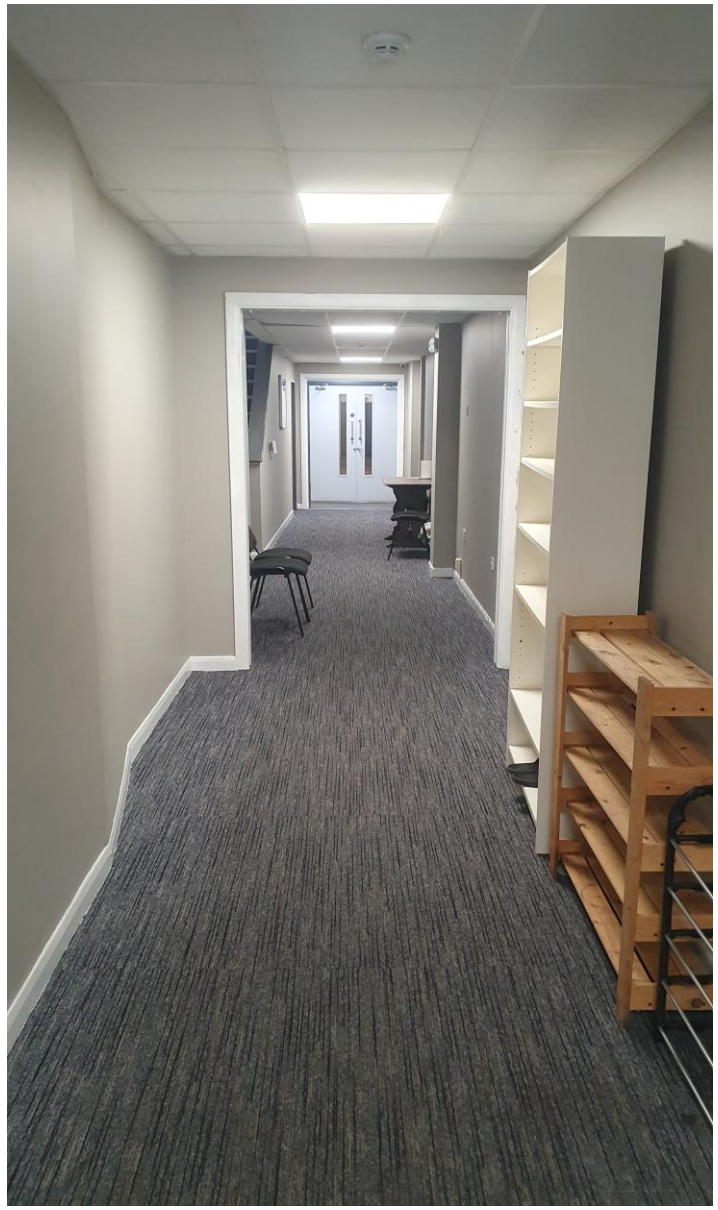
Brighton & Hove City Council

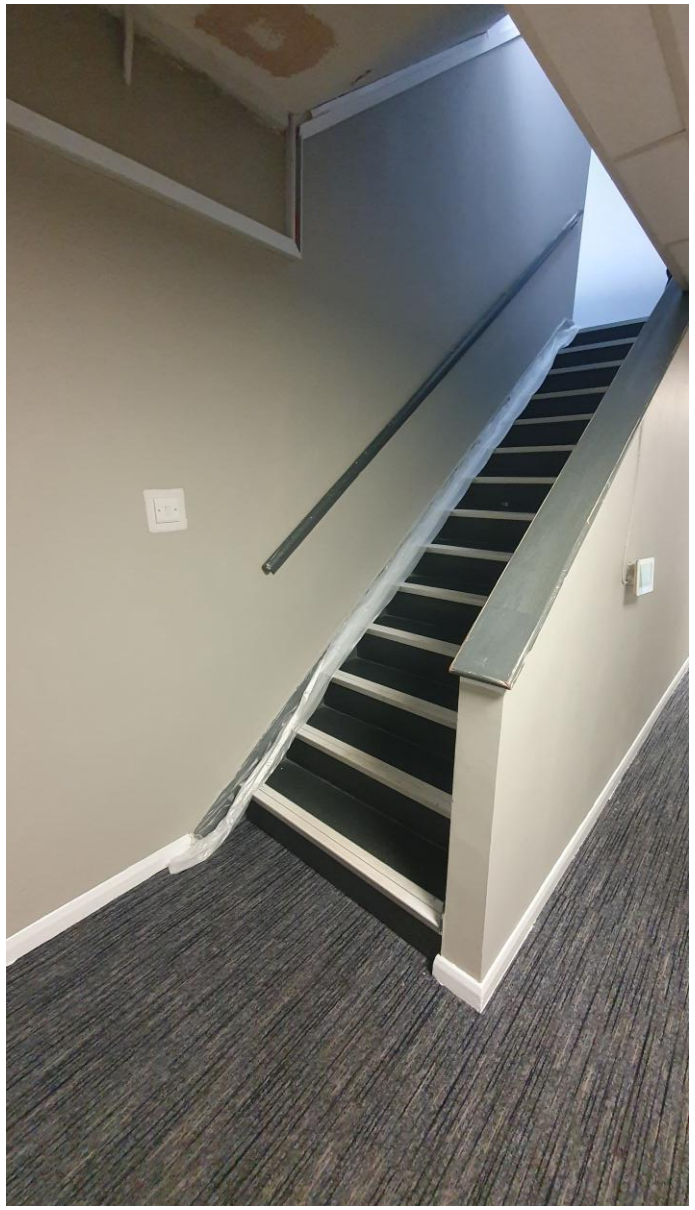
Street Photos of Site – Rear Elevation

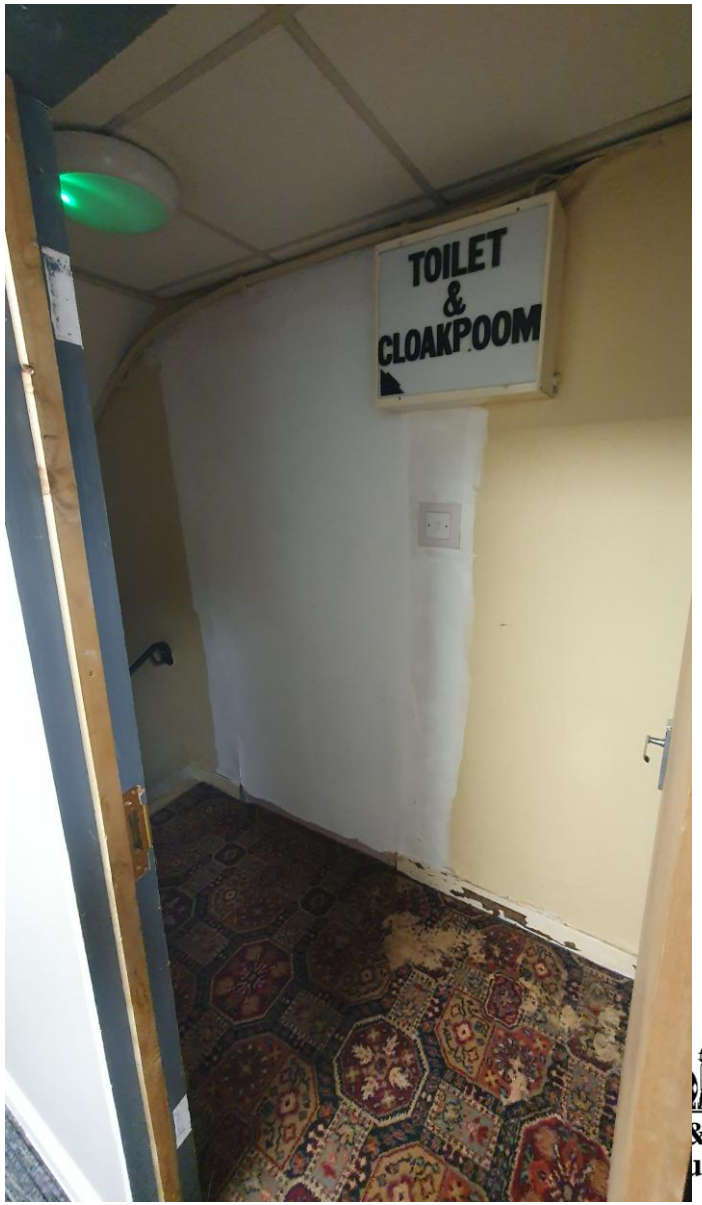


Brighton & Hove City Council

Internal Photos – Ground Floor







Entrance Corridor and stairs

Internal Photos – Ground Floor



Main Hall and Stage

Brighton & Hove City Council

Internal Photos – Ground Floor



Main Hall and Stage

Brighton & Hove City Council

Internal Photos – Ground Floor



Main Hall

Brighton & Hove City Council

Internal Photos – Ground Floor



Lounge

Brighton & Hove City Council

Internal Photos – Ground Floor



Lounge and bar

Brighton & Hove City Council

Internal Photos – Ground Floor



Bar

Brighton & Hove City Council

Internal Photos – Ground Floor



Bar and kitchen

Internal Photos – Ground Floor



Kitchen

Brighton & Hove City Council

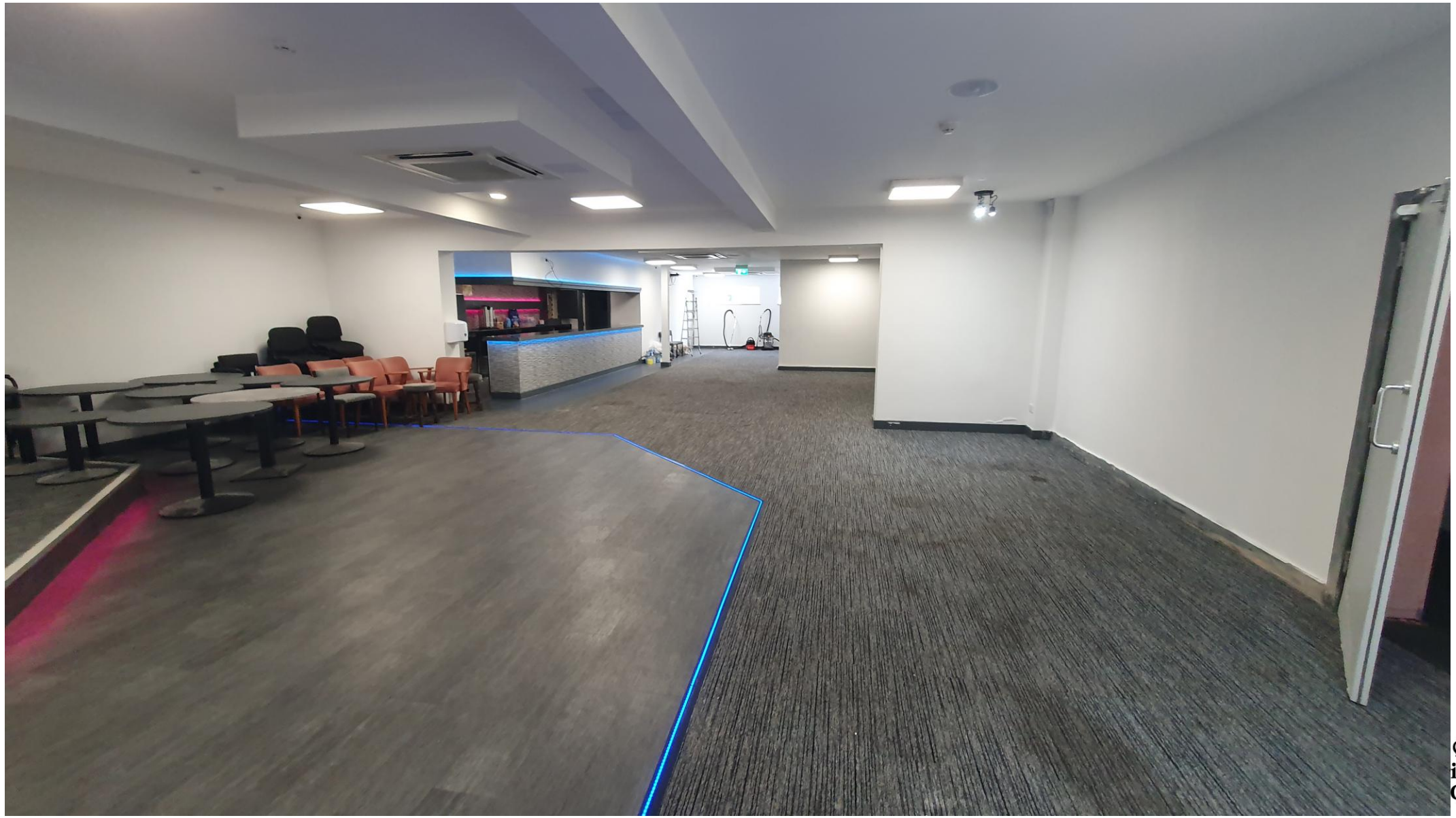
Internal Photos – Ground Floor



Kitchen

Brighton & Hove City Council

Internal Photos – First Floor



Lounge/Dance Floor/Bar

Internal Photos – First Floor



Lounge/Dance Floor/Bar

Brighton & Hove City Council

Internal Photos – First Floor



Office

Brighton & Hove City Council

Internal Photos – First Floor



Office

Brighton & Hove City Council

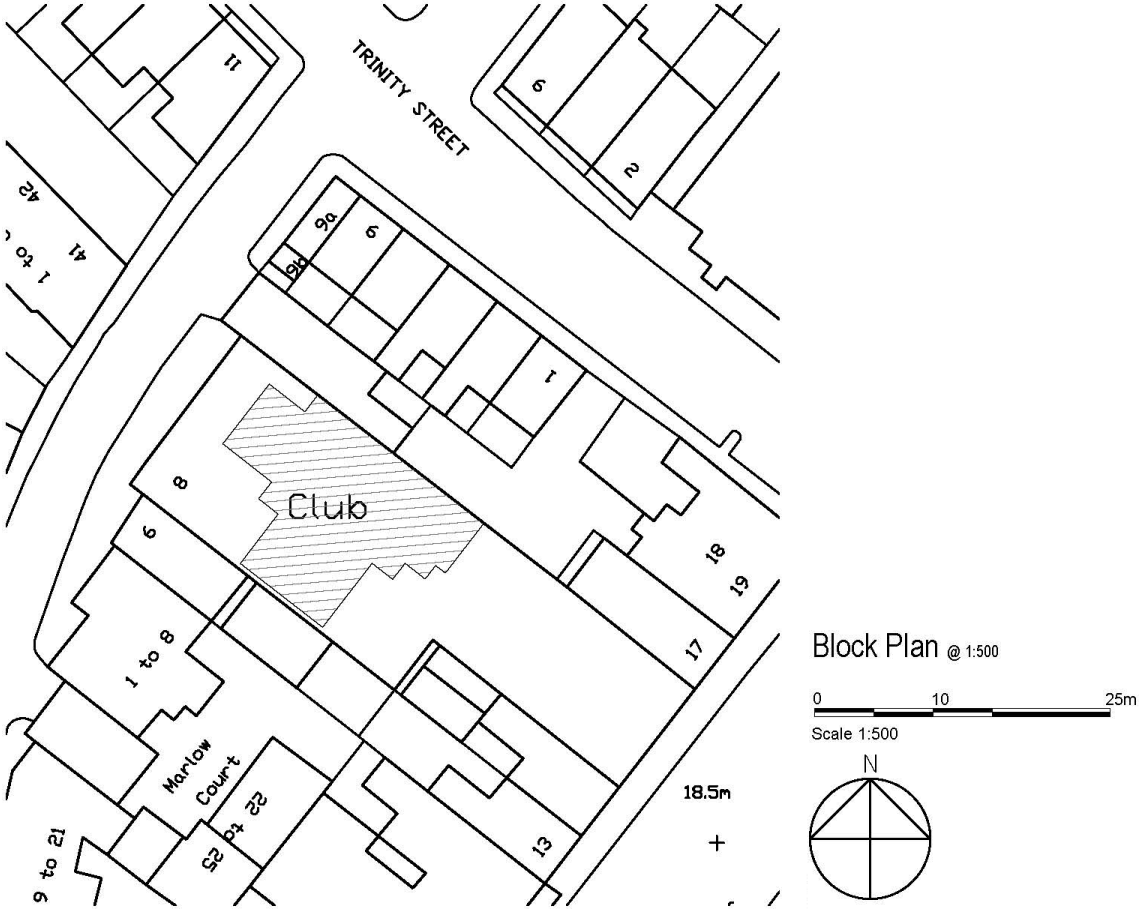
Internal Photos – First Floor



Office

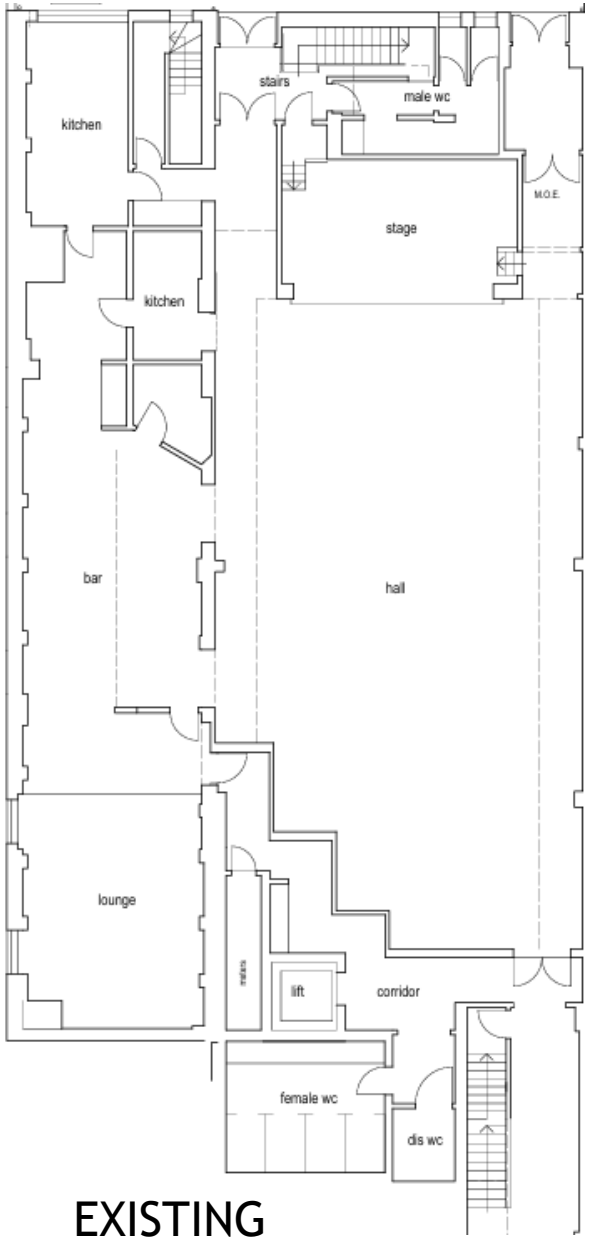
Brighton & Hove City Council

Block Plan

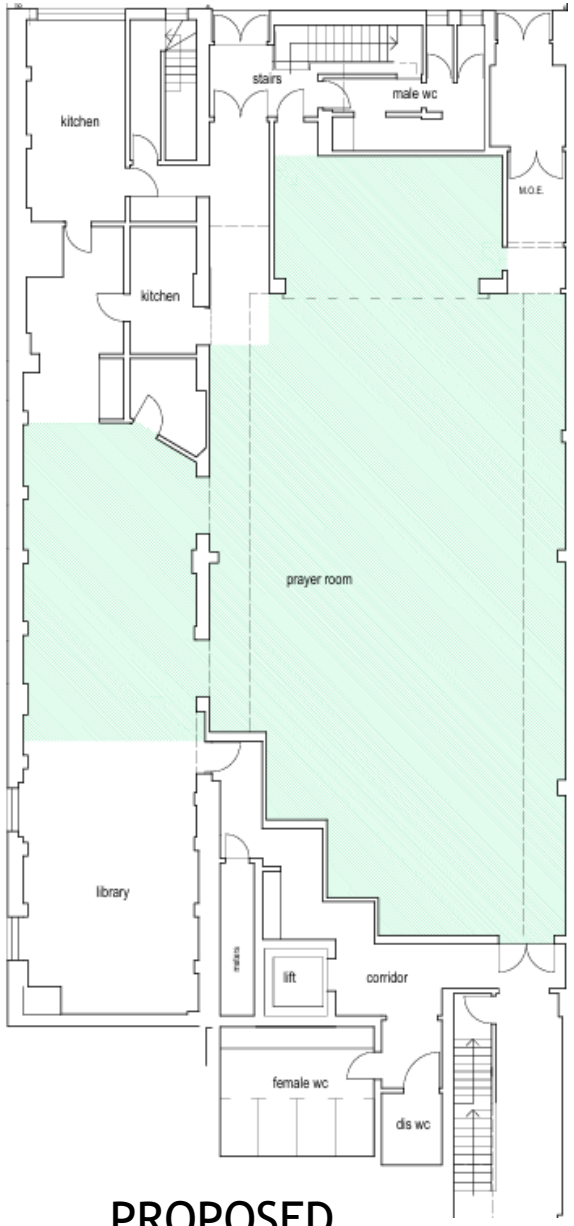


Brighton & Hove City Council

Ground Floor Plans



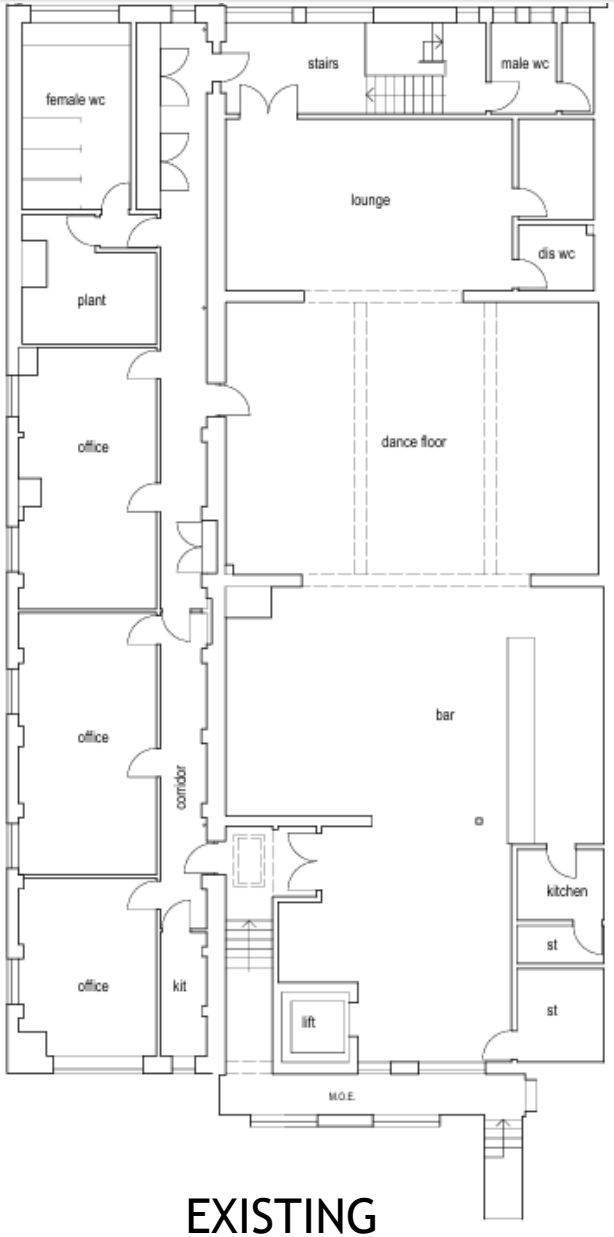
EXISTING



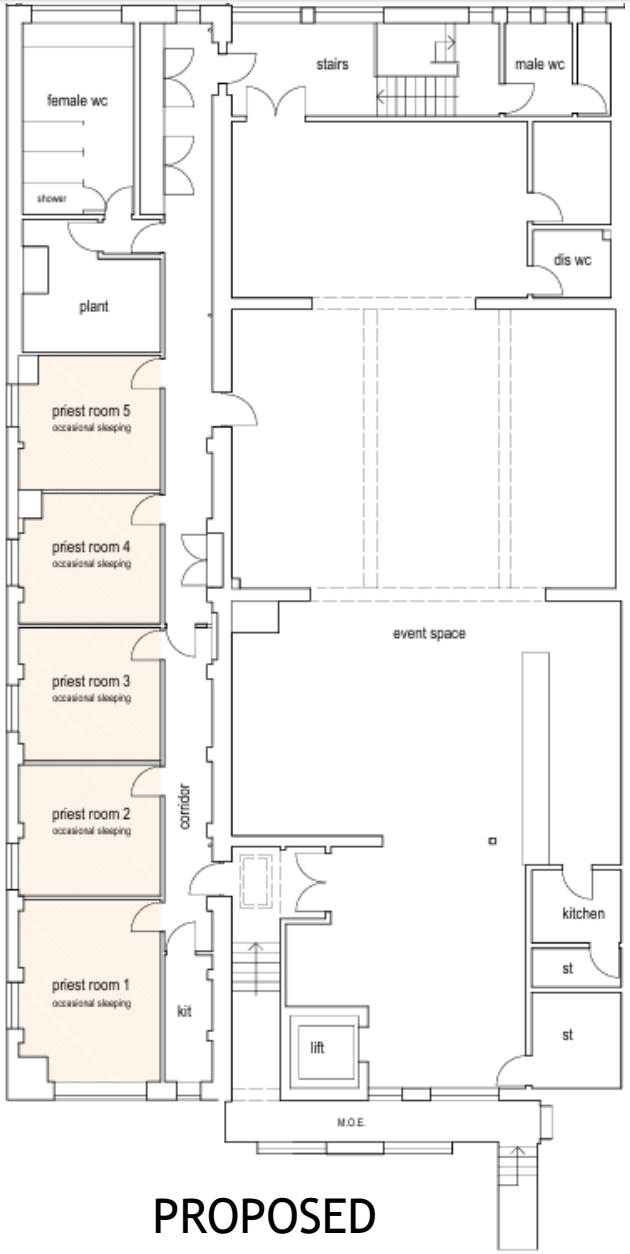
PROPOSED

Brighton & Hove City Council

First Floor Plans



EXISTING



PROPOSED

Brighton & Hove City Council

Representations

Ten (10) Representations received objecting to the application:

- Additional Traffic
- Noise
- Highway safety
- Regular crowd gathering resulting in congestion/blocking of the narrow footway
- Unsuitable location for place of worship
- Harm to residential amenity
- Building entrance on a red route, adding parking pressure to surrounding residential streets
- Lack of information and noise assessment for event space
- Loss of inclusive community facilities
- Loss of existing F2 community floorspace
- Contrary to Policy DM9 (Community Facilities) of the City Plan Part 2
- Detrimental effect on property value
- Adjacent neighbours not consulted
- Overdevelopment
- Groups of males gathering
- Concerns regarding LGBTQ+ inclusion and gender equality

Brighton & Hove City Council

Representations

Fifteen (15) Supports, including Councillor Raphael Hill raising the following:

- Utilising underused building
- Serves the local community
- Benefits the Muslim community
- Positive economic benefits
- Good design
- Educational benefits
- Benefit to residential amenity
- Improve social cohesion/connections
- Opportunities for youth engagement
- Charity and volunteering opportunities

Brighton & Hove City Council

Key Considerations

- Principle of Development
- Impact on Amenity
- Impact on Public Highway

Brighton & Hove City Council

Conclusion and Planning Balance

- Part conversion of existing social club (Use Class F2) to a place of worship (Use Class F1(f)) is policy compliant. Remains a designated community facility
- No external extensions or alterations
- Transport impacts acceptable subject to conditions for cycle parking and refuse
- Impact on amenity acceptable, subject to conditions requiring:
  - Acceptable details of Mosque Management Plan
  - Limited hours
  - Ancillary use for the priest rooms
  - A Noise Impact Assessment

Application is recommended to **approve**

Brighton & Hove City Council

Recommended Conditions

- 3 Scheme for the storage of refuse and recycling
- 4 The premises shall only be used for worship, meetings and associated activities between 08:00 and 22:00 Monday to Saturday and between 08:00 and 21:00 on Sundays and Bank Holidays. Noise to not exceed the existing LA90 background noise level.
- 5 The priest rooms shall be used solely for ancillary occasional sleeping accommodation associated with the place of worship and shall not be occupied as independent residential units, HMOs, hostels or short-term holiday lets.
- 6 Noise Impact Assessment to identify the likely noise impacts arising from the proposed use and noise mitigation measures.
- 7 The development shall operate at all times in full accordance with the approved Mosque Management Plan.
- 8 No external loudspeakers, tannoy systems, public address systems or other means of external sound amplification shall be installed or used at the site at any time.

Brighton & Hove City Council

Mosque Management Plan

- Arrivals & Departures: Stewards manage arrivals and departures and encourage quiet behaviour. Doorways unobstructed.
- Stewarding of Larger Events: Additional stewards provided for events with over 20 attendees.
- Complaints Procedure: Complaints investigated, recorded and retained for two years.
- Responsible Manager: Oversees operations, compliance and community liaison.
- Preventing Congregation: Stewards, signage and announcements discourage gathering outside.
- Amplified Sound: No external speakers and doors/windows kept closed during use.
- CCTV Monitoring: Internal and external CCTV monitored during opening hours.
- Notice Board: Displays operational rules, stewarding requirements and opening hours.
- Operating Hours: Open 9:30am, guests from 10am, close 10pm.
- Attendance & Stewarding: Typical attendance 10–20 people, maximum capacity 150.
- Noise Control: Announcements limited to the prayer room with windows closed and mechanical ventilation provided. 80dB maximum.

Brighton & Hove City Council

3 And 4A College Place

BH2026/00784

7th October 2026

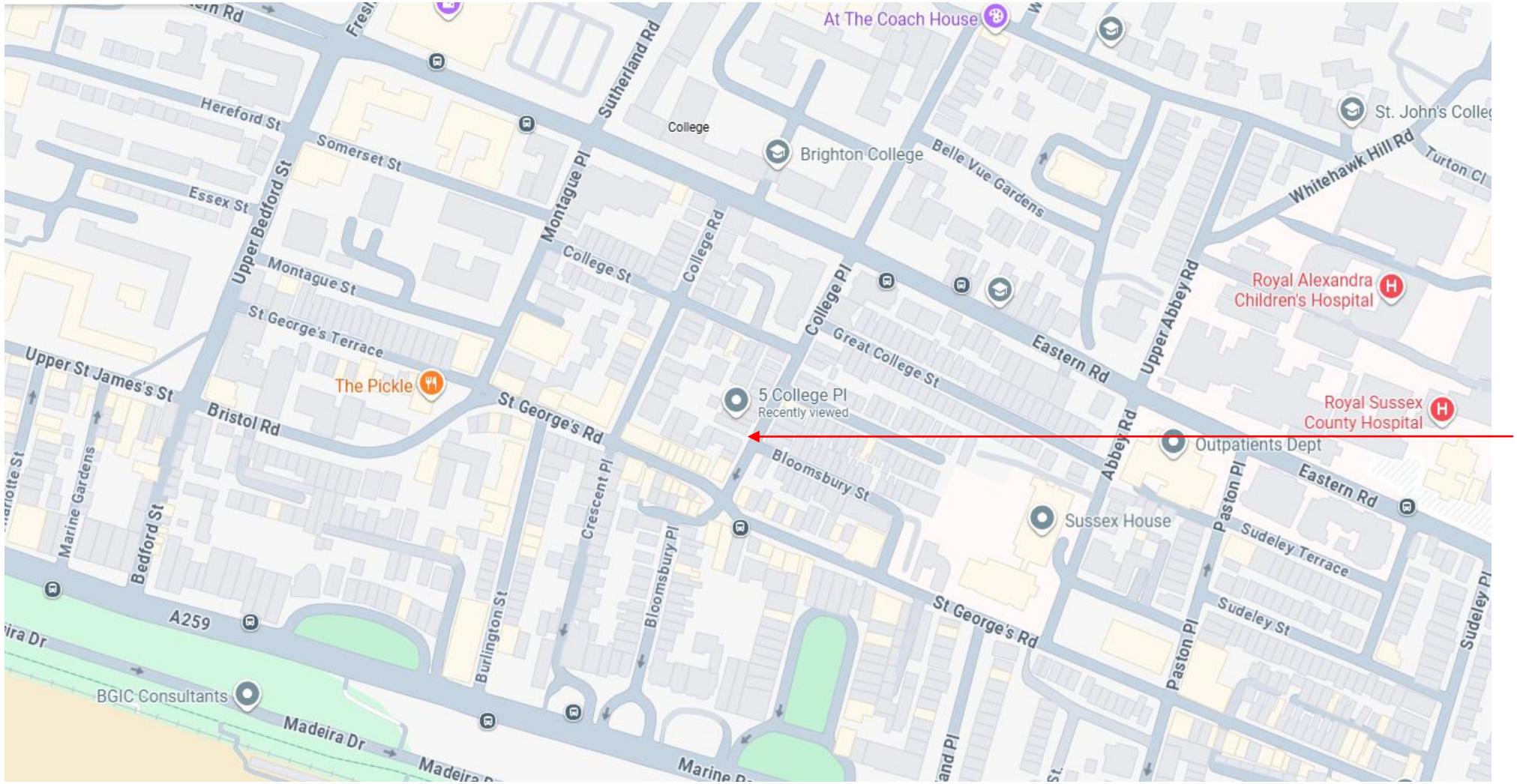
Brighton & Hove City Council

Application Description

- Change of use of ground and first floor from commercial (E) to provide 4no self-contained flats (C3) with associated works to include first floor extension to rear mid-section, revised fenestration and installation of recessed balconies.

Brighton & Hove City Council

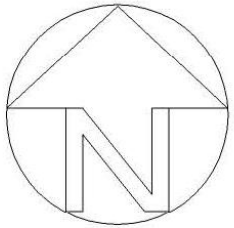
Map of Application Site



Brighton & Hove City Council

Location Plan





Existing site location plan scale 1:1250 @A3



Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site



North

Brighton & Hove City Council

3D Aerial Photo of Site



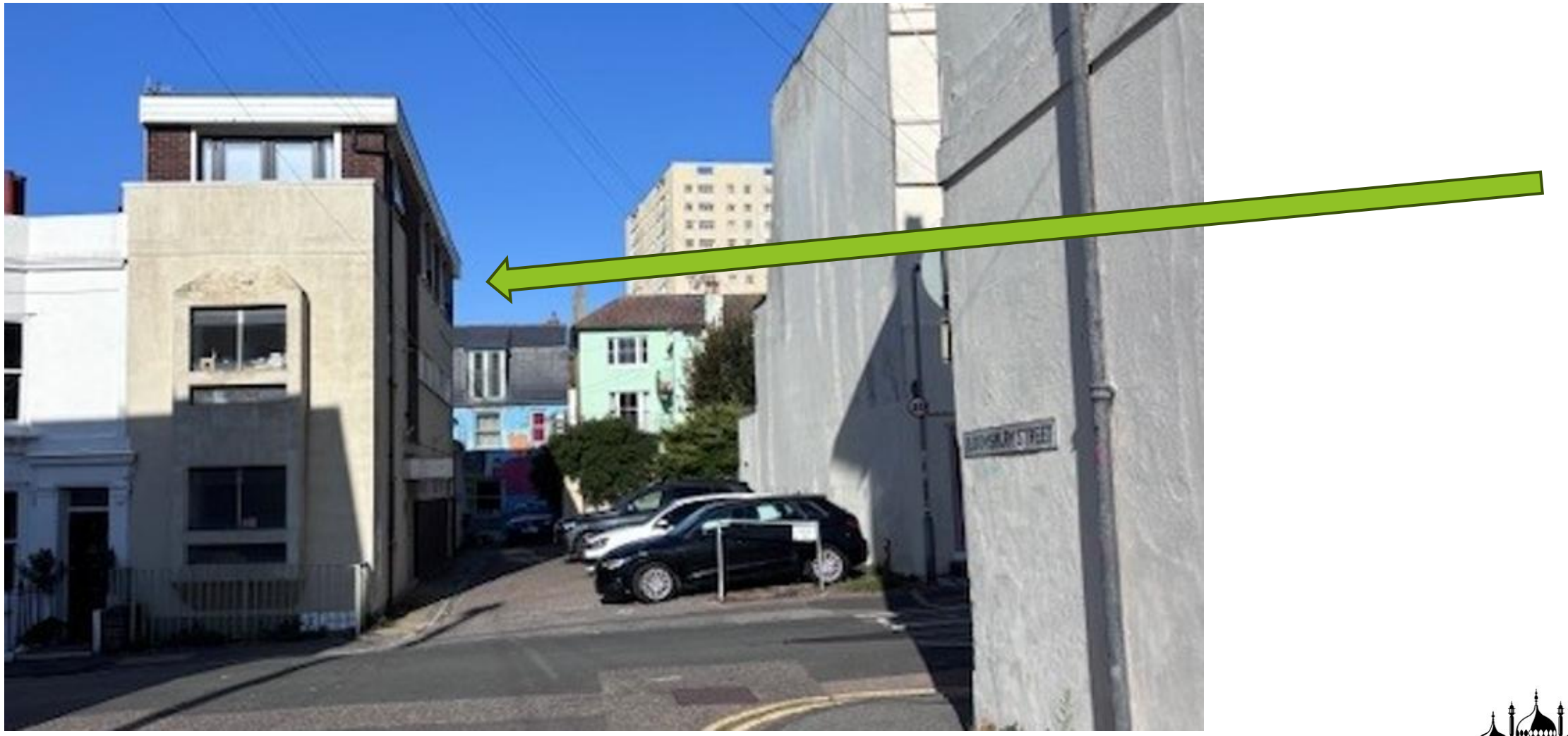
Brighton & Hove City Council

3D Aerial Photo of Site



Brighton & Hove City Council

Street Photos of Site



Brighton & Hove City Council

Street Photos of Site



Brighton & Hove City Council

Photos of Site



Brighton & Hove City Council

Street Photos of Site



Brighton & Hove City Council

Other Photos of Site



Brighton & Hove City Council

Existing Views (adj)

site of BH2026/00879 (approved by Planning Committee October 7th 2026)



Brighton & Hove City Council

Proposed Block Plan



Proposed block plan scale 1:500 @A3

Brighton & Hove City Council

Number of units

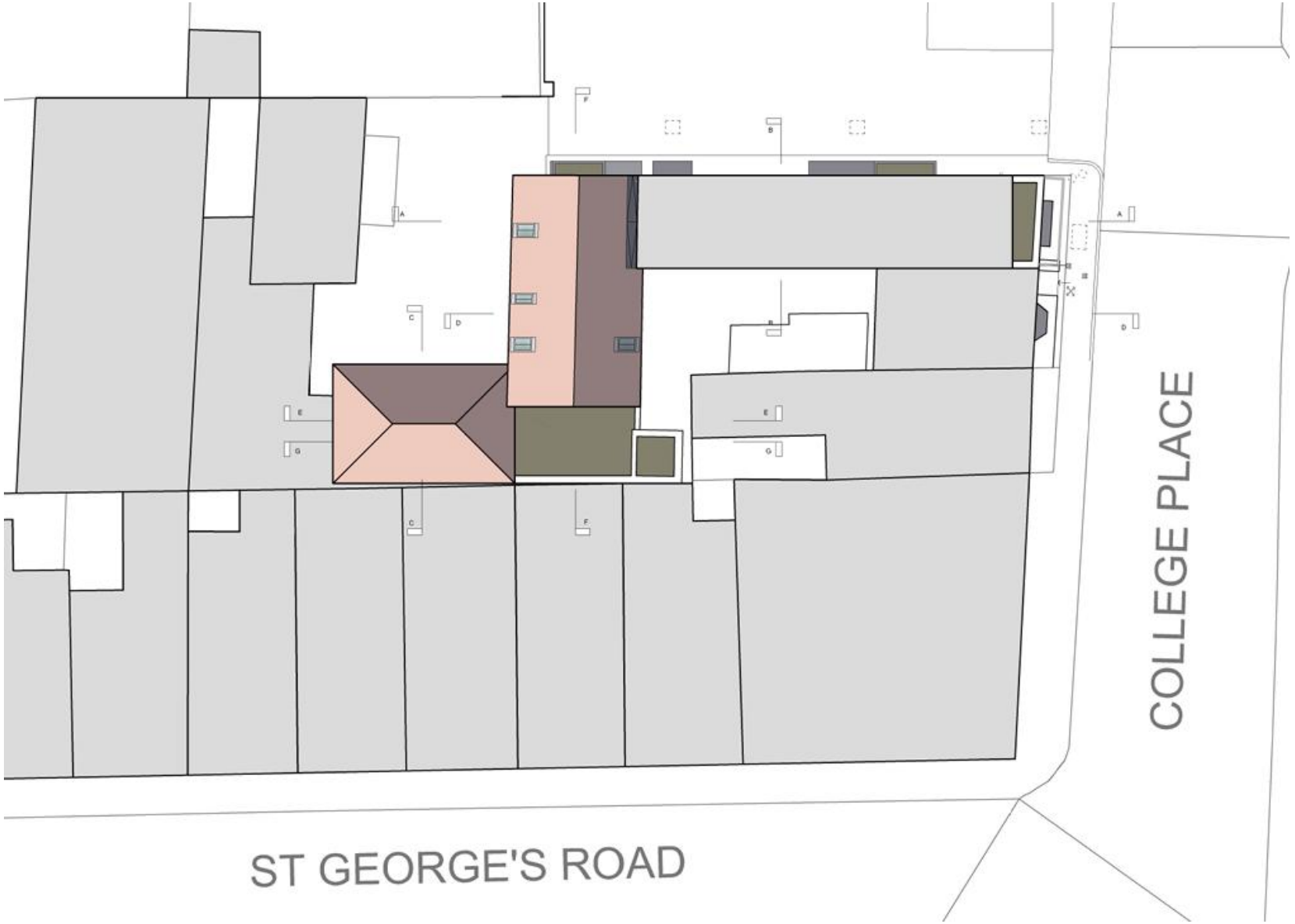
- Proposal would create total of 5 units on the site. Building has commercial and 1 residential unit as existing.

- Proposed Mix:
- 3 x 1 bedroom unit
- 1 x 3 bedroom units

- (1 x Existing unit)

Brighton & Hove City Council

Proposed Plan



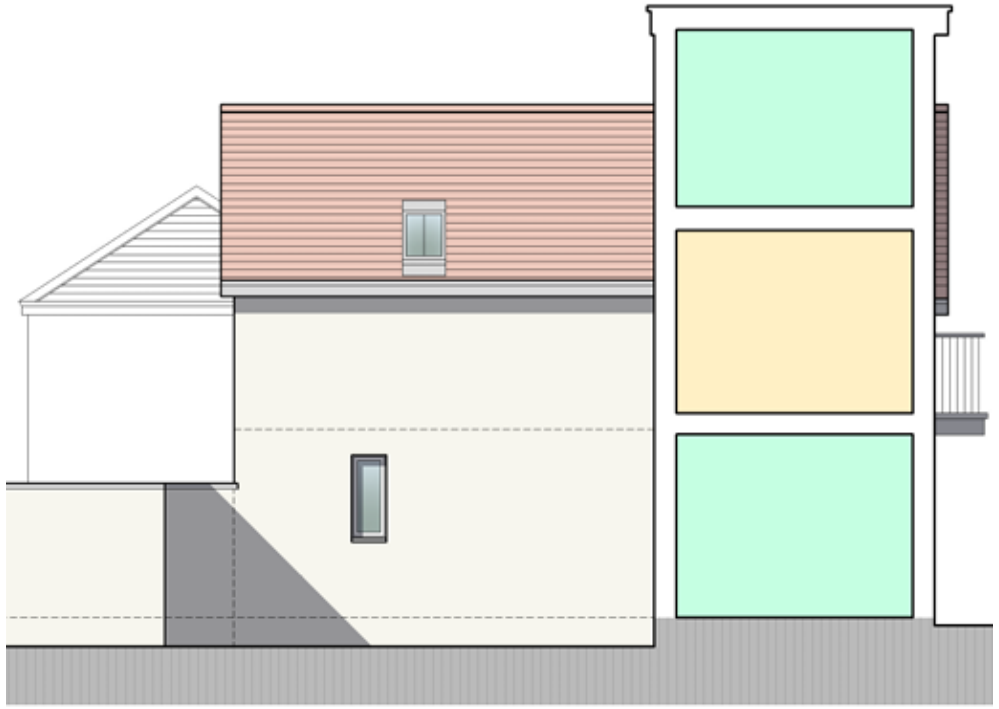
Brighton & Hove City Council

Existing and Proposed Eastern Elevation



Rear Elevation Workshops as Existing (not visible from College Place)

Roadside Elevation as Existing



Rear / East Elevation as Proposed (not visible from College Place)

Section BB as Proposed

Brighton & Hove City Council

Proposed Eastern Elevation (streetscene)



Brighton & Hove City Council

Existing Northern Elevation



154

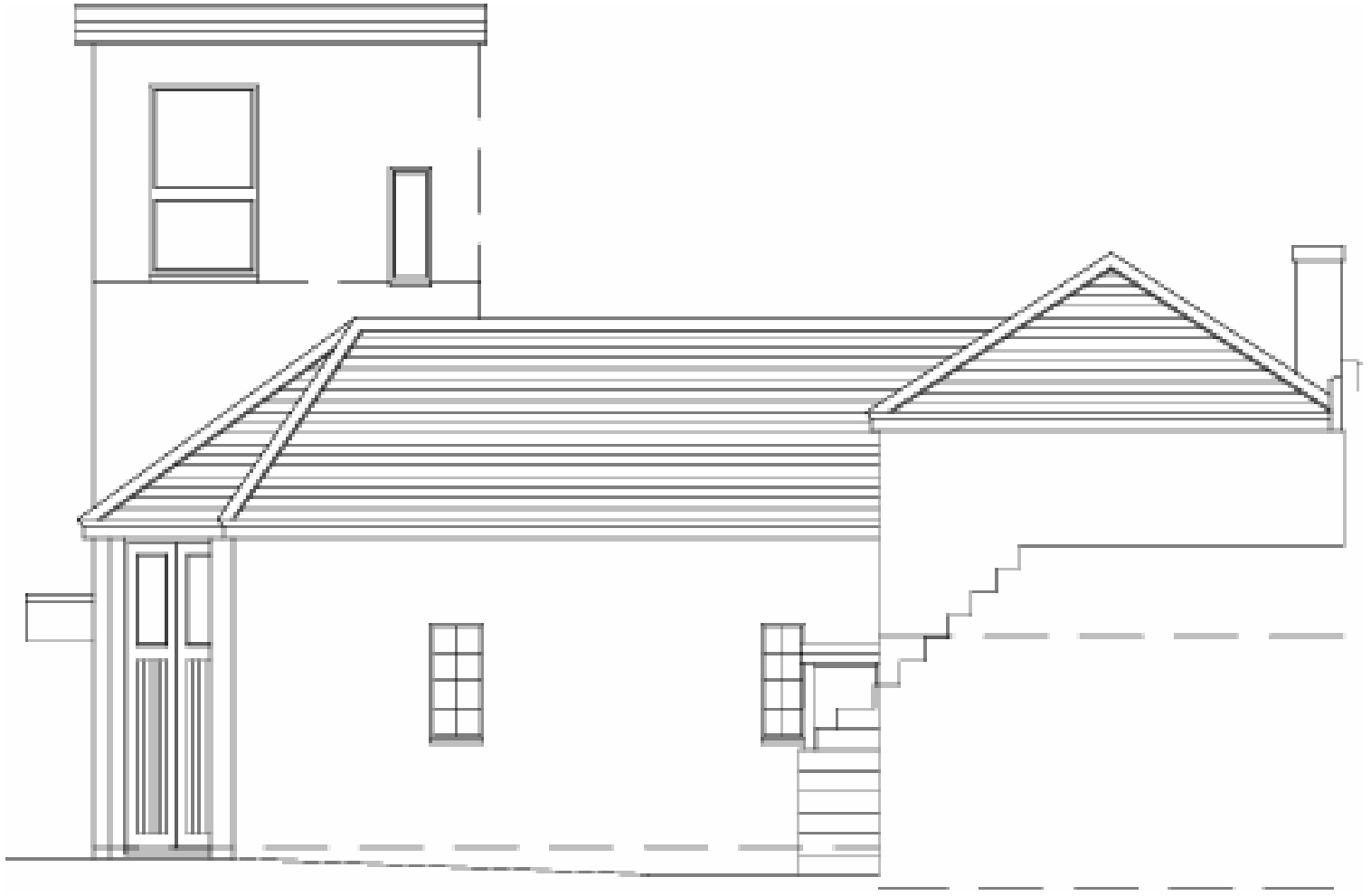
Brighton & Hove City Council

Proposed Northern Elevation



Brighton & Hove City Council

Existing Western Elevation



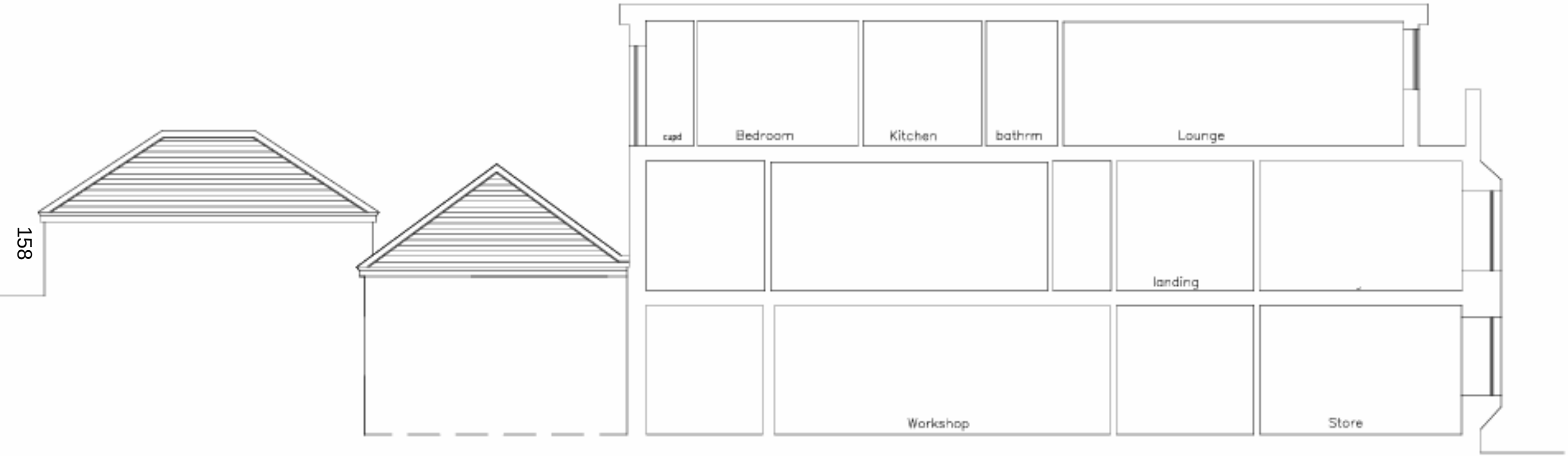
Brighton & Hove City Council

Proposed Western Elevation



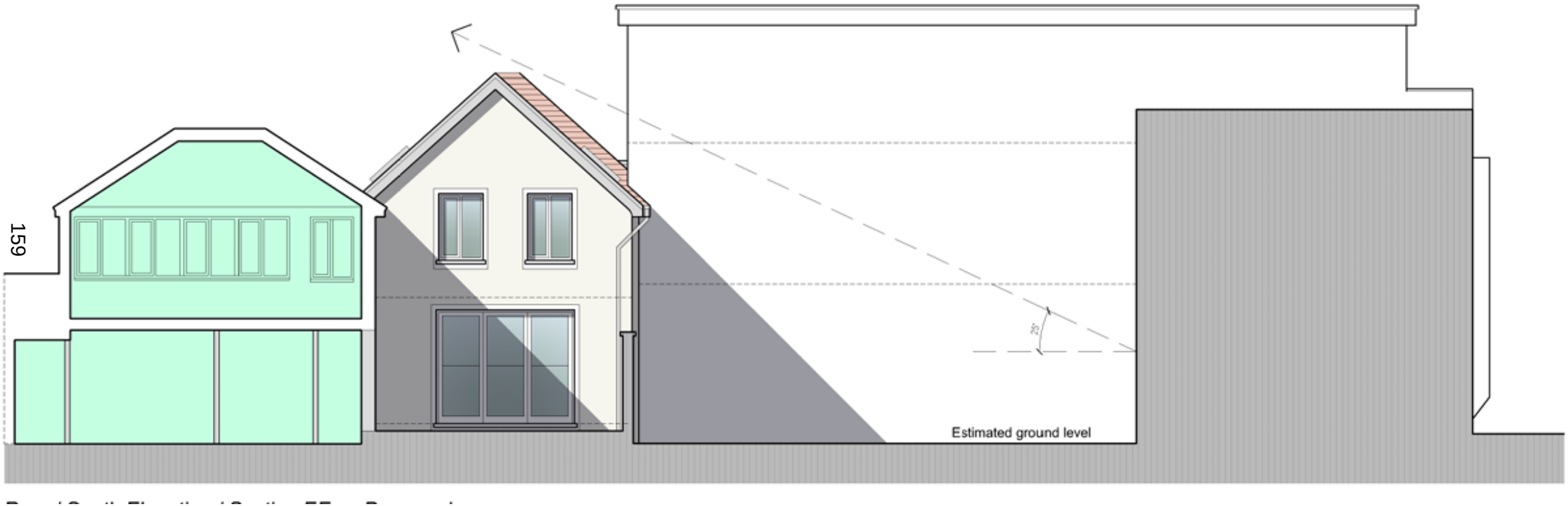
Brighton & Hove City Council

Existing Southern Elevation



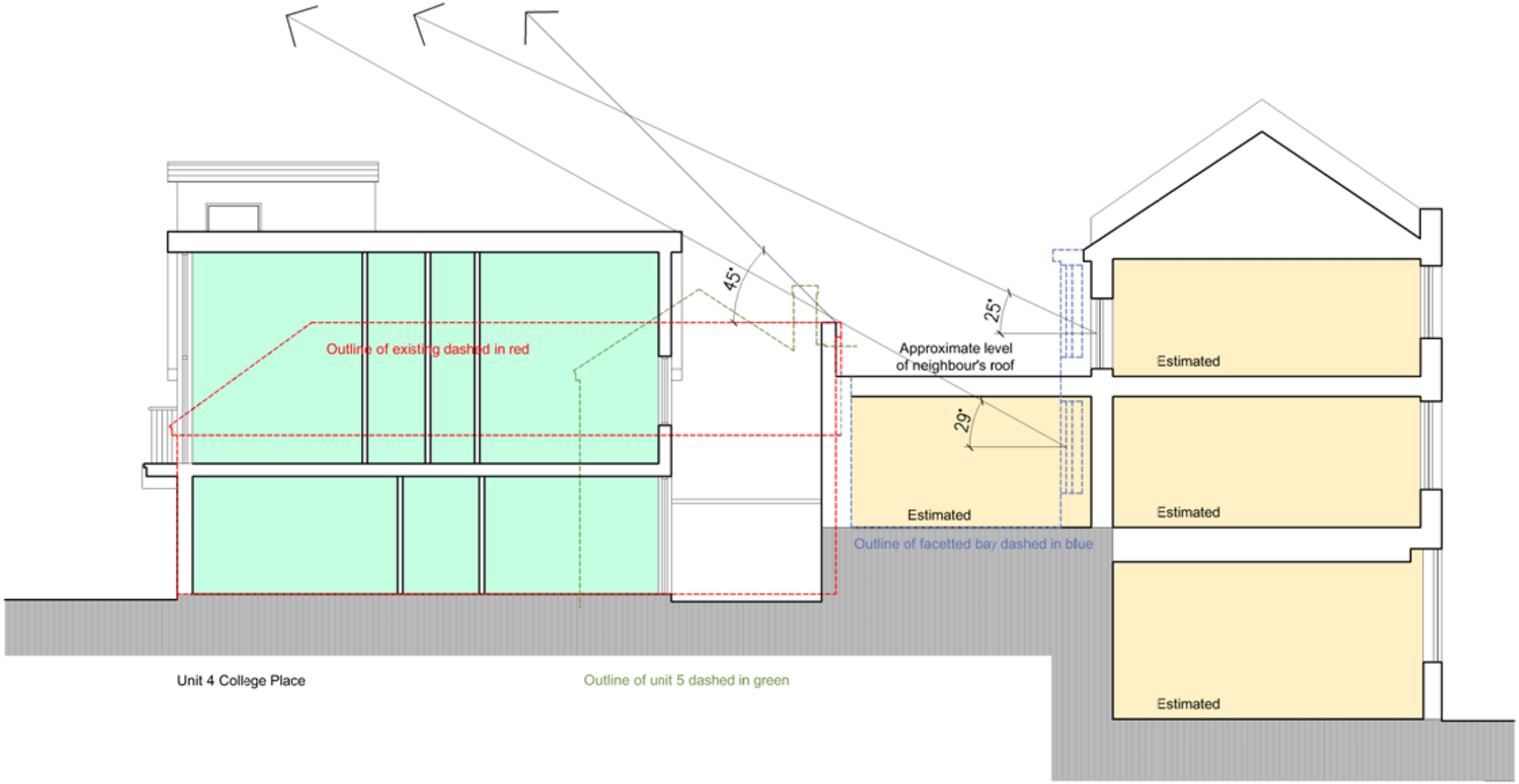
Brighton & Hove City Council

Proposed Southern Elevation

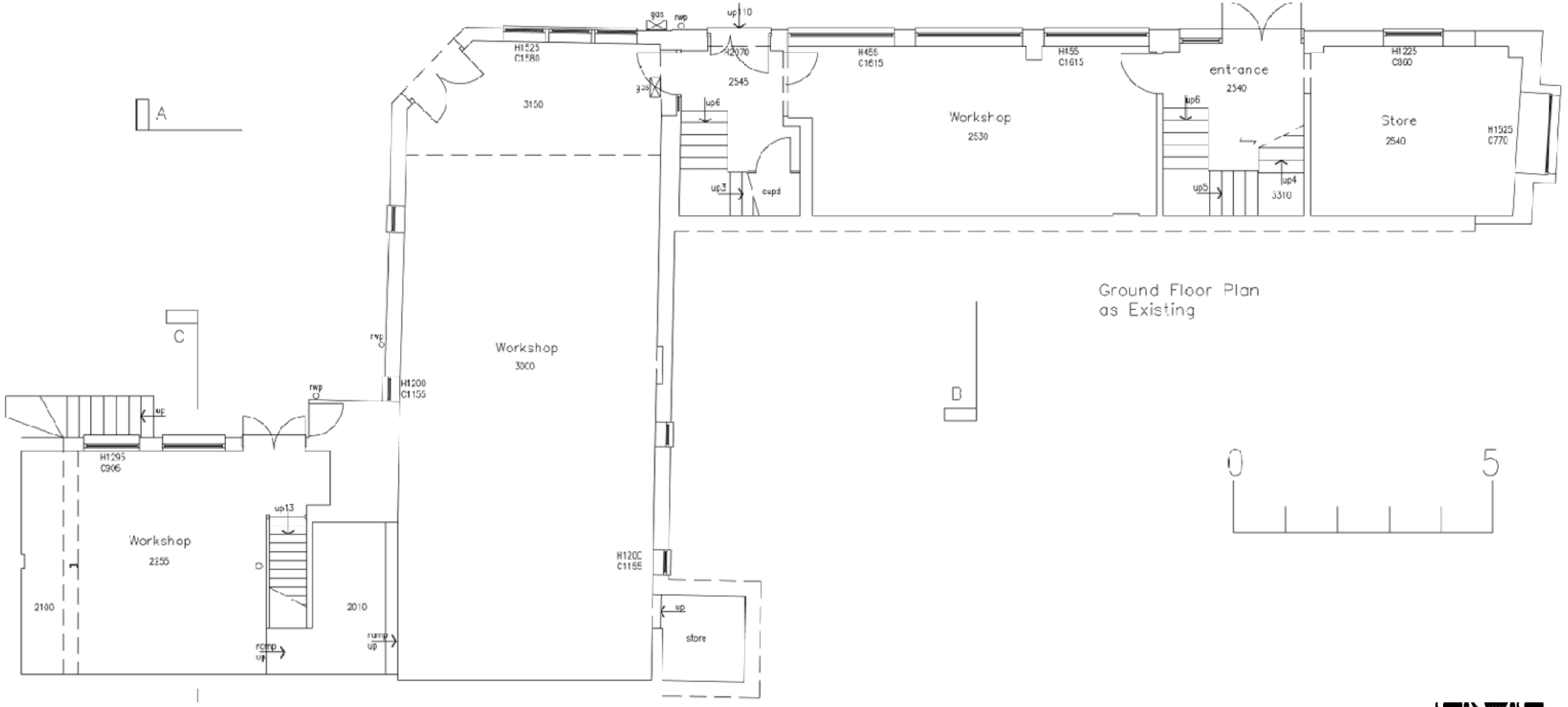


Brighton & Hove City Council

Proposed Section (to East)



Existing Ground Floor Plan



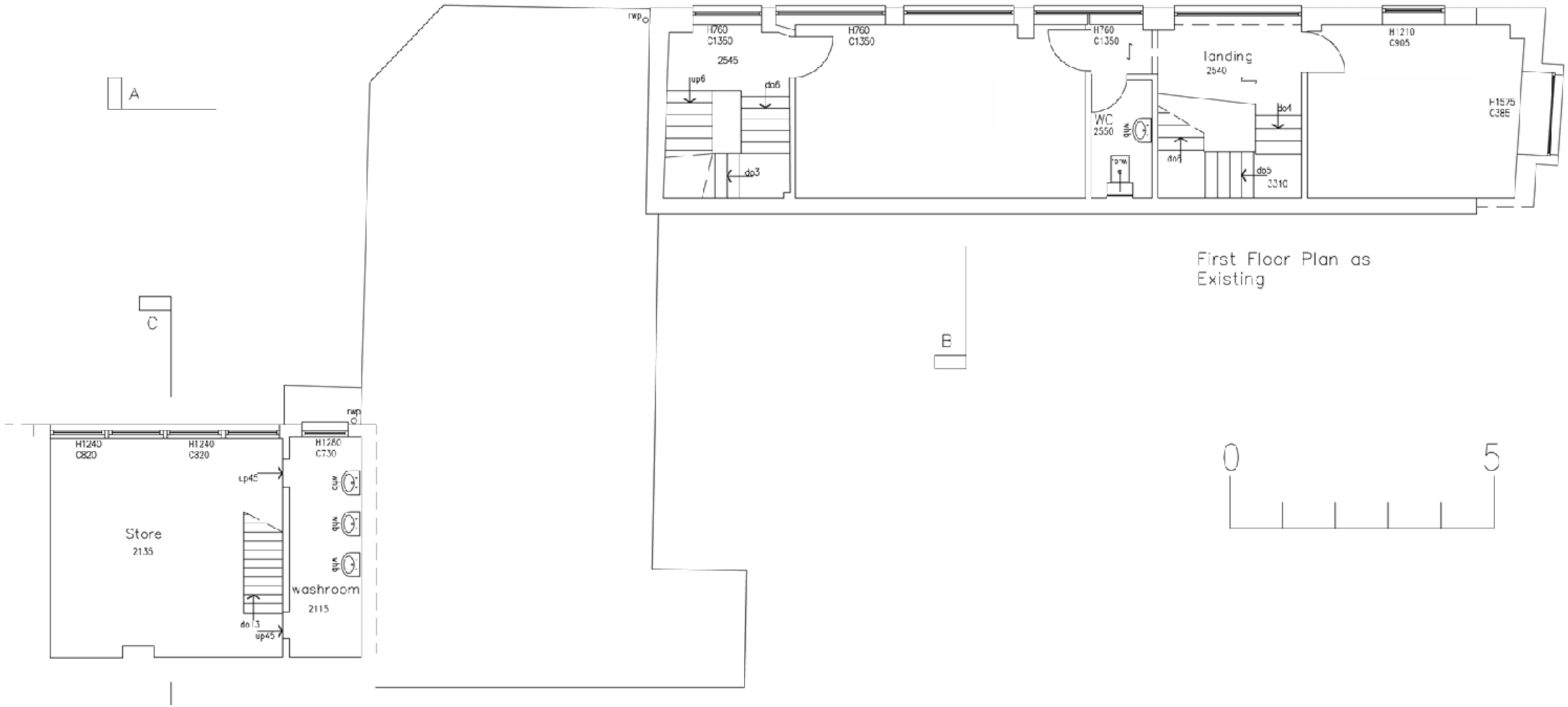
Brighton & Hove City Council

Proposed Ground Floor Plan

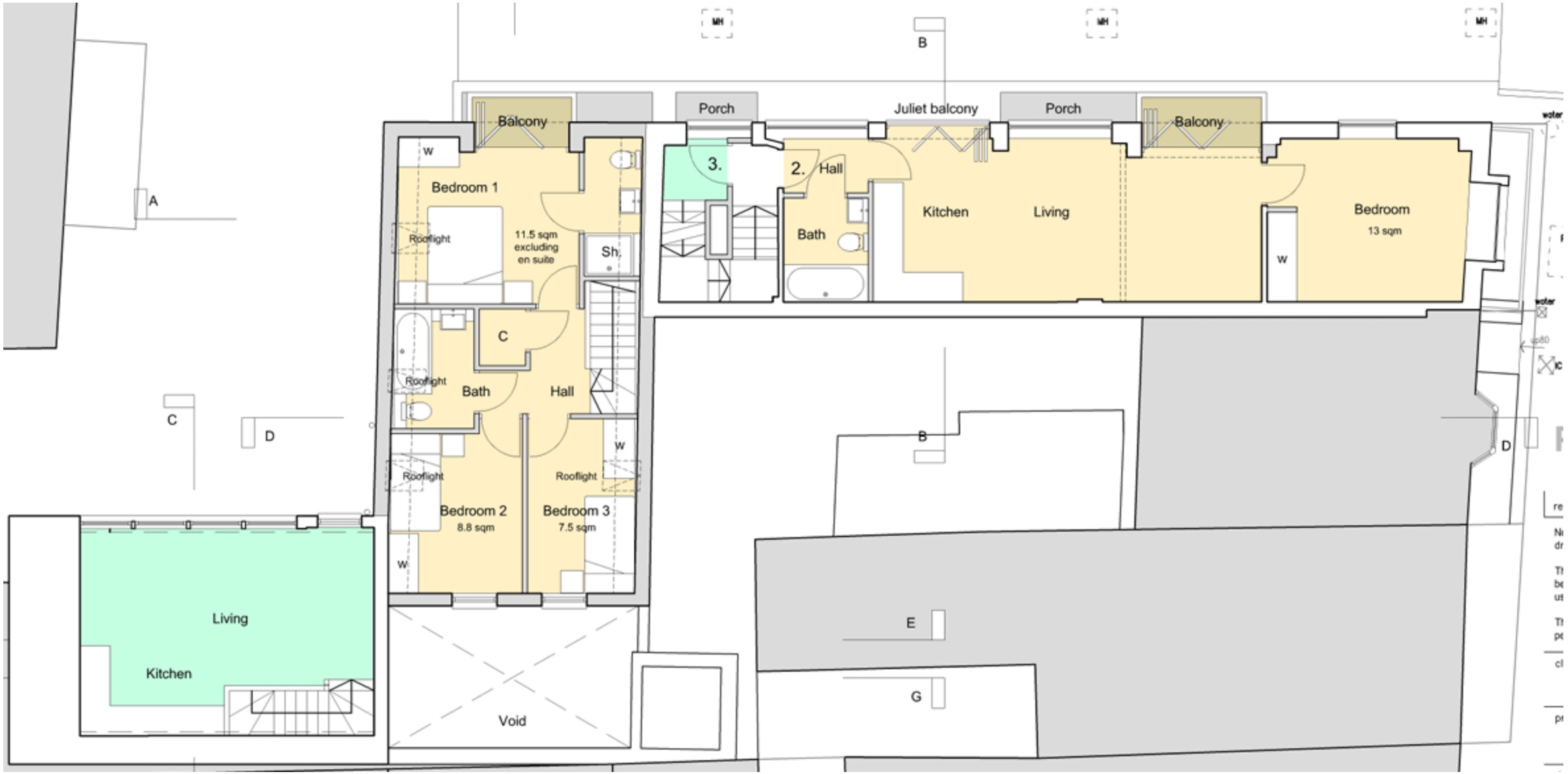


Brighton & Hove City Council

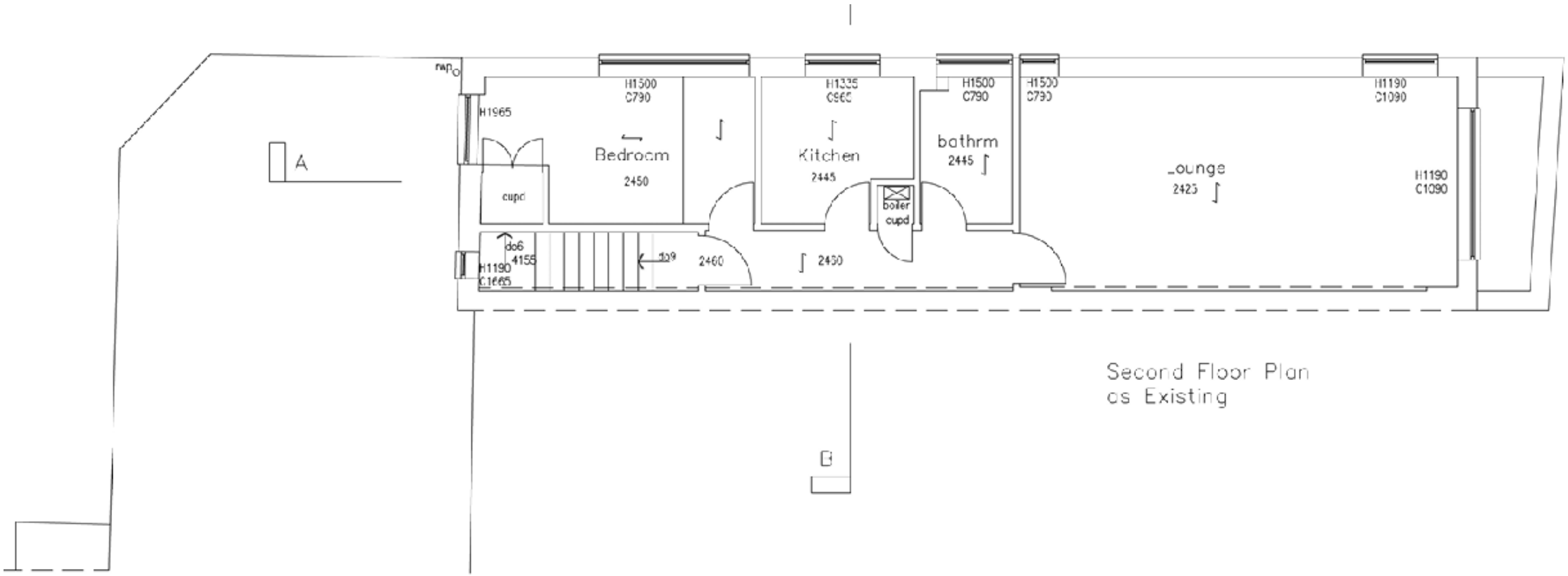
Existing First Floor



Proposed First Floor



Existing Second Floor



Brighton & Hove City Council

Proposed Second Floor



Representations

Sixteen (16) representations received from ten people objecting to the application:

- Excessive height, bulk and overdevelopment of a constrained site
- Harm to the character and appearance of the East Cliff Conservation Area
- Loss of daylight and sunlight, overshadowing and an overbearing effect
- Loss of privacy and overlooking
- Loss of outlook and views
- Noise, dust, disturbance and access difficulties during construction
- Daylight and sunlight assessment is incomplete or relies upon assumptions
- Inaccurate plans, measurements, site boundaries and neighbouring building information
- Concern regarding ownership of land and access arrangements
- Damage to adjoining property, drainage and the historic courtyard surface
- Insufficient cycle and car parking and increased pressure on surrounding streets
- Traffic, servicing, refuse collection, drainage and highway-safety concerns
- Cumulative effects with application BH2026/00879 on the opposite side of the access
- Potential effects on the value of neighbouring property and residents' mental health

Brighton & Hove City Council

Key Considerations

- Principle of the change of use and loss of commercial floorspace
- Housing delivery and affordable housing
- Standard of accommodation
- Design and heritage impacts
- Neighbouring amenity
- Transport and parking

Brighton & Hove City Council

Conclusion and Planning Balance

- Prior approval BH2024/01916 permits the conversion of the same ground- and first-floor accommodation to four flats.
- Design not harmful to the character and appearance of the East Cliff Conservation Area
- Impacts on neighbouring amenity considered to be acceptable
- Standard of internal accommodation considered acceptable
- Impact of proposal with recent approval of BH2026/00879 (Erection of three storey building to provide 2no self contained flats at Land South of 5 College Place) acceptable.
- No harmful highways impacts

Recommendation is to **approve**

Brighton & Hove City Council

186-188 Portland Road

BH2026/00954

28th October 2026

Brighton & Hove City Council

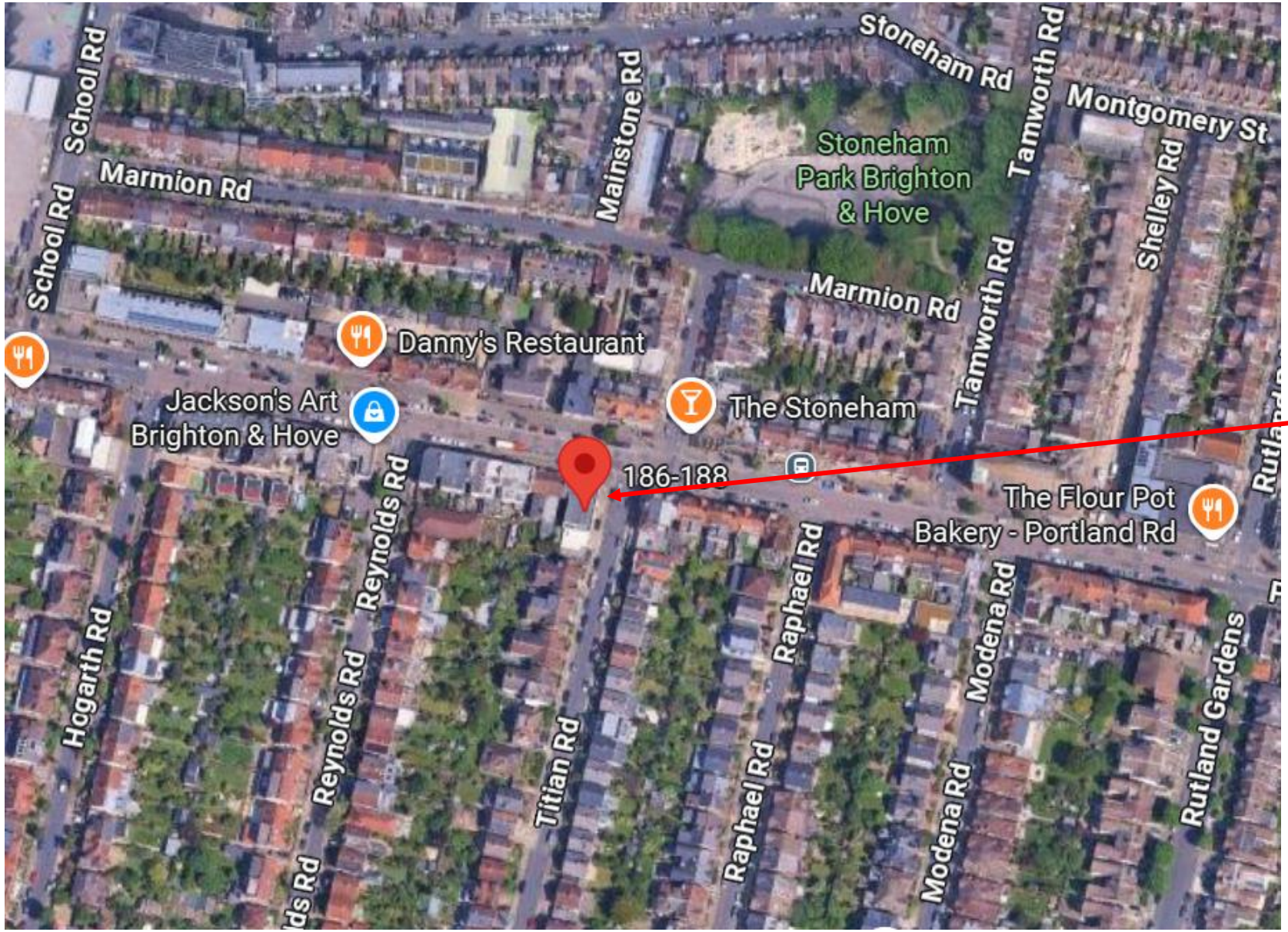
Application Description

Extensions and alterations to include, new front seating area, erection of awnings, alterations to fenestration, alterations to existing shop front, removal of rear roof covering, installation of sauna, erection of pergola, installation of heating and ventilation equipment, internal works and associated alterations

(Part-retrospective).

Brighton & Hove City Council

Map of Application Site



Brighton & Hove City Council

Location Plan



N

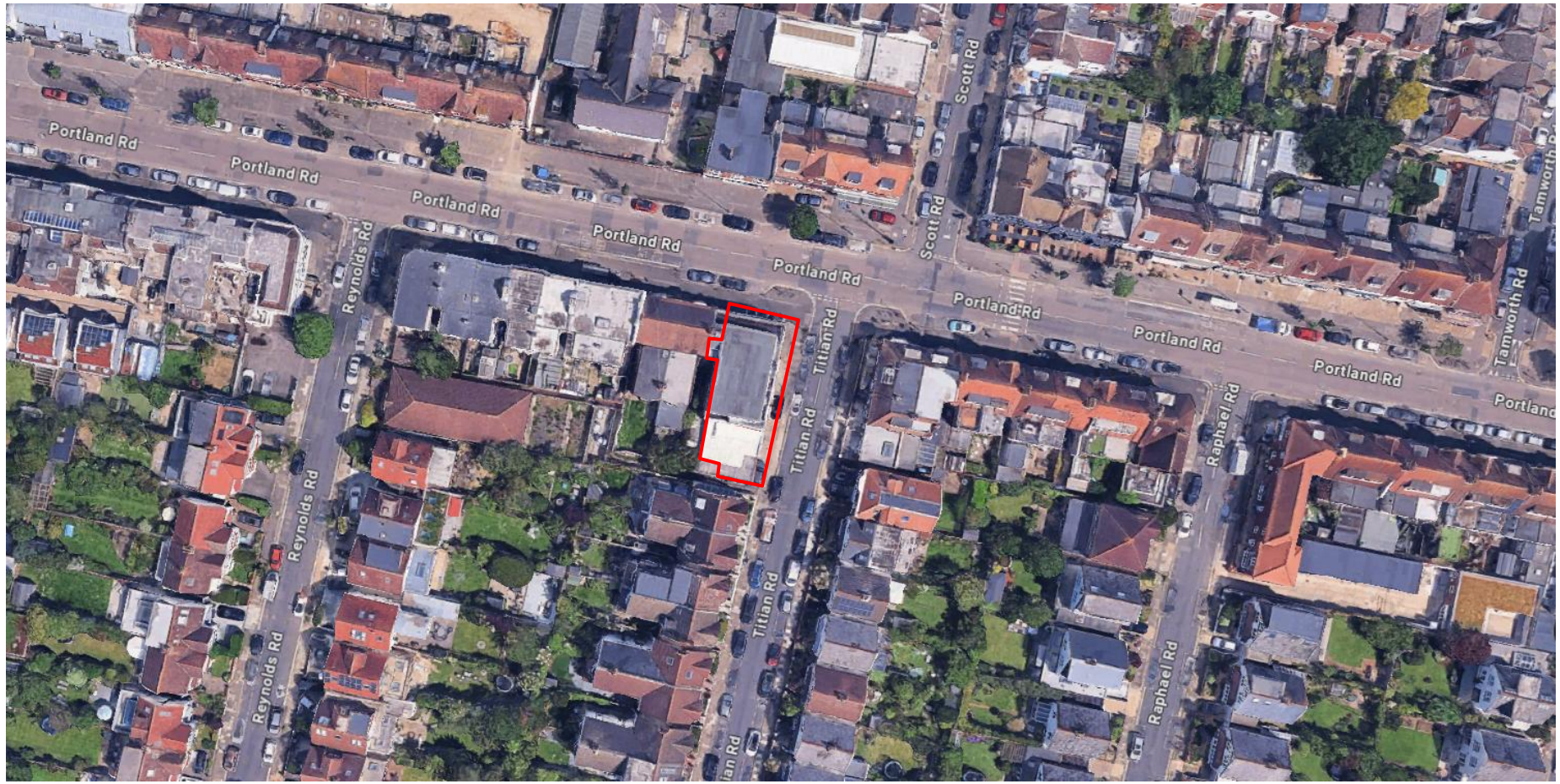
Location Plan

1:1250 @A3

1:1250 | 10m | 20 | 30 | 40 | 50 | 70

Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site



Brighton & Hove City Council

Street Photos of Site – View from Portland Road



Brighton & Hove City Council

Street Photos of Site – Portland Road Elevation



Brighton & Hove City Council

Street Photos of Site – Titian Road Elevation



Brighton & Hove City Council

Street Photos of Site – Seating Area



Brighton & Hove City Council

Courtyard Photos – View West



Brighton & Hove City Council

Courtyard Photos – View South



Sauna

Brighton & Hove City Council

Courtyard Photos – View East



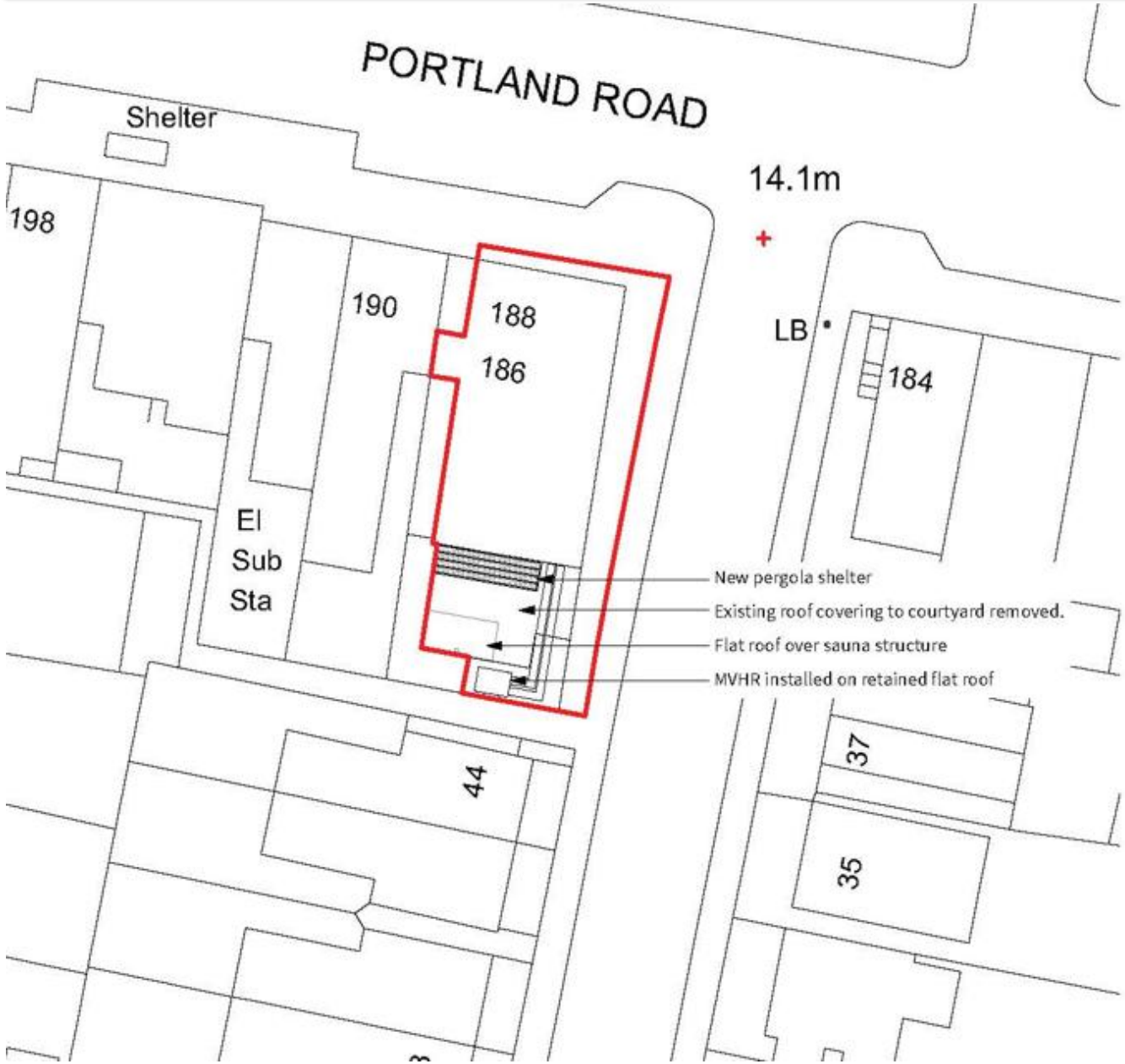
Brighton & Hove City Council

Courtyard Photos – View North



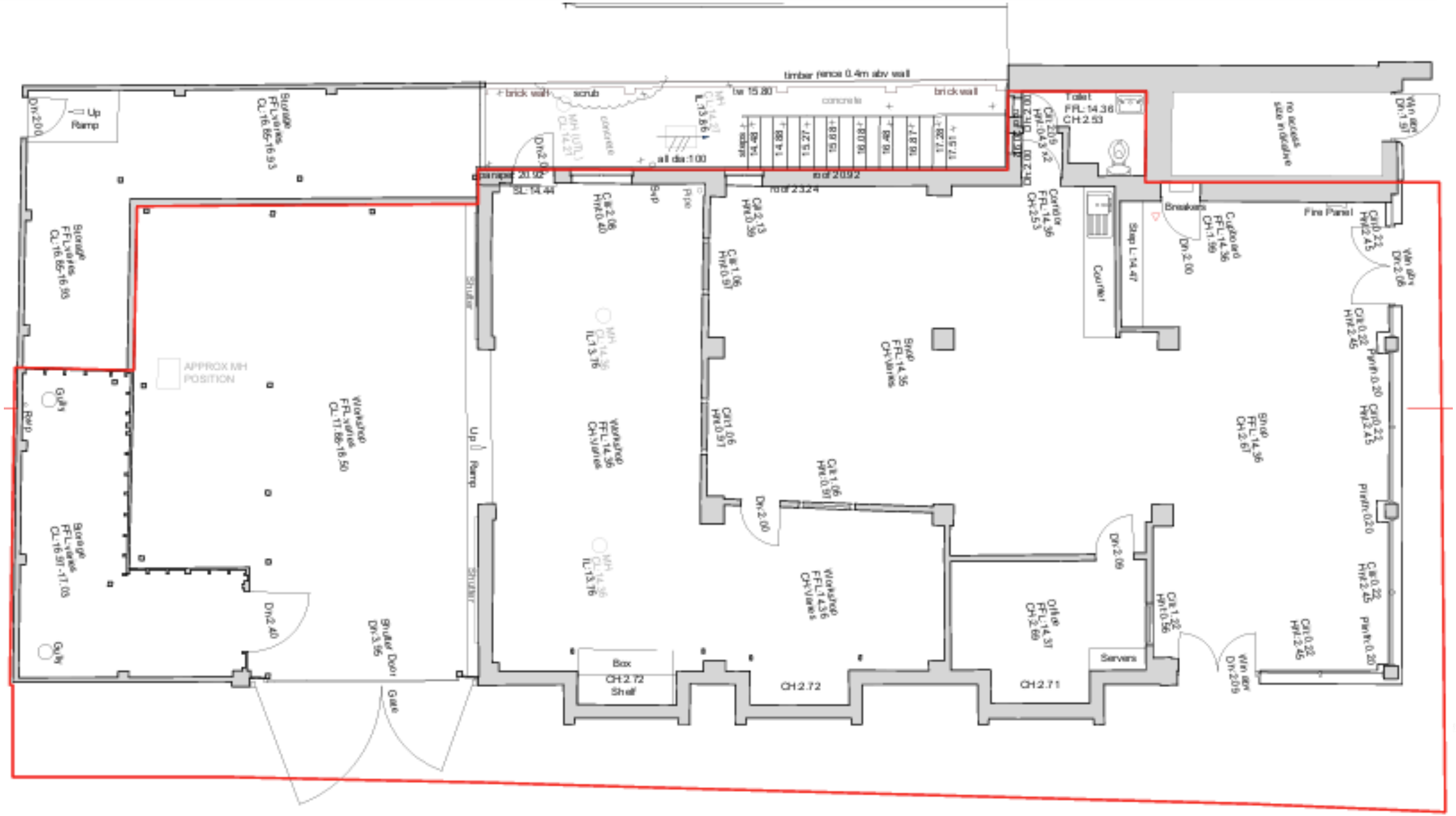
Brighton & Hove City Council

Block Plan

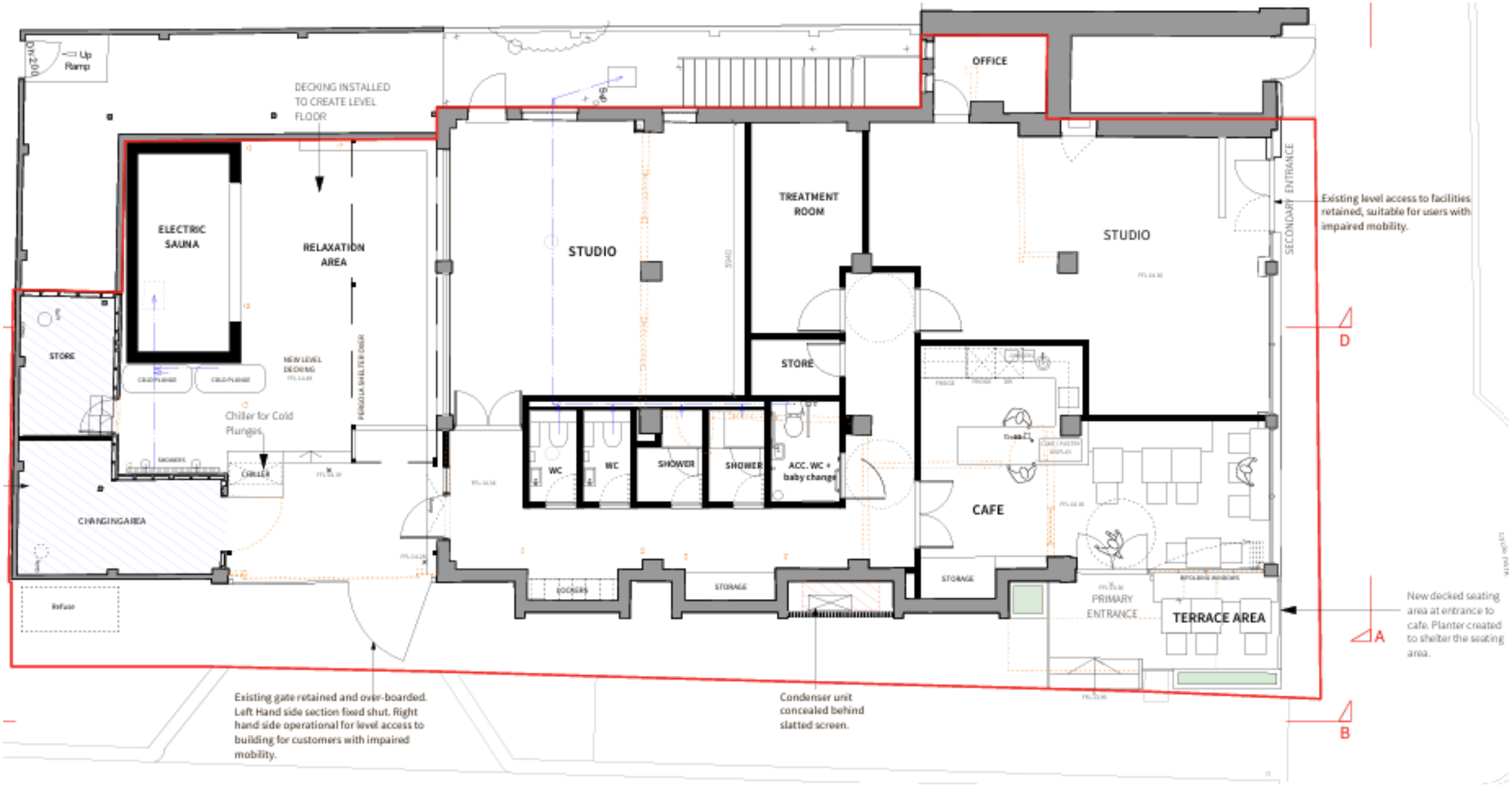


Brighton & Hove City Council

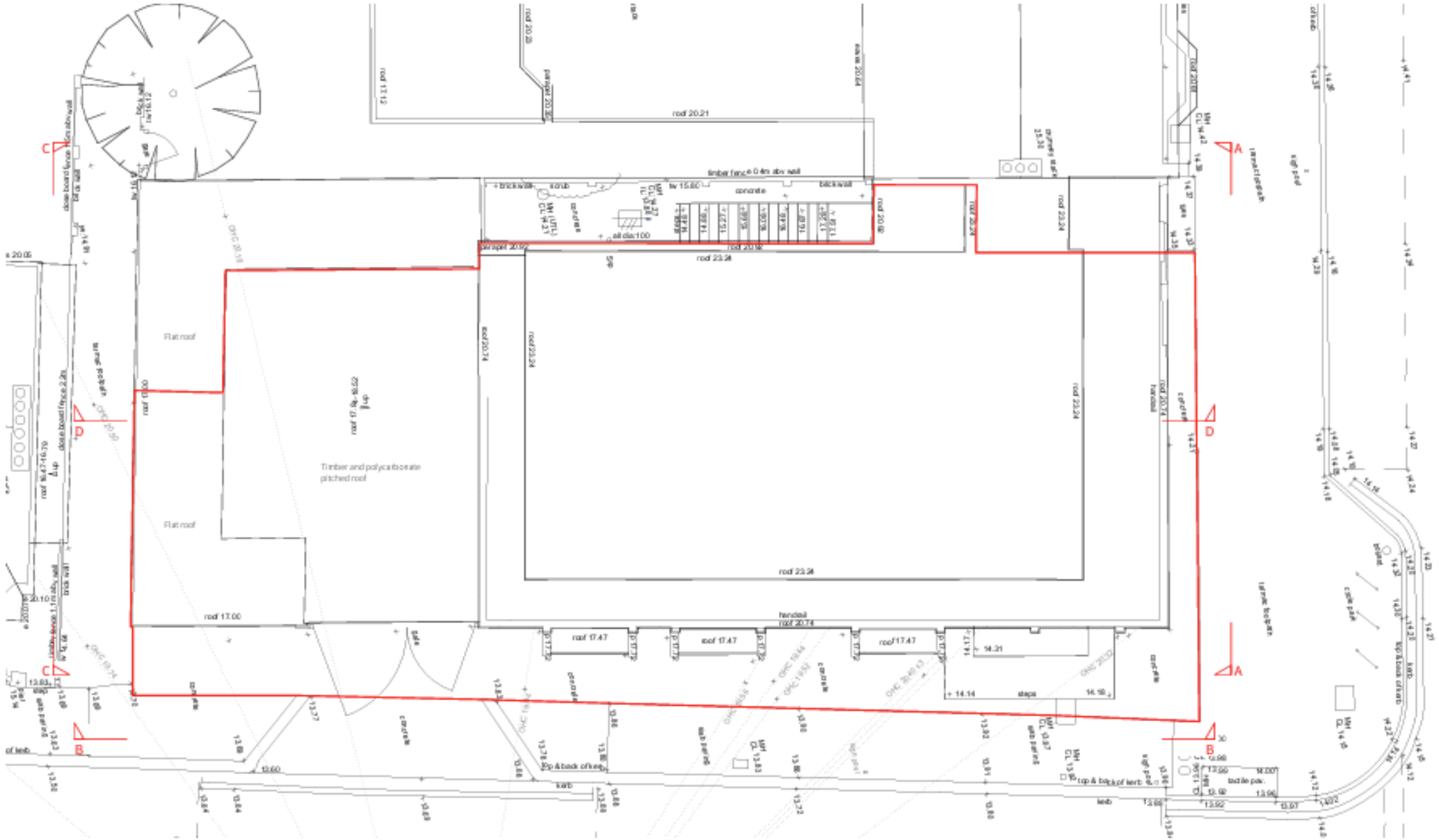
Existing Ground Floor Plan



Proposed Ground Floor Plan

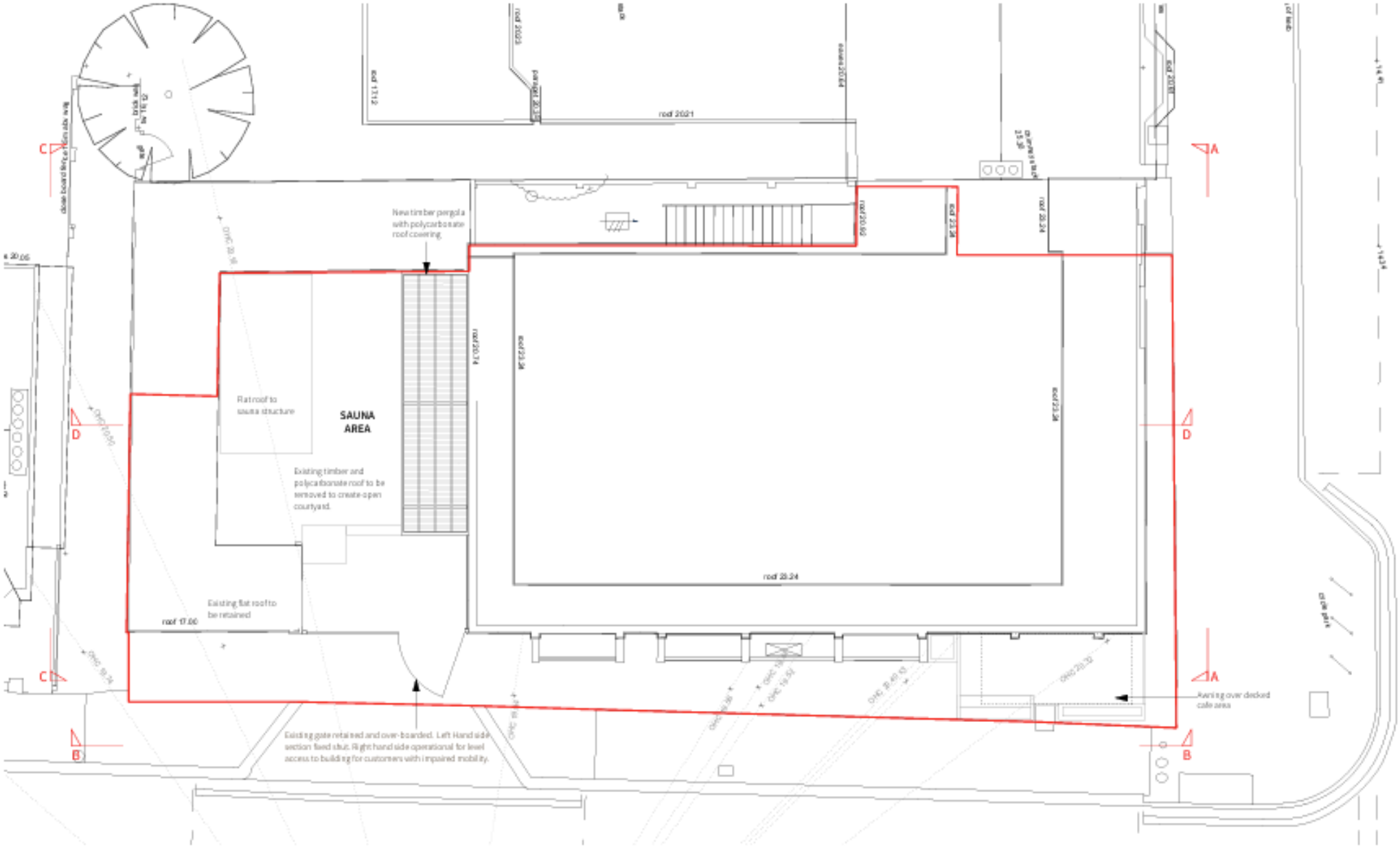


Existing Roof Plan



Brighton & Hove City Council

Proposed Roof Plan



Brighton & Hove City Council

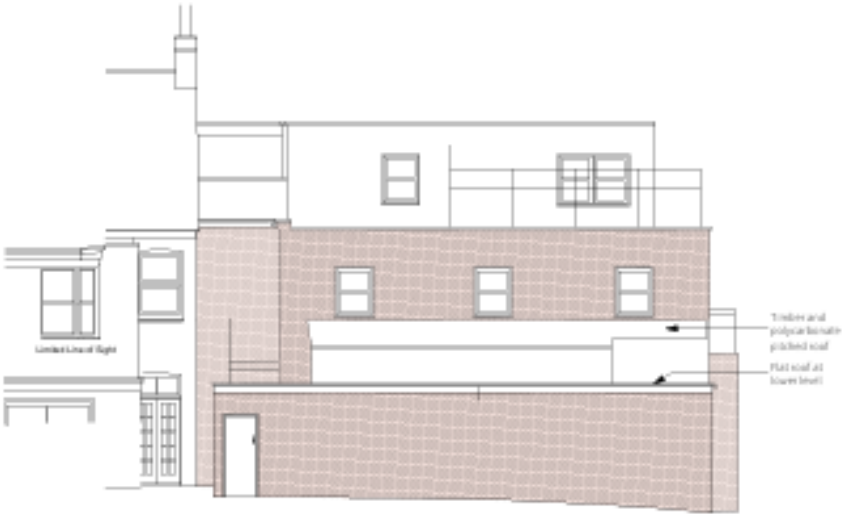
Existing Elevations



Existing Elevation AA (Portland Road)
1:100 @A2



Existing Elevation BB (Titian Road)
1:100 @A2





Proposed Elevations



Proposed Elevation AA
(Portland Road)
1:100 @A2



Proposed Elevation BB
(Titian Road)
1:100 @A2





Representations

- Twenty-one (21) representations in **support** of the application:
  - Good design
  - Benefits of a wellness centre and café
  - Creates new social space
  - Benefits community
  - Residential amenity
  - Promotes good mental and physical health
  - Local economic benefits
  - Good transport links
  - Accessible
  - Established commercial area
  - Less disruptive than other uses

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Representations

Seven (7) representations **objecting** to the application

- Damaging trees
- Detrimental effect on property value
- Overdevelopment
- Poor design
- Residential amenity
- Too close to the boundary
- Issues relating to the smoke from the wood-fired sauna
- Additional traffic
- Parking issues
- Noise/disturbance from increased trips
- Overlooking into sauna area

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Key Considerations

- Design and appearance
- Impact on neighbouring amenity
- Impact on the safety of the public highway

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Conclusion and Planning Balance

- Design and appearance is considered acceptable
- Wood fired sauna changed to electric to reduce impacts
- Acceptable amenity impact subject to noise and hours of use conditions
- Minimal transport impact

- Recommendation: **Approve**

Brighton & Hove City Council

Recommended Conditions

- 2 The chiller unit shall not operate between the hours of 23:00 and 07:00 unless it is operating on its manufacturer-approved lowest noise setting (or equivalent night-time mode).
- 3 Noise associated with plant and machinery shall not exceed the existing LA90 background noise level. In addition, there should be no significant low frequency tones present.
- 4 The sauna and cold plunges shall not be used by customers outside the hours of 08:00 to 21:00 Monday to Friday and 08:00 to 21:00 Saturday and Sunday.
- 5 Noise Management Plan.
- 6 The sauna hereby permitted shall only be heated by an electric heater and shall not be heated by any solid fuel, wood-burning, gas-fired or other combustion-based appliance at any time.

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Flat 2, 35 Highcroft Villas

BH2026/01425

28th October 2026

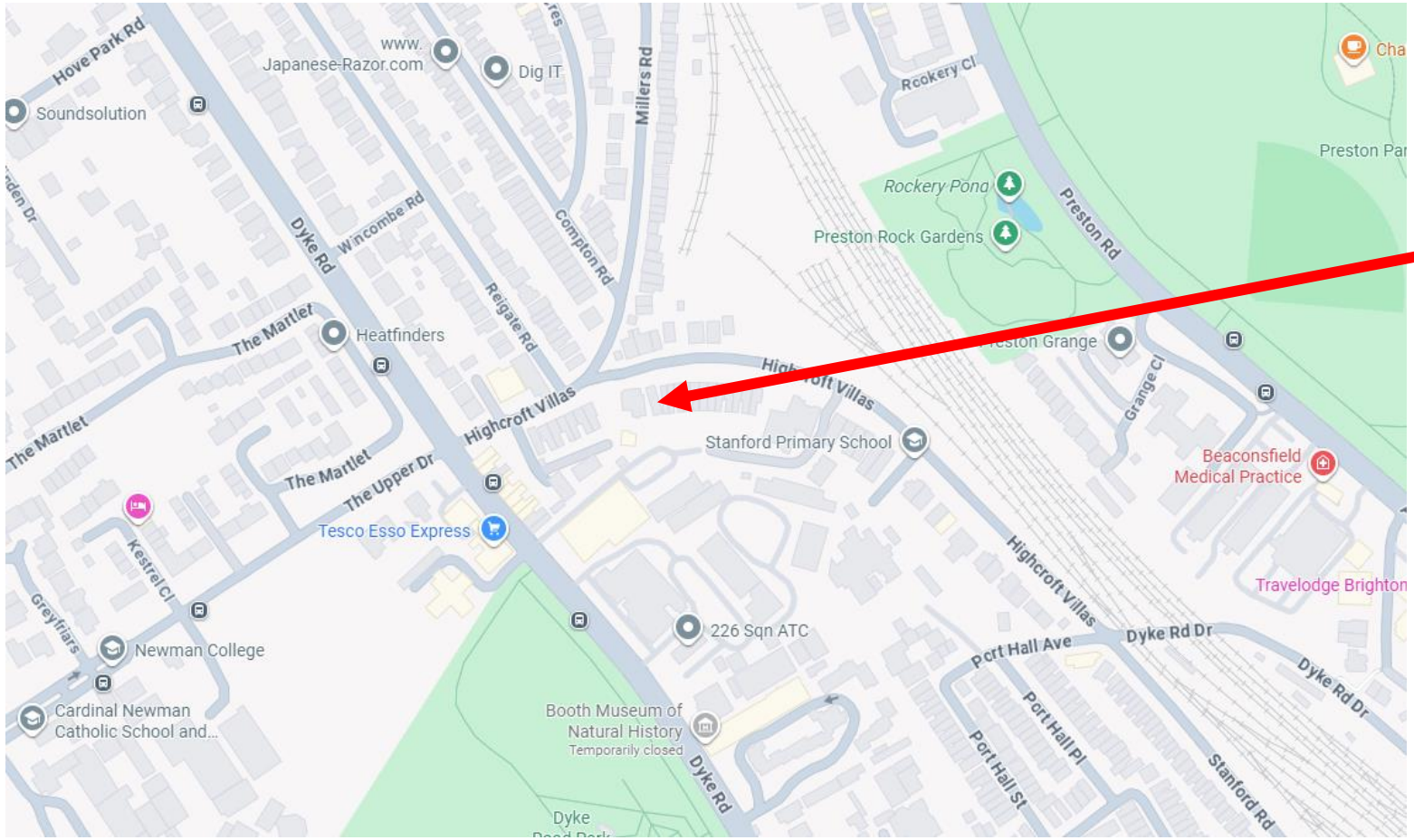
Brighton & Hove City Council

Application Description

- Proposed alterations to the roof, including an increase in ridge height, a dormer to the rear roof elevation, and a second-floor flat roof extension over the existing outrigger, together with the provision of off-street car parking spaces and a new vehicular crossover.

Brighton & Hove City Council

Map of Application Site



Brighton & Hove City Council

Location Plan



N

0 50

Metres

Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site



Brighton & Hove City Council

Street Photo of Site



Brighton & Hove City Council

Photos of Site





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Photos of Site



Windows on No 35 on West elevation



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Junction and school sign



Looking towards the junction from the site



School sign

Looking towards the site from the junction

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Development on Highcroft Villas



Looking over the Highcroft Lodge parking



No 23 Highcroft Villas
(no planning record)

Brighton & Hove City Council

Development on Highcroft Villas



View from the rear(from the Audi showroom)

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Parking on Highcroft Villas





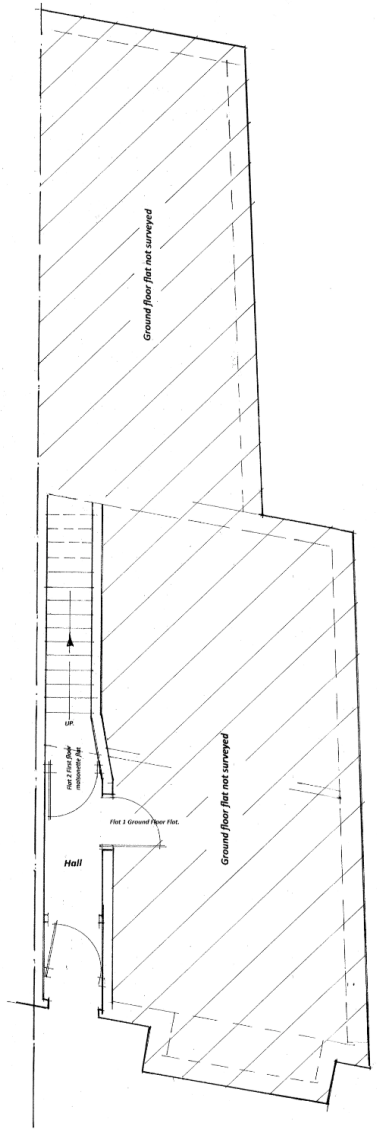
Brighton & Hove City Council

Proposed Block Plan

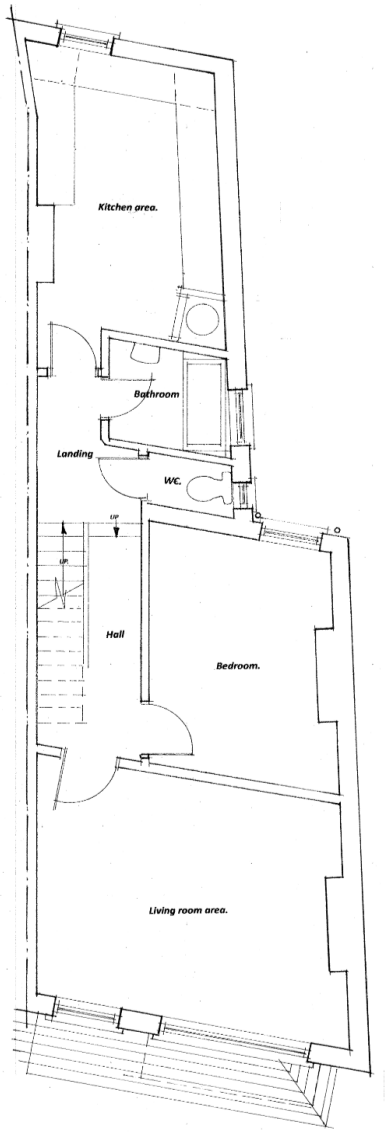


Brighton & Hove City Council

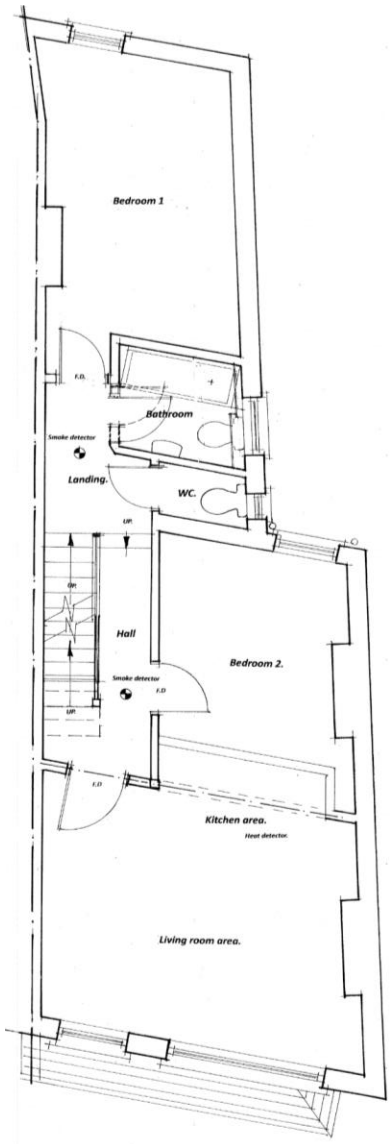
Existing & Proposed Floor Plans



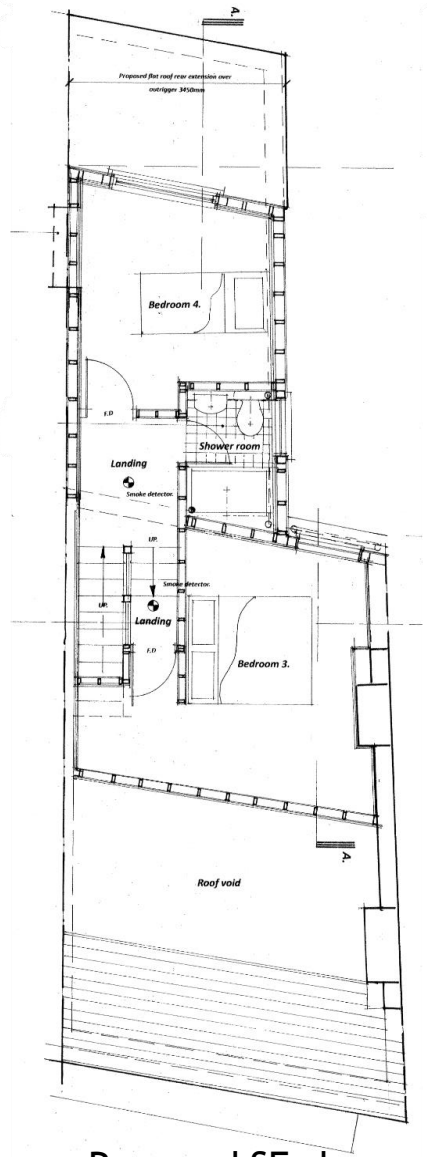
Existing GF plan



Existing FF plan



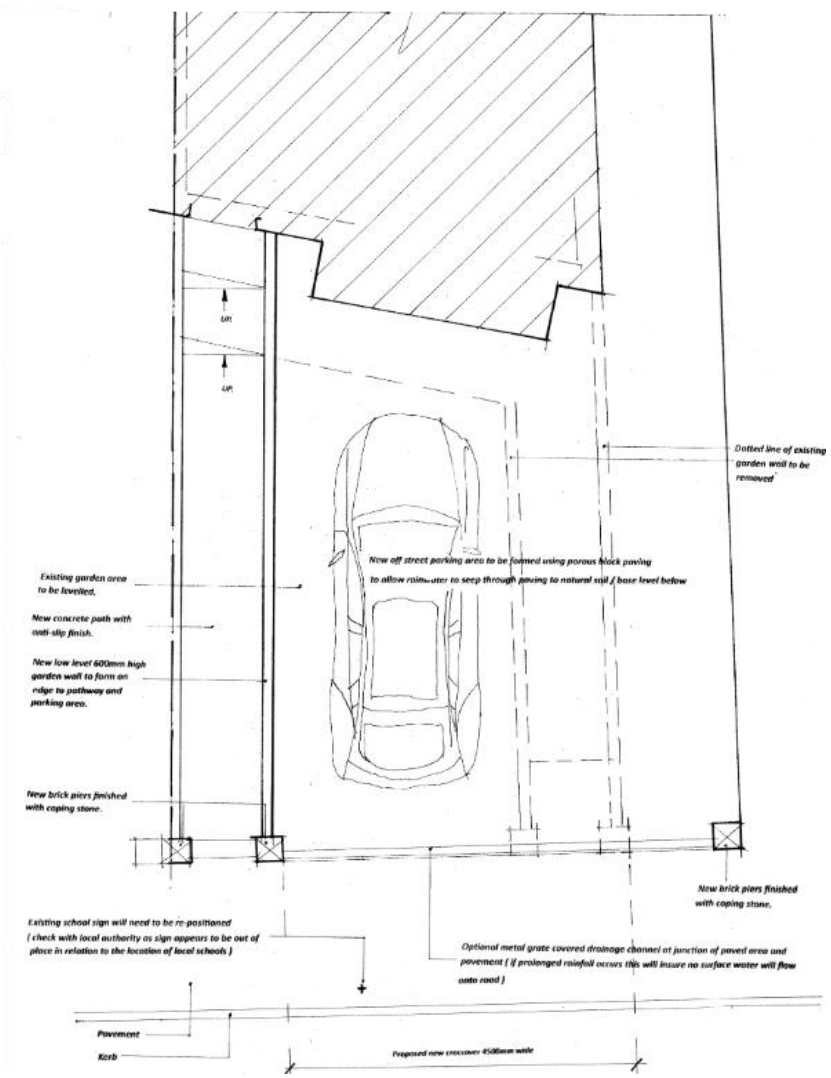
Proposed FF plan



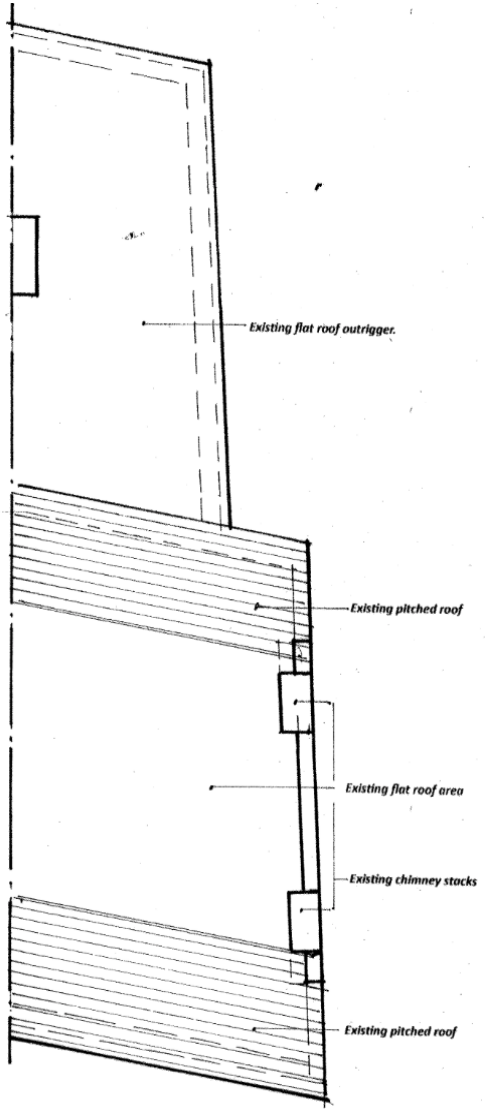
Proposed SF plan

Brighton & Hove City Council

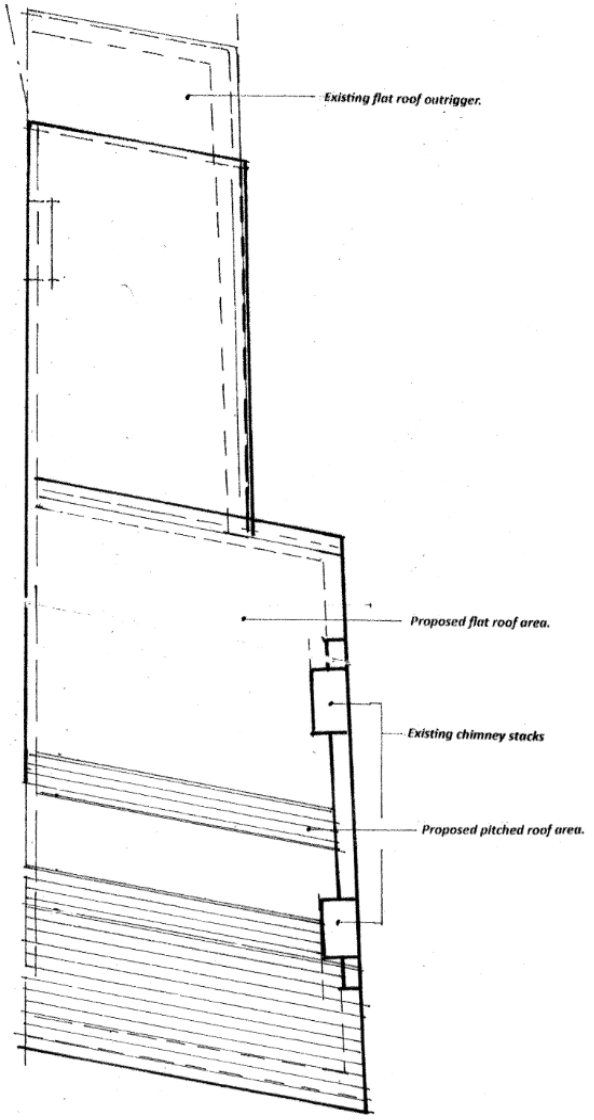
Layout & Roof Plans



Proposed part Ground/Layout Plan



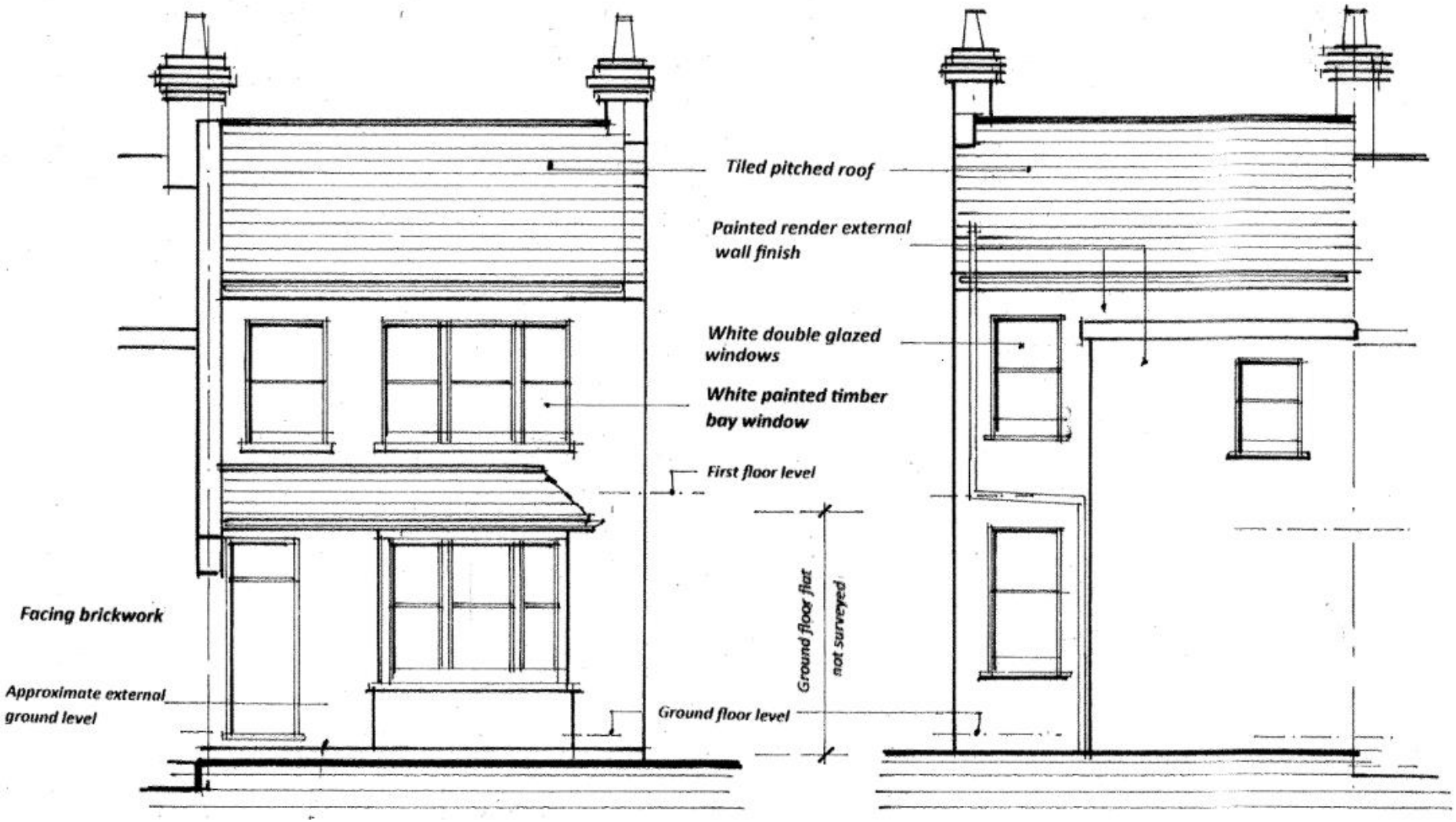
Existing Roof plan



Proposed Roof plan

Brighton & Hove City Council

Existing Elevations

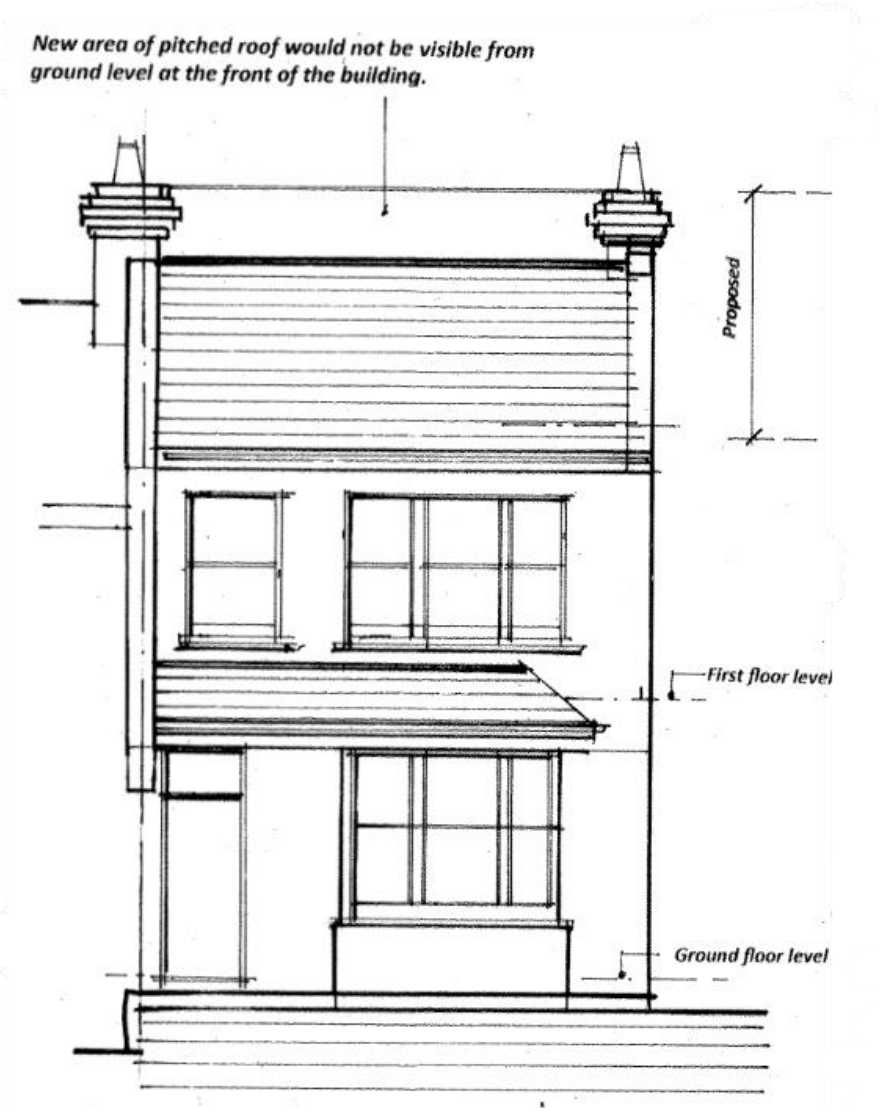


Front

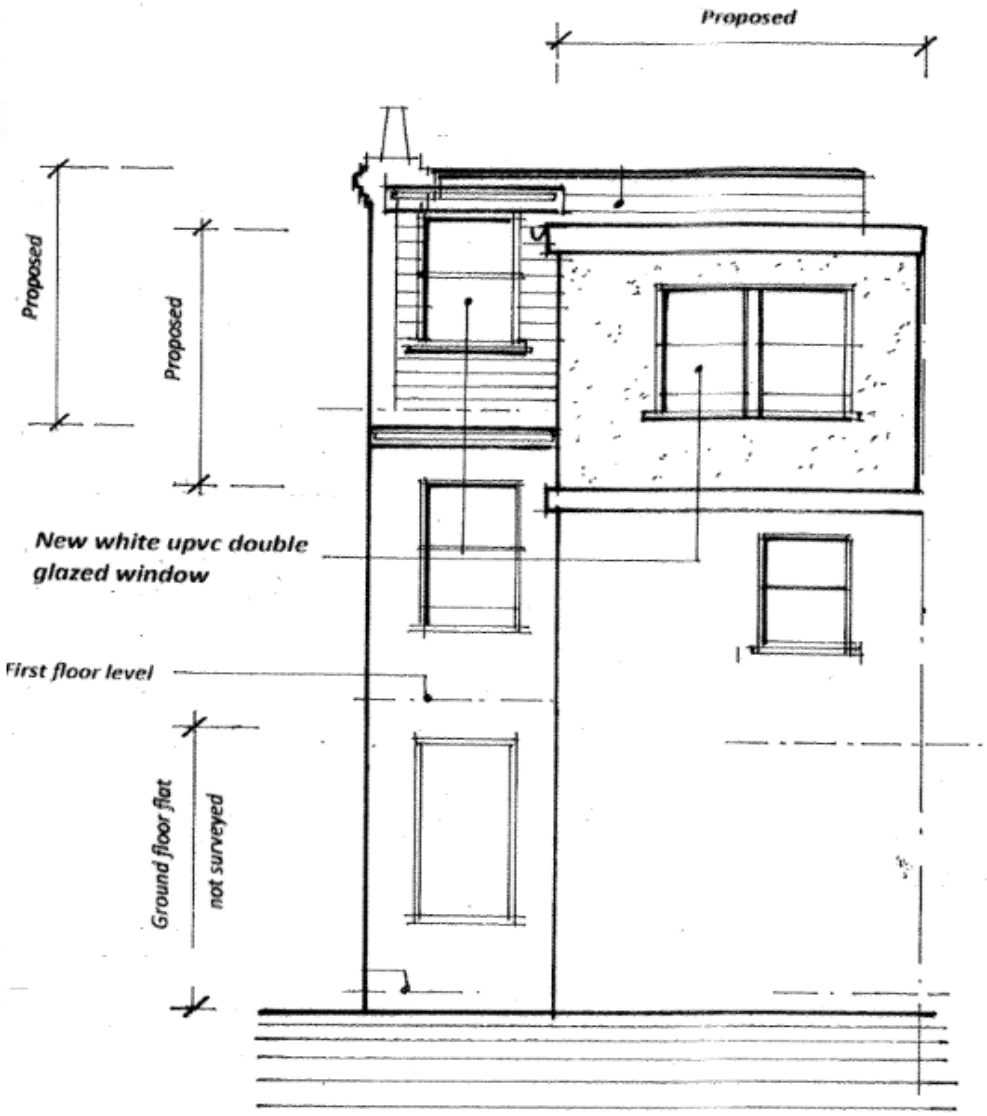
Rear

Brighton & Hove City Council

Proposed Elevations



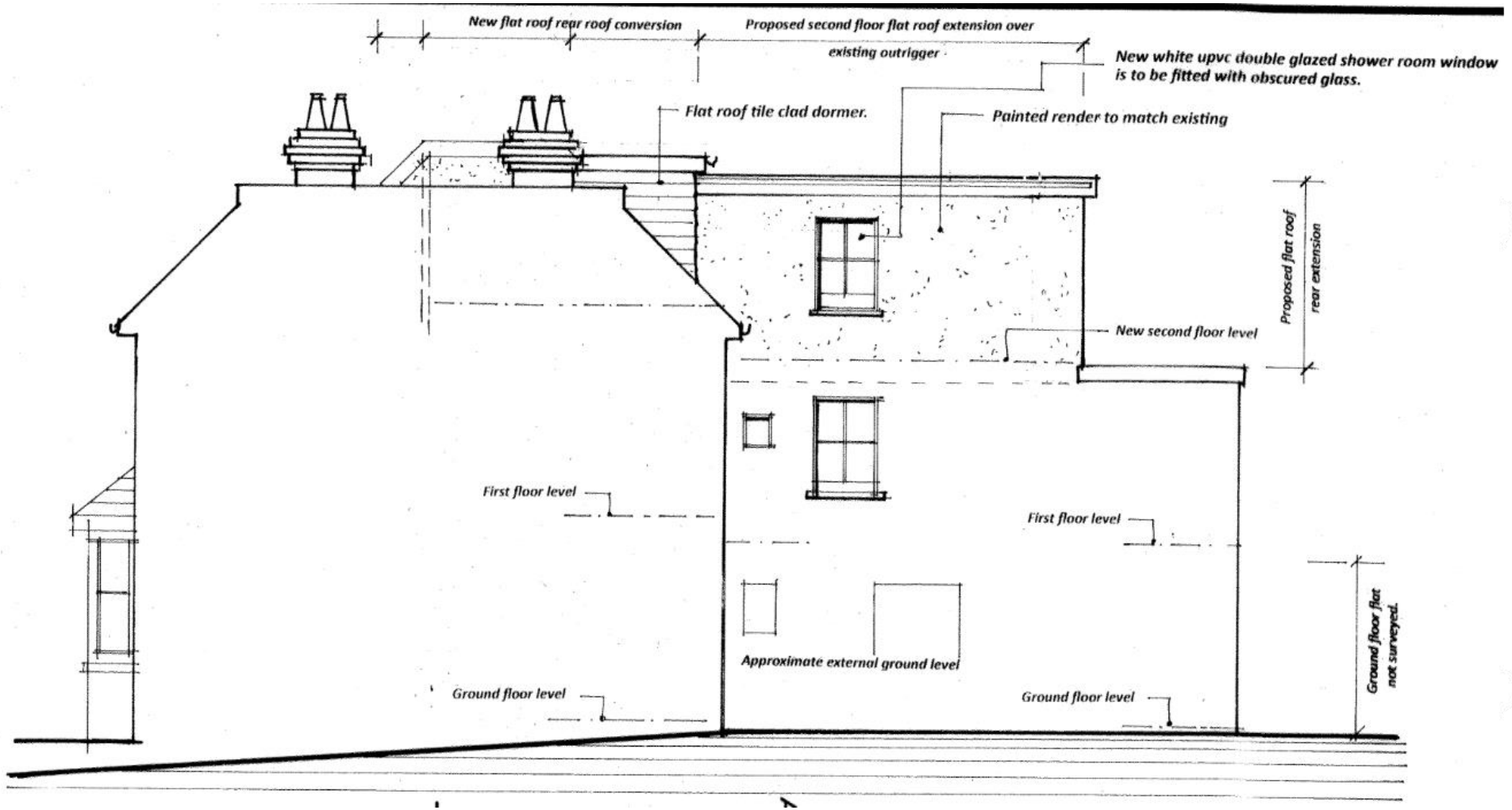
Front



Rear

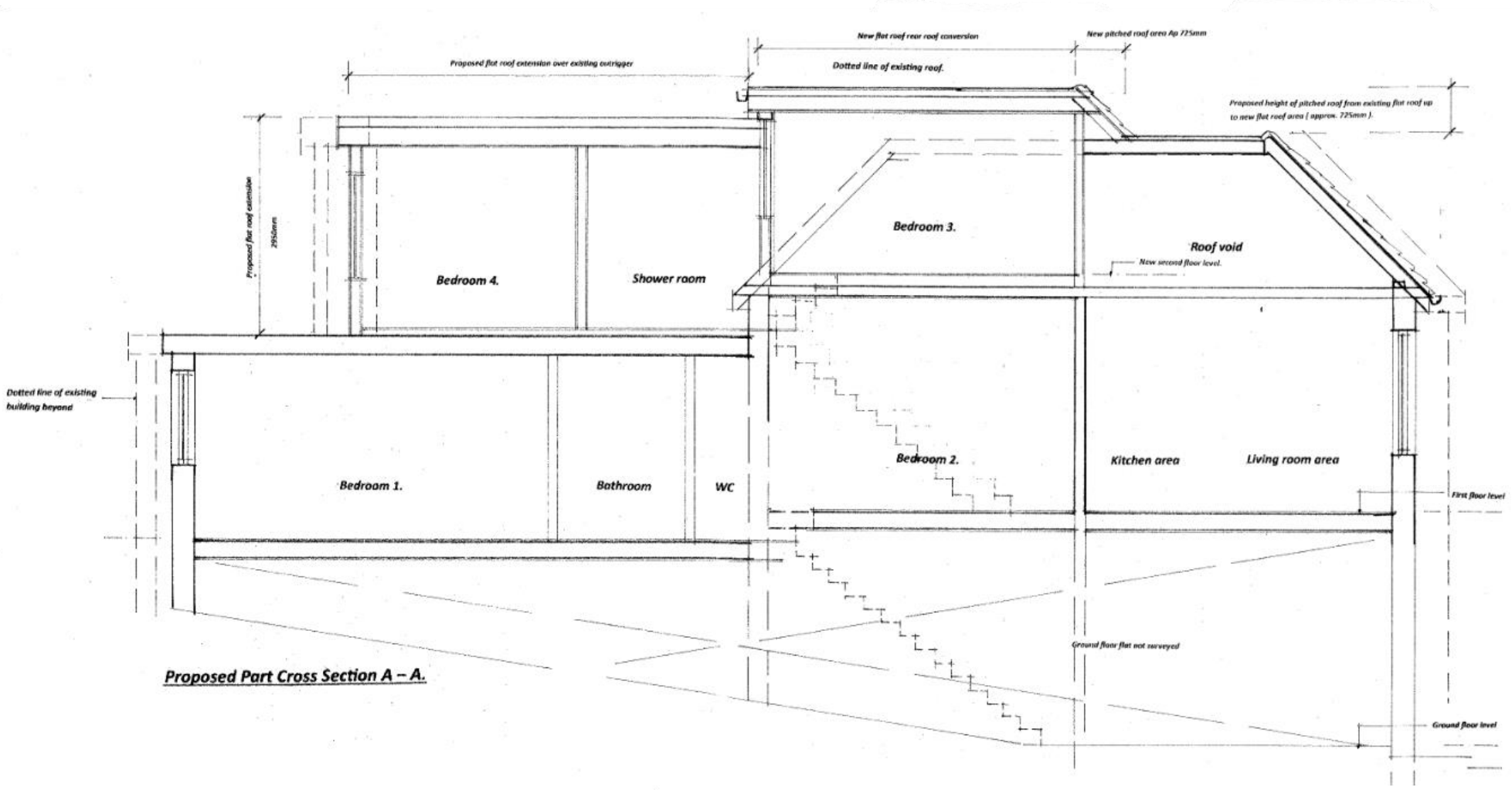
Brighton & Hove City Council

Proposed side elevation(West)



Brighton & Hove City Council

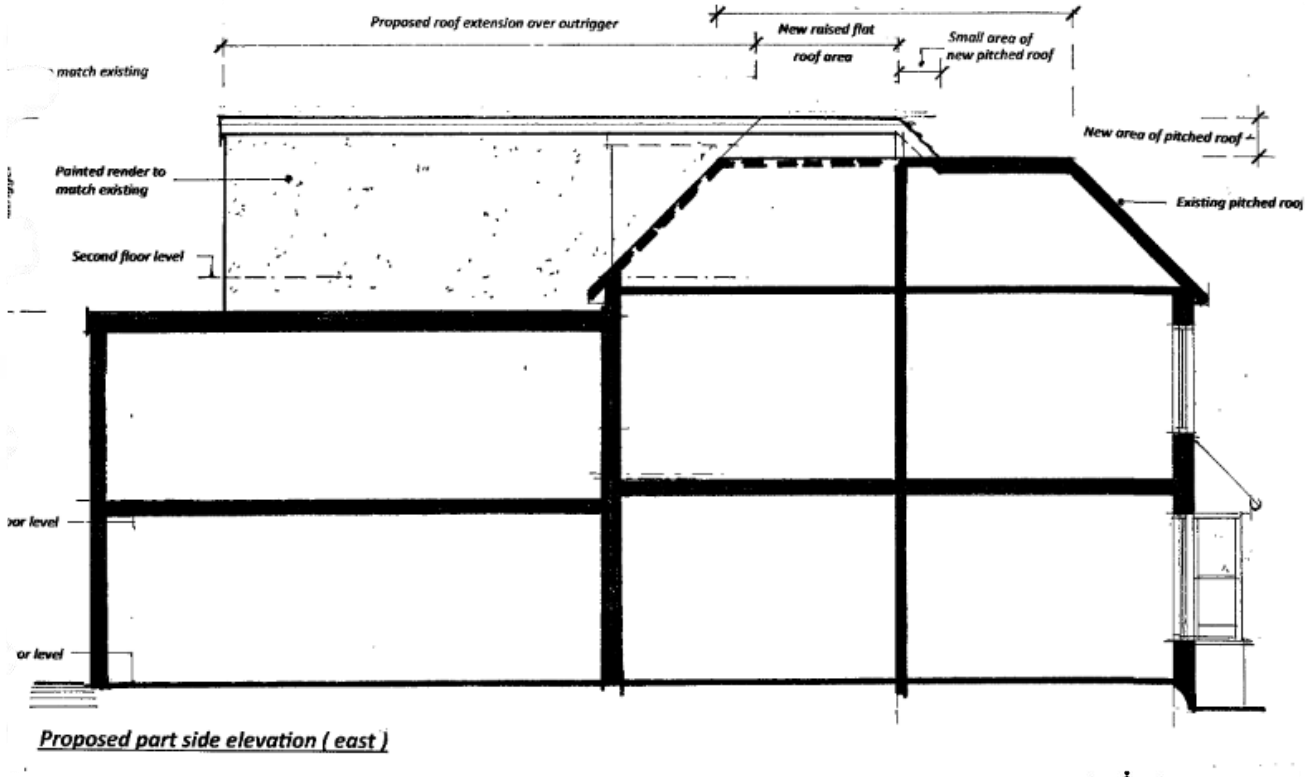
Proposed Section



Brighton & Hove City Council

Application approved for similar development for no-26 Highcroft Villas





Brighton & Hove City Council

Representations

Nine (9) representations were received **objecting** to the application:

- Overdevelopment and intensification of the property
- Excessive height, scale and bulk, including the increase in ridge height, resulting in an overbearing appearance and harm to the character of the area
- Loss of privacy and increased overlooking
- Loss of daylight/sunlight and increased sense of enclosure
- Increased noise and disturbance arising from the additional bedrooms/occupancy
- Increased parking demand and loss of on-street parking
- Inappropriate level and layout of off-street parking
- Potential impact on the architectural character and setting of No. 36 Highcroft Villas as a non-designated heritage asset

- Councilor Steve Davis **objected** to the planning application and a copy of his representation is attached to the committee report

Brighton & Hove City Council

Representations (objections continued)

- Highway and pedestrian safety concerns associated with the proposed crossover, including the adjacent school-related highway sign
- Loss of front garden/greenery and increased hardstanding
- Potential impact on biodiversity and bats
- Concerns regarding the standard of accommodation for future occupiers, including the intensity of occupation
- Structural concerns, including works affecting the shared chimney and potential damage to adjoining property
- Construction noise and disturbance
- Potential future use as an HMO
- Impact on property values
- Inadequate refuse and recycling storage arrangements
- Potential obstruction of the shared side passage.
- Impact on daylight, sunlight and outlook from the flank windows of No. 36

Brighton & Hove City Council

Key Considerations

Design and appearance

The proposed 725mm ridge height increase, rear dormer and second-floor extension would add bulk, but are considered acceptable given the varied roofscape and comparable rear additions along Highcroft Villas.

Impact on Neighbouring Amenity

Some additional overshadowing may occur, particularly to No. 36 Highcroft Villas and ground floor flat, but no significant harm to daylight, outlook or privacy is identified, subject to obscure glazing.

Highways, Parking and Access

The proposed front hardstanding could accommodate two vehicles, exceeding SPD14 standards, but is not considered to warrant refusal; crossover visibility and relocation of the school sign would be secured.

Standard of Accommodation

The enlargement from a one-bedroom to a four-bedroom flat would provide functional living accommodation, despite Bedroom 3 having a reduced ceiling height of approximately 2.16m.

Biodiversity

No substantive evidence of harm to bats or other protected species has been identified; the development is considered exempt from mandatory BNG, with a bee brick secured by condition.

Brighton & Hove City Council

Assessment of Impacts: Design and Neighbouring Amenity

Design, Scale and Ridge Height

- The proposed ridge height increase of approximately 725mm would be noticeable but would be set back behind the existing front roof slope, reducing its prominence within the streetscene.
- The sloping nature of Highcroft Villas and existing variation in roof heights mean the increase would not disrupt a uniform roofline.
- The rear dormer and second-floor extension would increase the building's bulk; however, the additional development would be concentrated towards the rear, where varied roof forms and extensions already exist (through PD or planning permission).
- Comparable rear extensions and dormers have been approved nearby, including at No. 26 Highcroft Villas (BH2026/00130).
- Overall, the additional scale and bulk are not considered to cause significant harm to the character and appearance of the area.

Assessment of Impacts: Design and Neighbouring Amenity(continued)

Residential Amenity

- The proposed extension would sit above the existing rear outrigger without projecting further towards No. 36.
- The position and limited extent of the proposed rear extension (not covering the whole span of the existing rear outrigger) would not result in unacceptable enclosure or loss of outlook.
- Obscure glazing of the west-facing shower room window would be secured by condition to protect neighbouring privacy.
- Rear-facing windows would introduce higher-level views, but these are not considered to materially alter the existing pattern of mutual overlooking.
- No. 36 Highcroft Villas: Given the existing separation and overshadowing from the existing rear outrigger, any additional loss of daylight/sunlight would not be significant enough to warrant refusal.
- Ground-Floor Flat: The existing outrigger already restricts daylight; any additional overshadowing would be limited and insufficient to warrant refusal.

Brighton & Hove City Council

Assessment of Impacts: Design and Neighbouring Amenity(continued)

Parking, Highway Safety and other Impacts

- The proposed off-street parking and crossover would alter the existing frontage; however, similar parking arrangements and hardstandings are established along Highcroft Villas.
- Although the proposed hardstanding could accommodate two vehicles, Off-street parking and larger hardstandings are already established features along Highcroft Villas. Although the proposed area could accommodate two vehicles, there is insufficient evidence that this would result in unacceptable highway or pedestrian safety impacts.
- The proposed open frontage would allow adequate visibility at the vehicular access, secured through a planning condition.
- The existing school-related highway sign would be relocated before the crossover is brought into use, as required by condition.
- No unacceptable impact on highway or pedestrian safety has been identified.
- The increase from one to four bedrooms would retain the existing residential use, with no unacceptable increase in noise or disturbance anticipated.
- Some loss of front garden landscaping would occur; however, the proposed porous block paving and established pattern of hardstanding within the street are considered acceptable.

Recommended conditions

- Unless otherwise shown on the drawings hereby approved, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- The side windows on the western elevation of the development hereby permitted shall be obscure glazed, and thereafter permanently retained as such.
- The vehicular crossover hereby approved shall not be brought into use until the existing school-related highway sign affected by the crossover has been relocated in accordance with the requirements of the Local Highway Authority.
- The vehicular access and parking area hereby approved shall be constructed and made available in accordance with the approved plans prior to first use and shall thereafter be retained. The visibility splays associated with the access shall thereafter be kept free from obstruction exceeding 0.6m in height.
- At least one bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Brighton & Hove City Council

Conclusion and Planning Balance

- The Case Officer visited the site, viewing the property from both the front and rear. Consideration was also given to the existing pattern of development along Highcroft Villas, including variations in roof forms and comparable rear extensions.
- Whilst the proposal would increase the height and bulk of the building, the varied roofscape, existing rear extensions and surrounding context are considered to accommodate the development without significant visual harm.
- The proposal is not considered to result in unacceptable overlooking, loss of privacy, daylight, sunlight or outlook, subject to appropriate condition.
- The proposed parking arrangements are considered acceptable, with highway safety matters, including the crossover and relocation of the highway sign, addressed through conditions and the separate licensing process.
- The development would provide acceptable living conditions for future occupiers, with no unacceptable ecological impacts identified.
- Whilst the concerns raised by objectors are acknowledged, the identified impacts are not considered sufficient to warrant refusal.
- **Recommend: <u>Approval</u> subject to conditions**

Brighton & Hove City Council

46 North Gardens

BH2025/00389

28th October 2026

Brighton & Hove City Council

Application Description

- Proposed new door to rear garden wall (Retrospective).

Brighton & Hove City Council

Map of Application Site



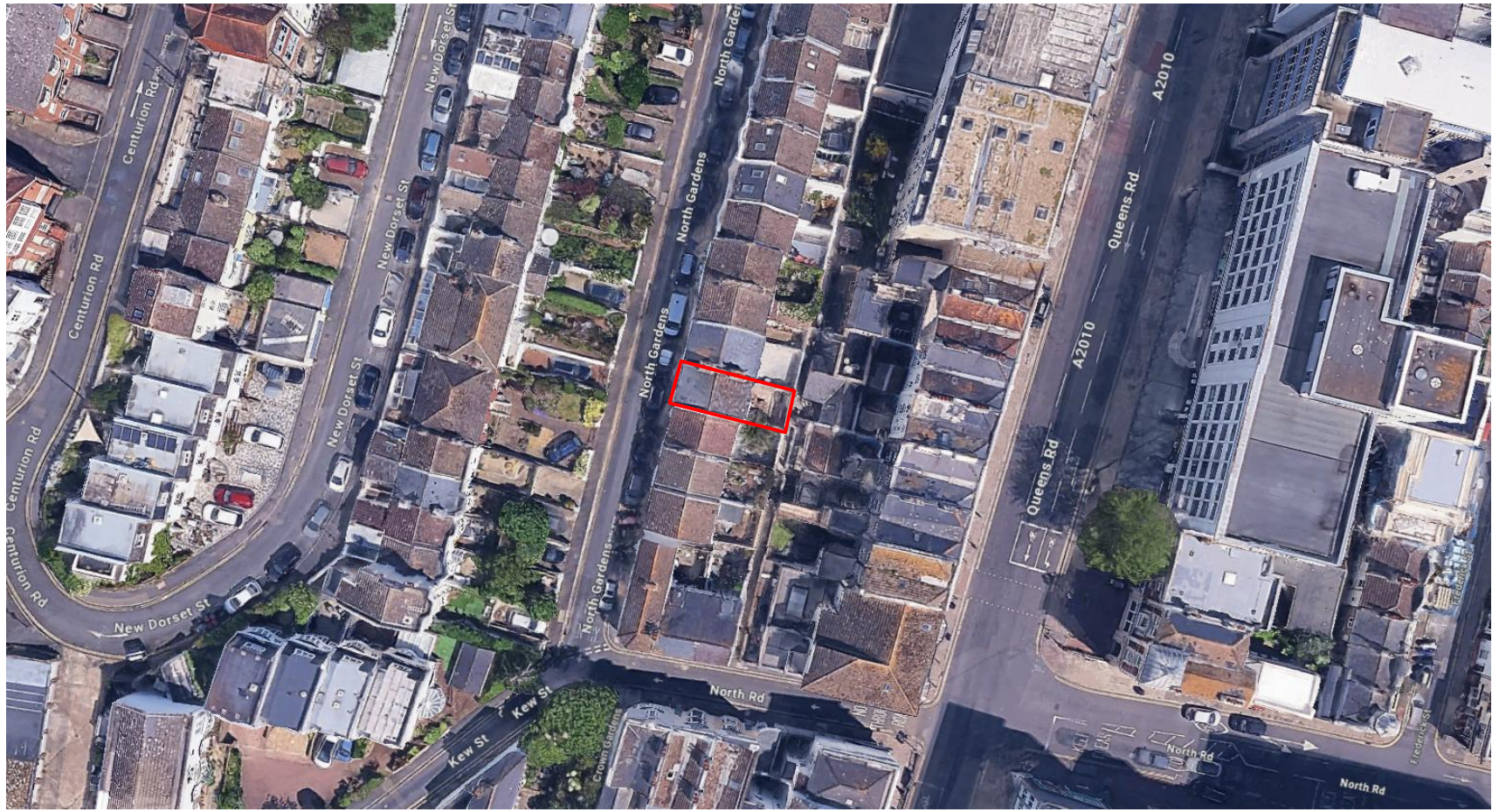
Brighton & Hove City Council

Existing Location Plan



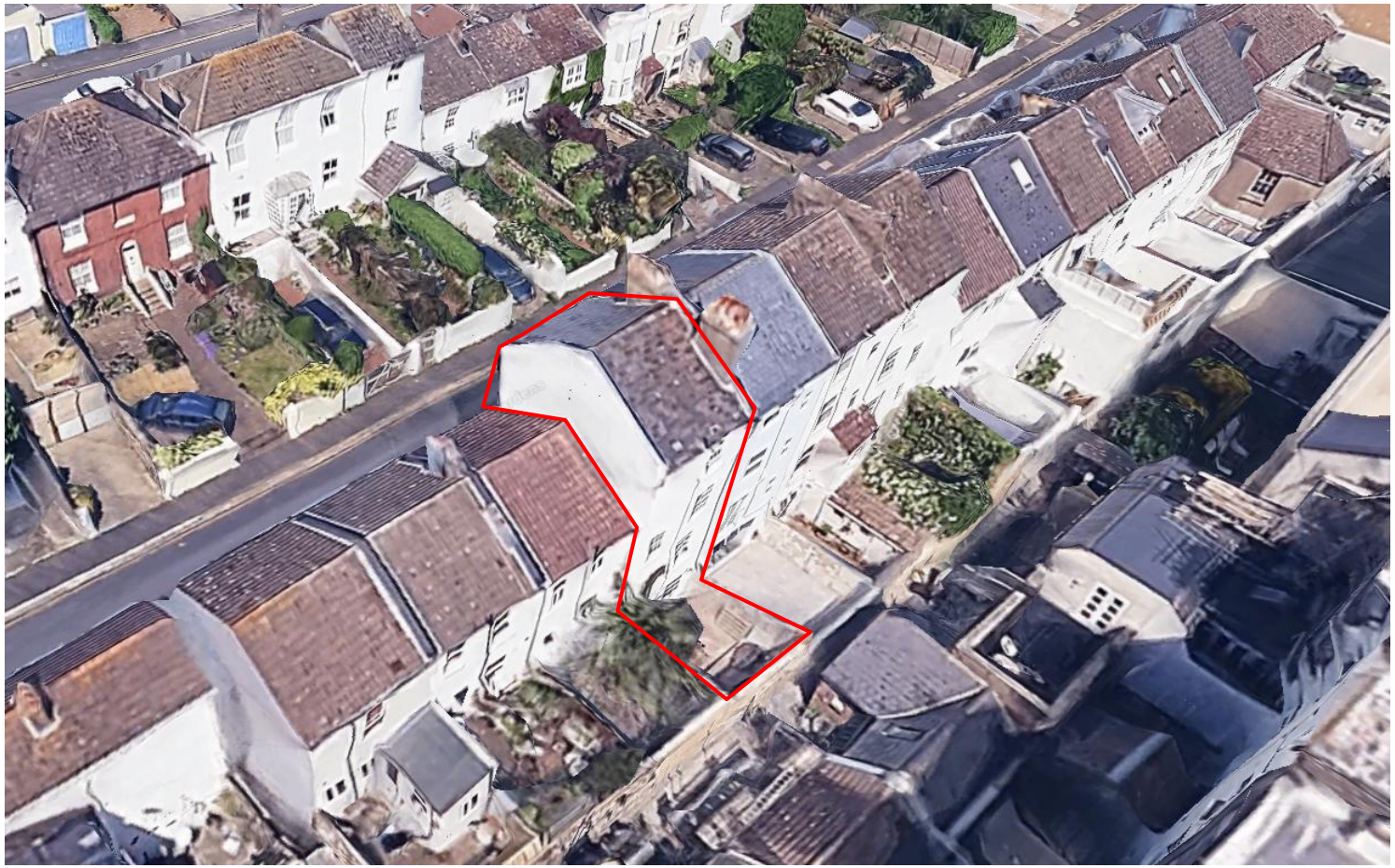
Brighton & Hove City Council

Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site





Brighton & Hove City Council

Photos of Site – Alleyway, looking north



Brighton & Hove City Council

Photos of Site – Alleyway, looking south



Brighton & Hove City Council

Photos of Site – Alleyway, looking towards application site



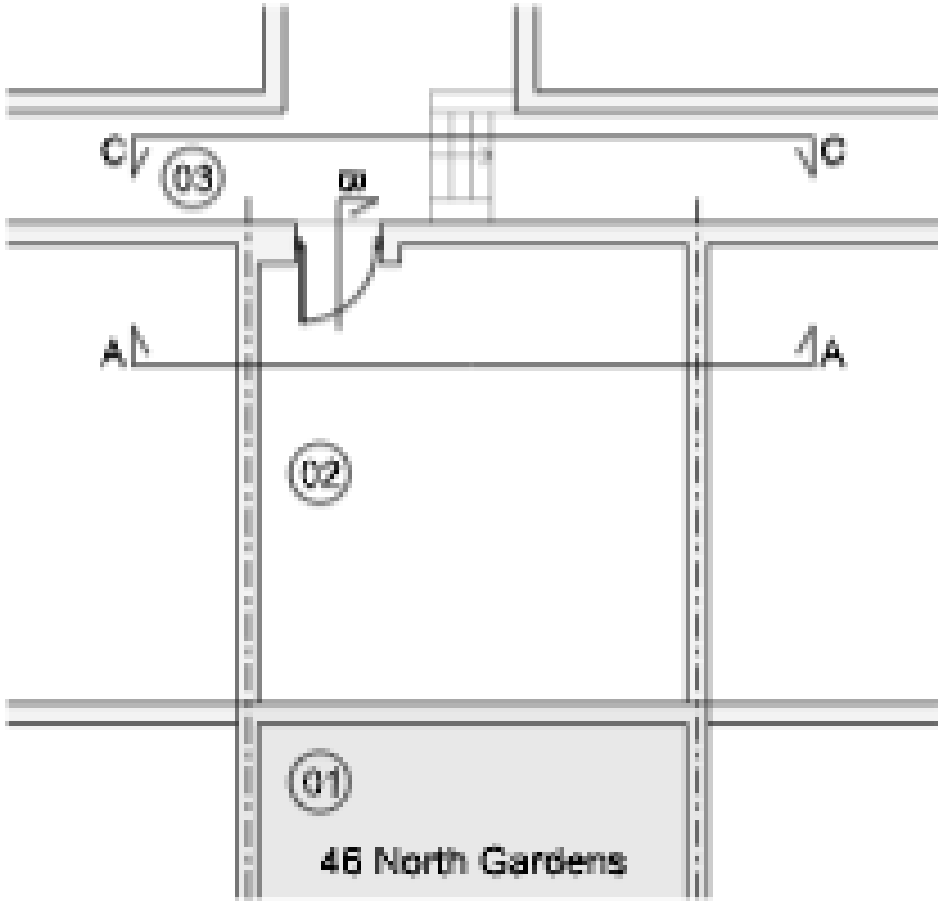
Brighton & Hove City Council

Block Plan



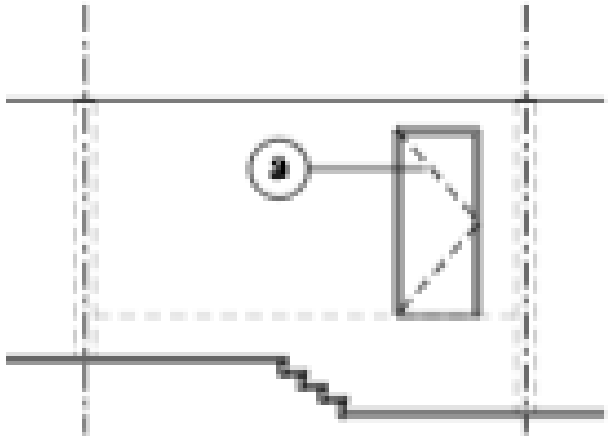
Brighton & Hove City Council

As built (proposed) plan

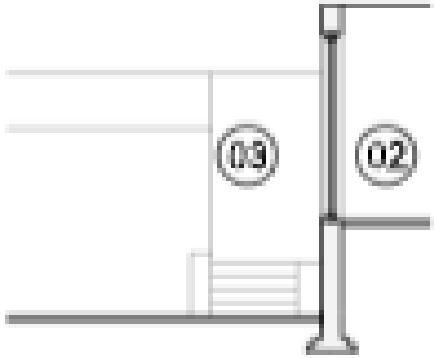


Brighton & Hove City Council

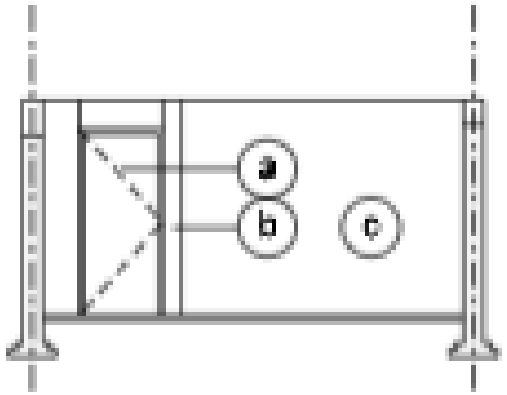
As built (proposed) Elevations



As Built Existing
Elevation CC



As Built Existing
Section BB



As Built Existing
Section AA

Brighton & Hove
City Council

Representations

In response to publicity, responses were received from 5 individuals, objecting to the application for the following reasons:

- Adversely affects Conservation Area
- Poor design - The brick jars with the historic bungaroosh, and the door style is inappropriate
- Loss of privacy
- Potential for additional noise
- Concern relating to access rights to the alleyway
- Door is a health and safety risk due to its height from the ground level of the alleyway
- Compromises security - the application site is an HMO and the tenants change frequently

Brighton & Hove City Council

Key Considerations

- Permitted Development
- Design, Appearance, and Heritage
- Impact on Neighbouring Amenity
- Highways, Parking and Access

Brighton & Hove City Council

Conclusion and Planning Balance

- **Design, Appearance, and Heritage**
- The installed doorway is a regrettable addition in terms of visual amenity and respecting heritage matters. However this concern is tempered by the fact that the alteration is not visible from the public realm.
- **Impact on Neighbouring Amenity**
- It is acknowledged that the residential unit behind the application site would be subject to increased overlooking when the door is open. Considering the proposed use of the doorway would be for domestic purposes. The harm is therefore not severe enough to warrant refusal
- **Highways, Parking and Access**
- The alleyway is privately owned – issues relating to access are a civil matter. There are no concerns that are within the remit of planning.
- **Permitted Development Rights**
- The doorway benefits from Permitted Development Rights, and planning consent is not required.
- It is recommended that the application is **Approved.**

Brighton & Hove City Council

6 Whitethorn Drive
BH2025/01807

28th October 2026

Brighton & Hove City Council

Application Description

- The application is retrospective and seeks permission to vary the approved plans of BH2022/02727 for:

- Minor amendments to the design and opening method of the approved fenestration, front door, rooflights, landscaping at the rear and to enlarge the existing crossover at the front of the site.

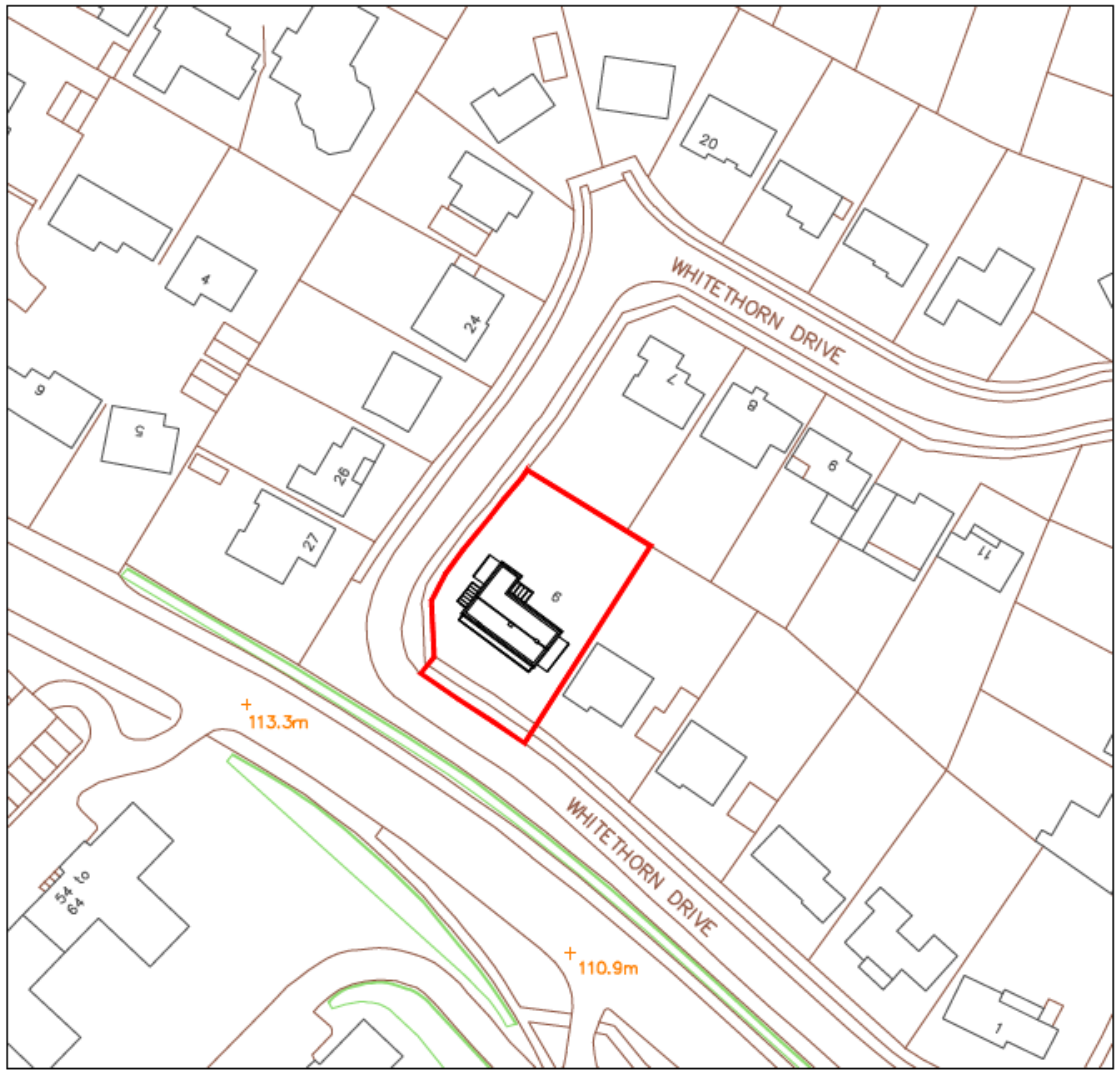
Brighton & Hove City Council

Map of Application Site



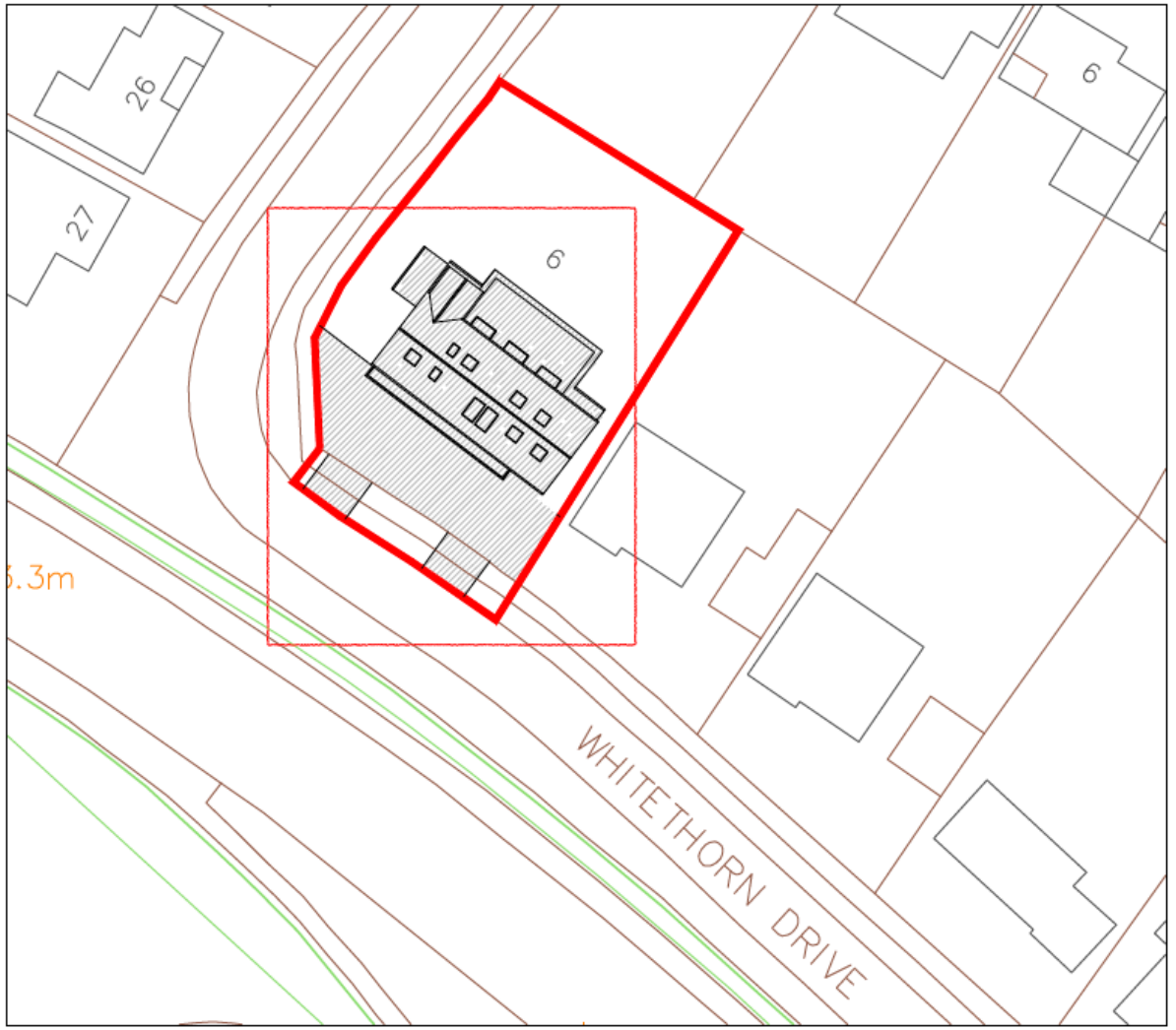
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Pre-Existing Location Plan



Brighton & Hove City Council

Existing Location Plan



Block Plan 1:500

N

Scale 1:500
0 5 10m 20m

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Aerial Photo of Site



Brighton & Hove City Council

3D Aerial Photo of Site and street scene

(Photo taken during construction)



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Pre Existing photo front elevation



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Existing front elevation



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Pre Existing photo rear elevation



Brighton & Hove City Council

Existing rear elevation





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Photos during construction





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Photos during construction



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Existing separation between no. 6 & no. 5 Whitethorn Drive at the front



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Existing separation between no. 6 & no. 5 Whitethorn Drive at the rear



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Refused plans of BH2022/01534



Brighton & Hove City Council

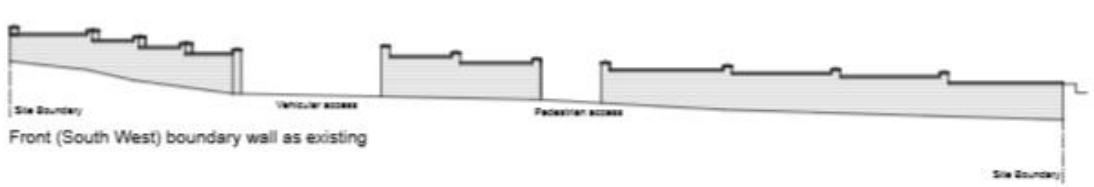
Refused plans of BH2022/01534



Side (North West) Elevation as proposed



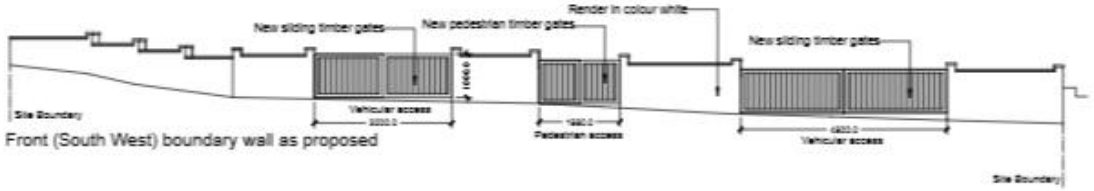
Side (South East) Elevation as proposed



Front (South West) boundary wall as existing



Side (South East) boundary wall as existing



Front (South West) boundary wall as proposed



Side (South East) boundary wall as proposed



Brighton & Hove City Council

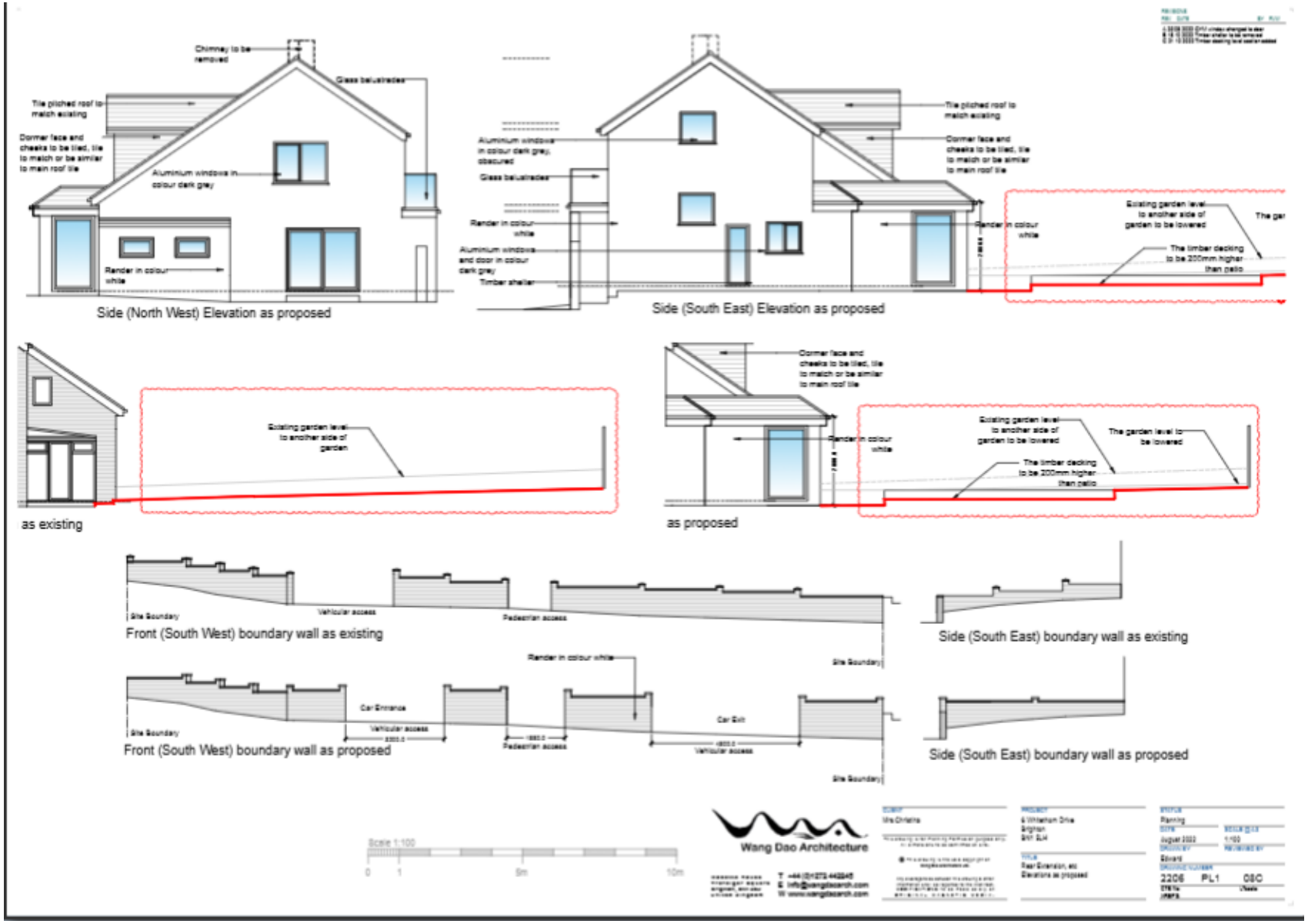
Approved plans of BH2022/02727





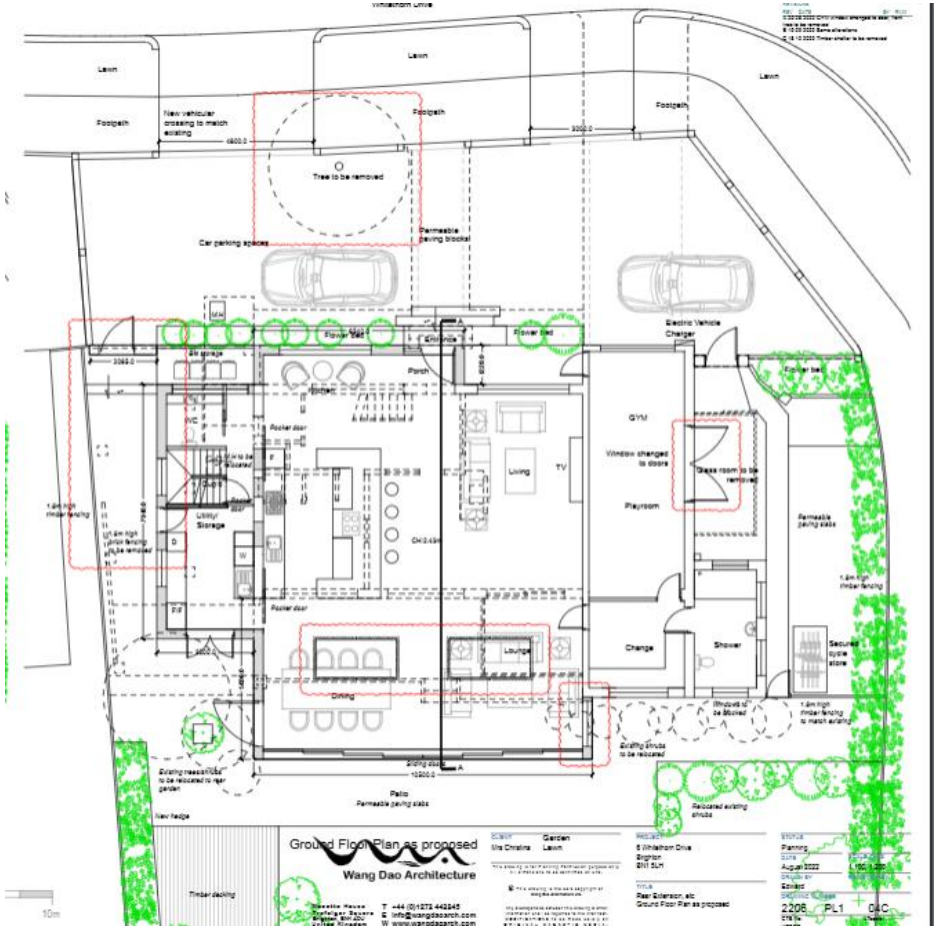
Brighton & Hove City Council

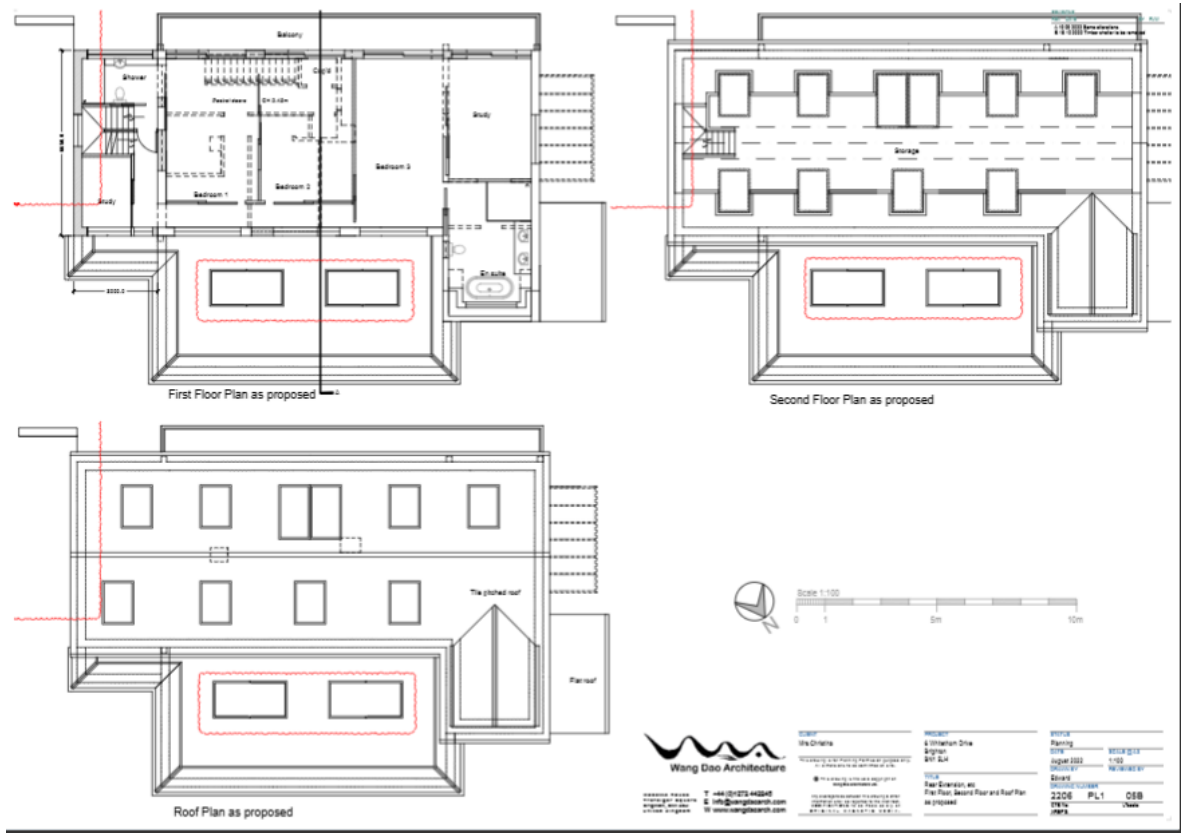
Approved plans of BH2022/02727



Brighton & Hove City Council

Approved floor plans BH2022/02727





Brighton & Hove City Council

Existing Front & Rear Elevations



Rear (North East) Elevation as existing



Front (South West) Elevation as existing

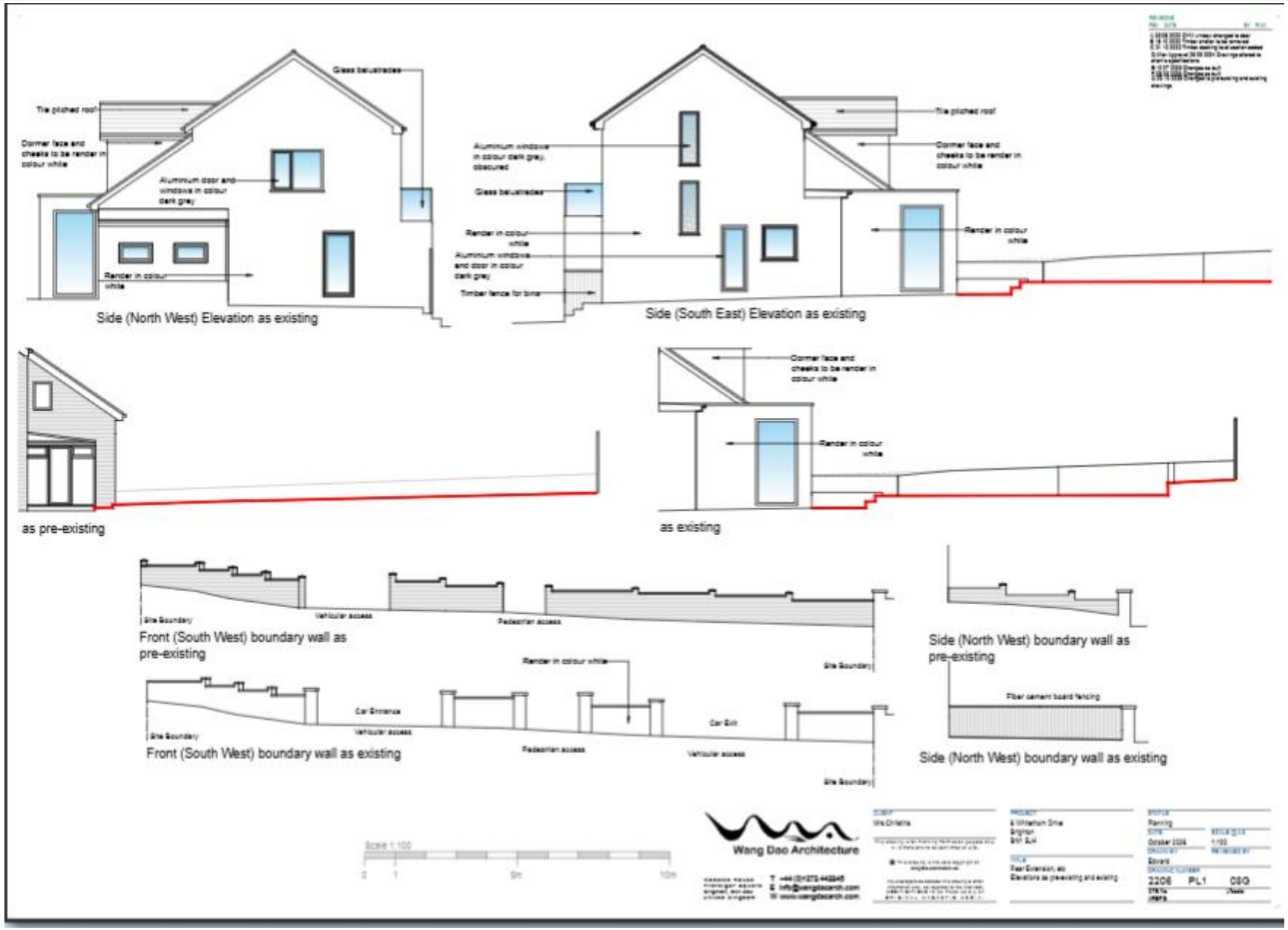
Scale 1:100

0 1 5m 10m

Wang Dao Architecture

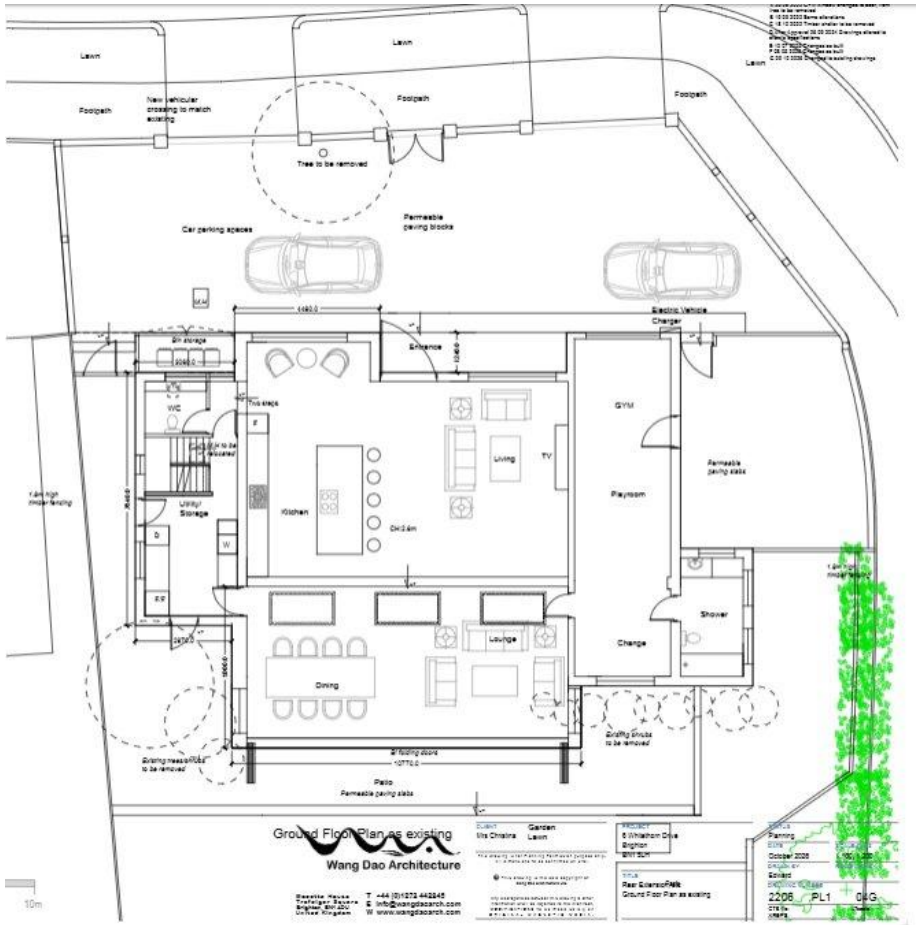
Brighton & Hove City Council

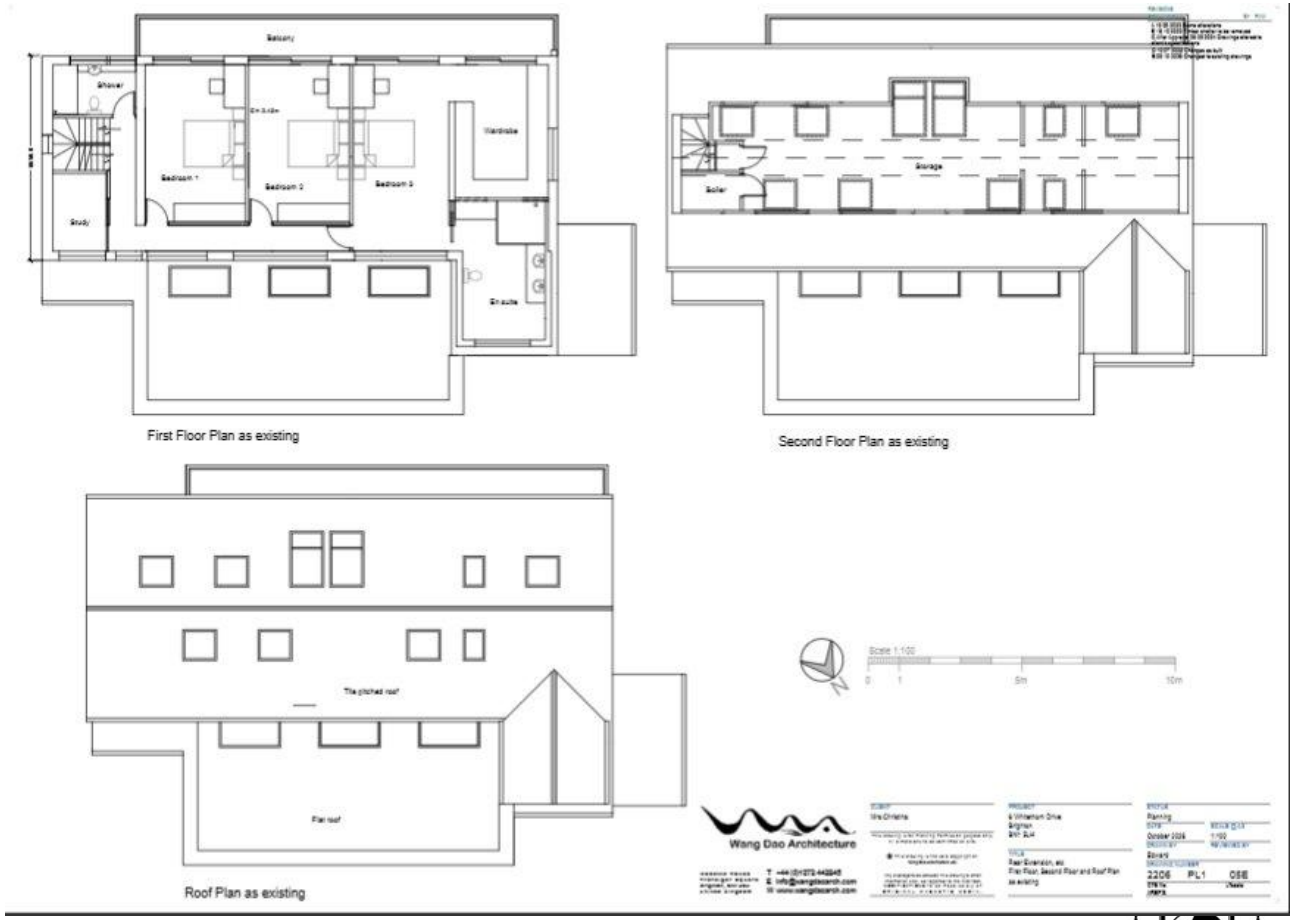
Existing Side Elevations & Boundary



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Existing Floor Plans





Brighton & Hove City Council

Representations

- Two representations received **objecting** to the application:

- The design and built form of the dwelling is not in accordance with the approved plans under BH2022/02727, it has been built higher and closer to the boundary than approved.
- The design is out of keeping with the street scene and visually intrusive.
- The neighbour's amenity has been harmed from the build, resulting in a loss of sunlight, privacy and as built results in an overbearing form of development.
- The security alarm and lights are disruptive to local residents
- The alterations cause damage to the neighbour's property in regards to rain water run off, resulting in damp
- The construction is non compliant with Building Regulations and poorly finished
- Excessive amount of hard surfacing at the front of the site
- The development has a negative affect on house prices

- Councillor Ivan Lyons **objected** to the planning application and a copy of his representation is attached to the committee report

Brighton & Hove City Council

Key Considerations

- Whether the existing ridge height has been maintained.
- The design and appearance of the alterations to the buildings elevations
- The impact of the alterations as built to neighbouring amenity
- The impact to Biodiversity
- The impact on the Highway
- The impact to Sustainable Drainage

Brighton & Hove City Council

Conclusion and Planning Balance

- Having visited the site, officers do not consider that there is compelling evidence to demonstrate that a material increase in ridge height has occurred. Taking all available evidence into account, the Local Planning Authority is satisfied that the development remains within the scope of planning permission BH2022/02727 and that the current application seeking part retrospective amendments can therefore be determined on its planning merits.
- Visually the built form of no. 6 Whitethorn Drive is considered to have an acceptable impact on the street scene. The amendments from the previously approved plans are not considered to be overbearing or dominant.
- On balance, there is considered to be adequate separation between no. 6 and its neighbour at no. 5's side elevation that the extension would not be demonstrably harmful to the neighbour's amenity to warrant refusal. The amendments to the front boundary treatment and access are not considered to cause a hazard to pedestrians or be out of keeping with other boundaries on Whitethorn Drive.

- The application is recommended for **approval**

Brighton & Hove City Council