

Nile House, Nile Street

BH2020/00961 & BH2020/0092



**Brighton & Hove
City Council**

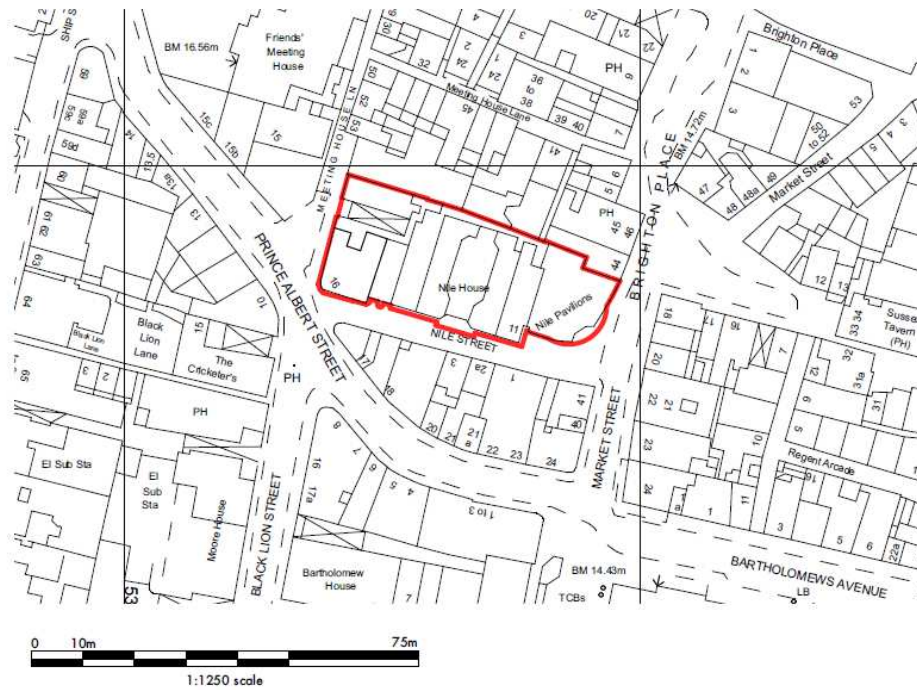
Application Description

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

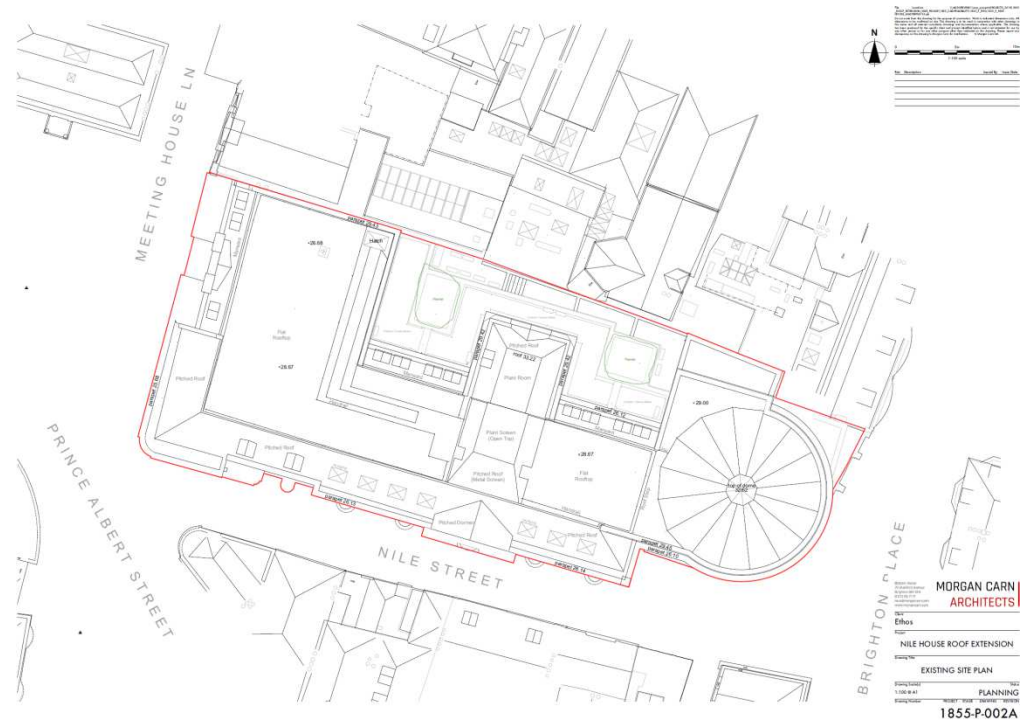


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Location Plan



Site Plan



4

ID



Aerial photo



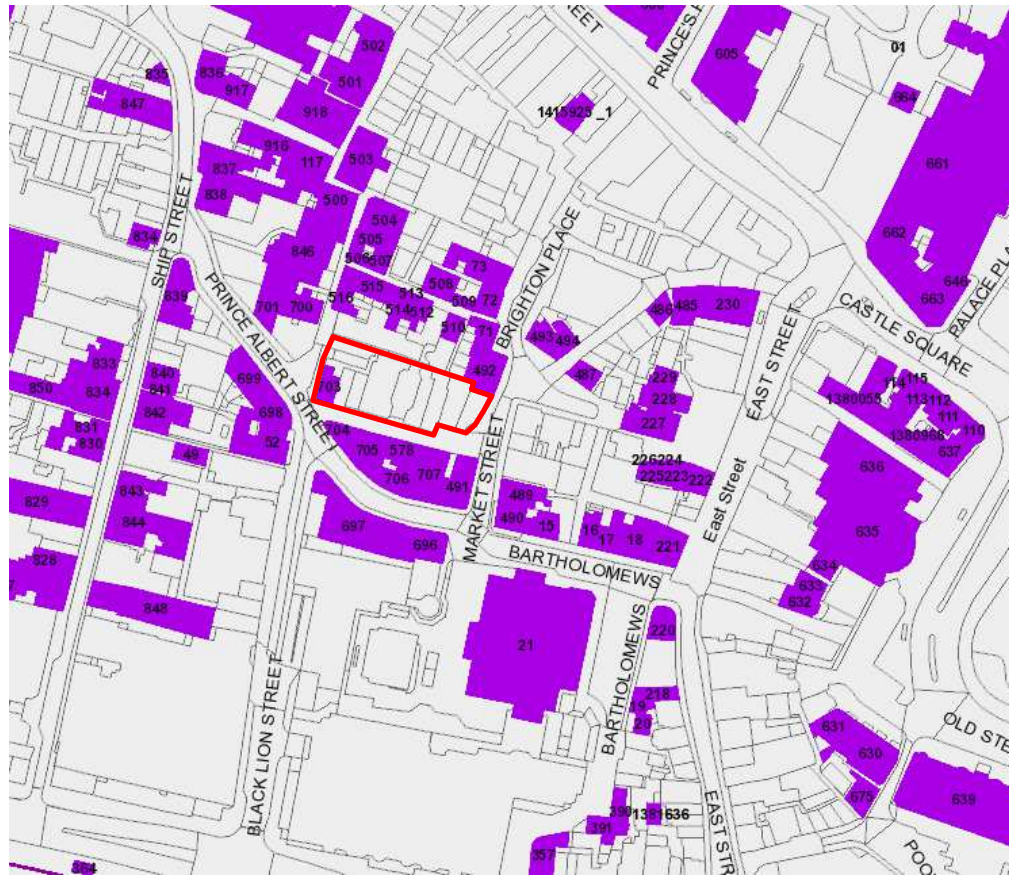
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3D Aerial photo



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Listed Building Locations



Existing View from Prince Albert Street



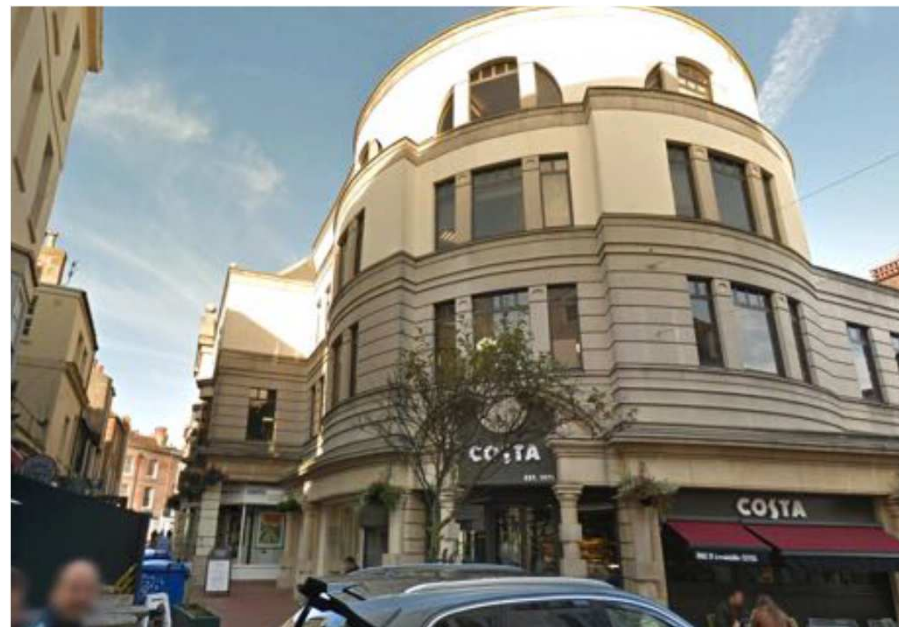
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West Elevation



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Nile Street/Brighton Place Elevations



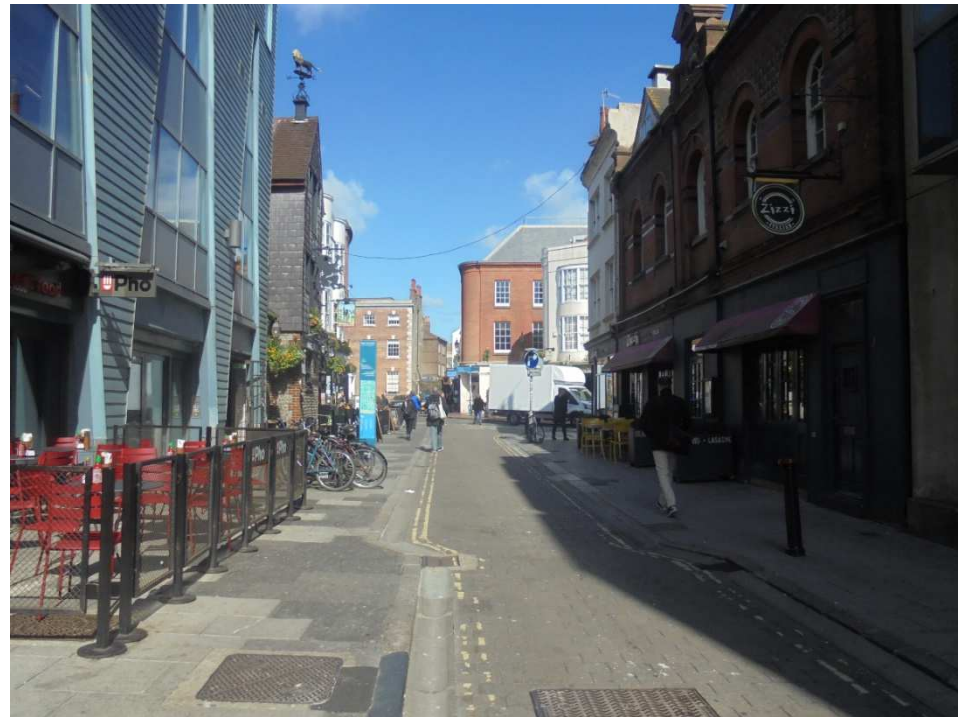
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Corner Elevation – Listed Façade of no. 16 Prince Albert Street



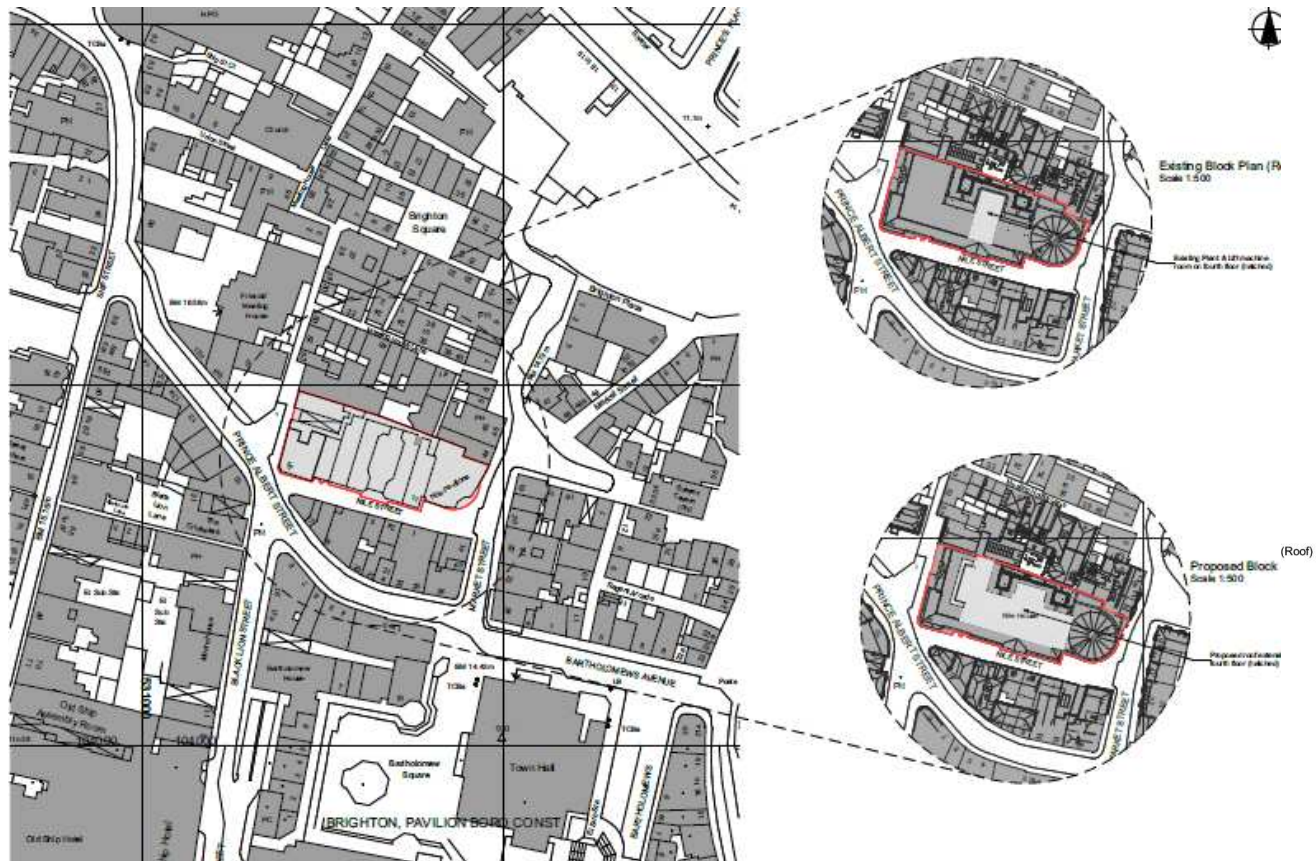
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View from Black Lion Street



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Existing & Proposed Block Plan



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Existing Front Elevation



South Elevation



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Proposed Front Elevation



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Contextual Front Elevation



16

1855-P-022B



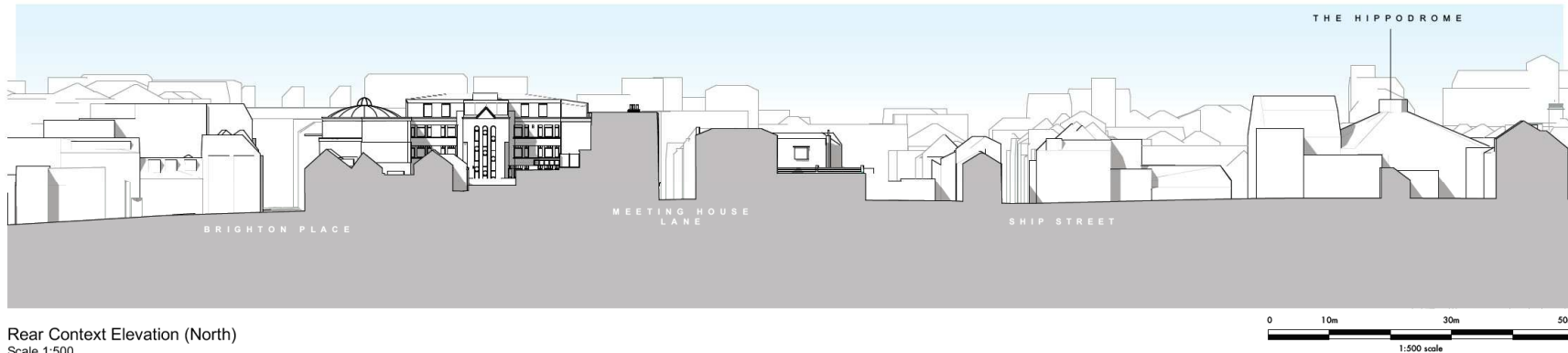
Existing Rear Elevation



Proposed Rear Elevation



Contextual Rear Elevation



Rear Context Elevation (North)
Scale 1:500



Existing Side Elevation (East)

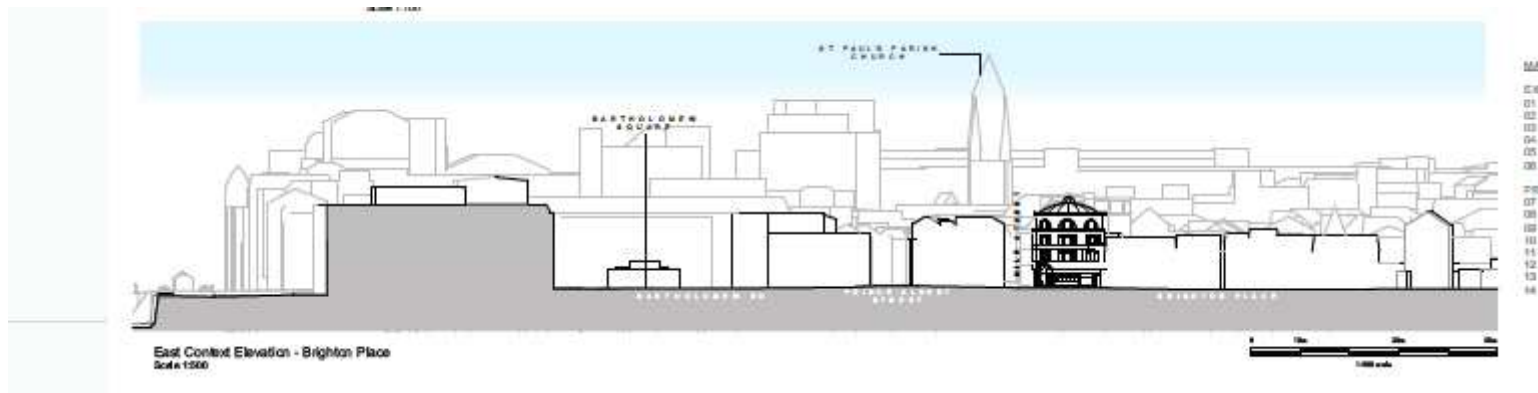


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Proposed Side Elevation (East)



Contextual East Elevation



Existing Side Elevation (West)



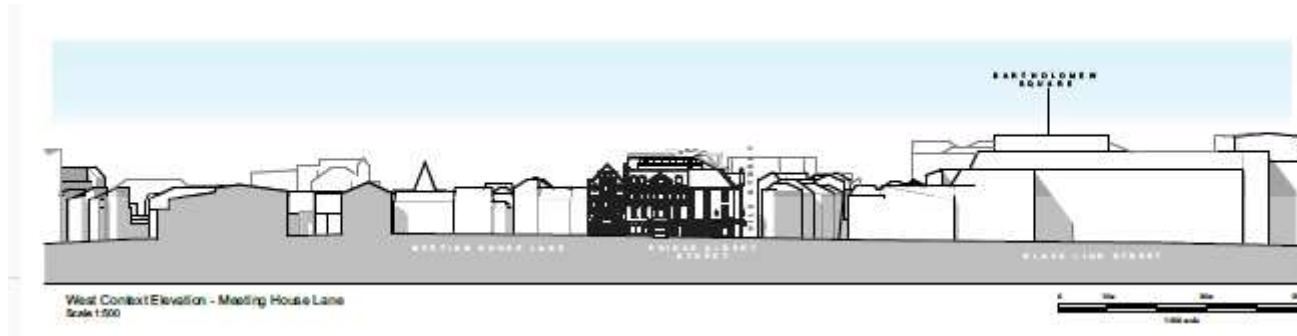
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Proposed Side Elevation (West)



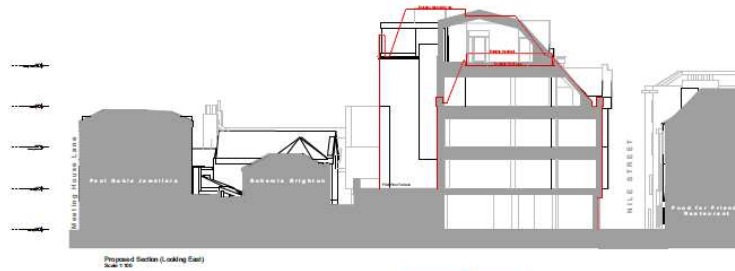
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Contextual West Elevation

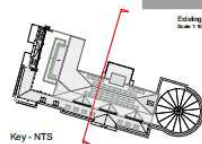
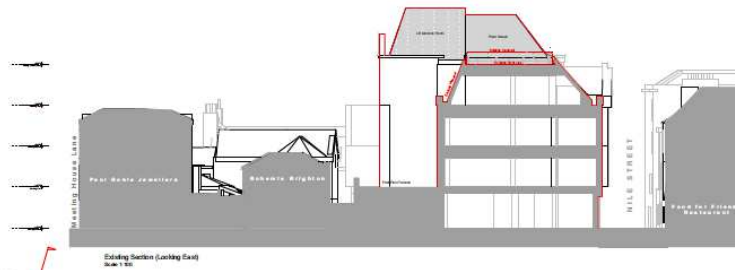


Existing and Proposed Section

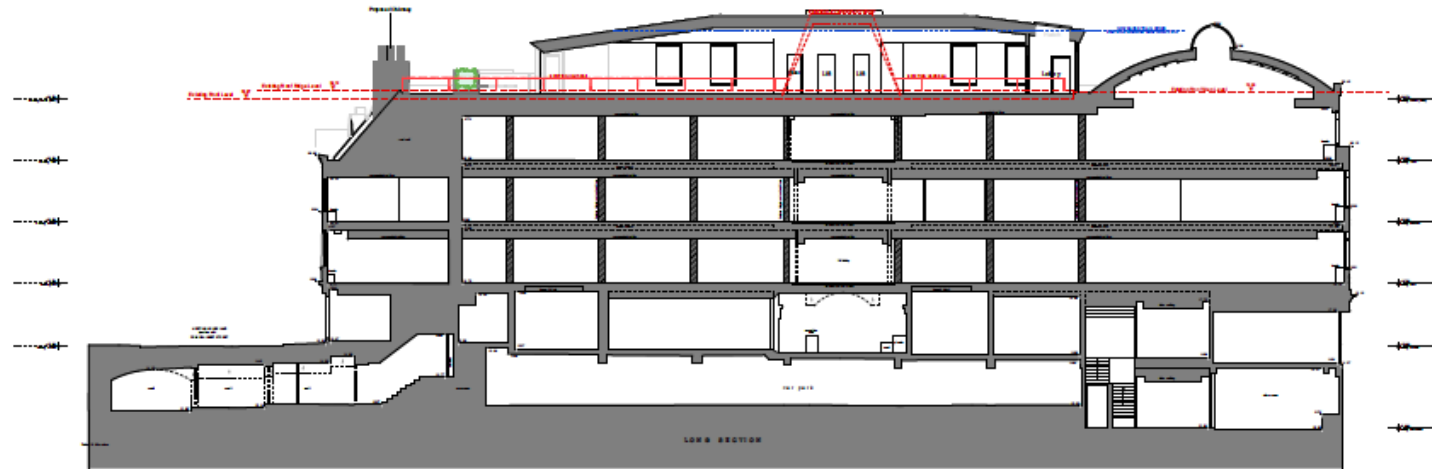
Proposed (looking East)



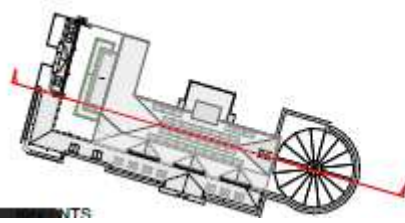
Existing (looking East)



Proposed Long Section

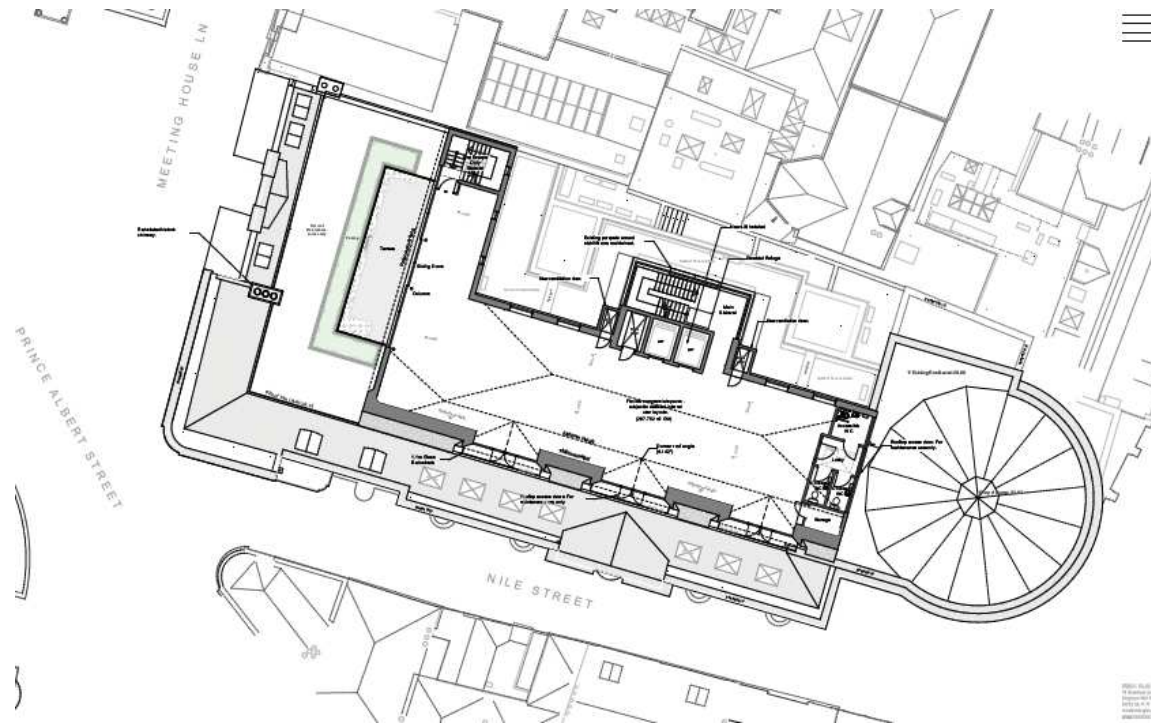


Proposed Long Section
SMA-118

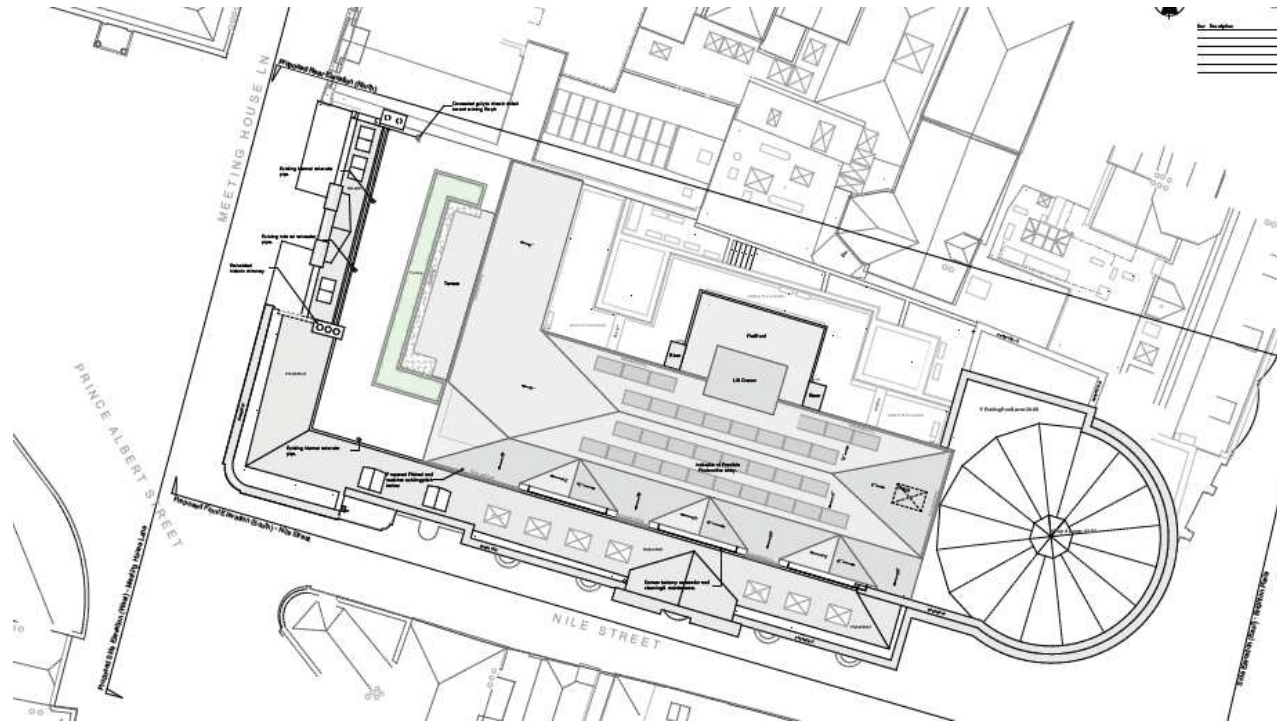


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Proposed Fourth Floor Plan



Proposed Roof Plan



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Comparison Visuals (with previously refused scheme)

Refused



Revised



View from Black Lion Street



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Comparison Visuals

Refused



3D Model view of REFUSED scheme

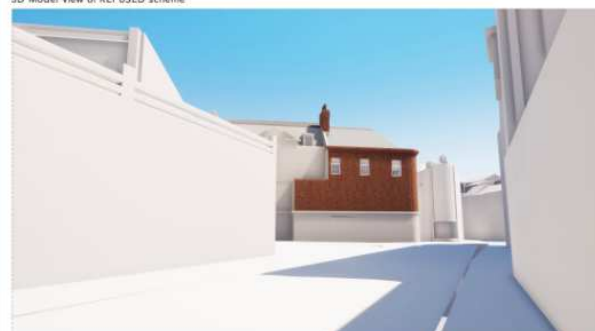


3D Model view of REFUSED scheme

Revised



3D Model view of REVISED proposals



3D Model view of REVISED proposals

View from Prince Albert Street



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Comparison Visuals

Refused



Revised



West Elevation



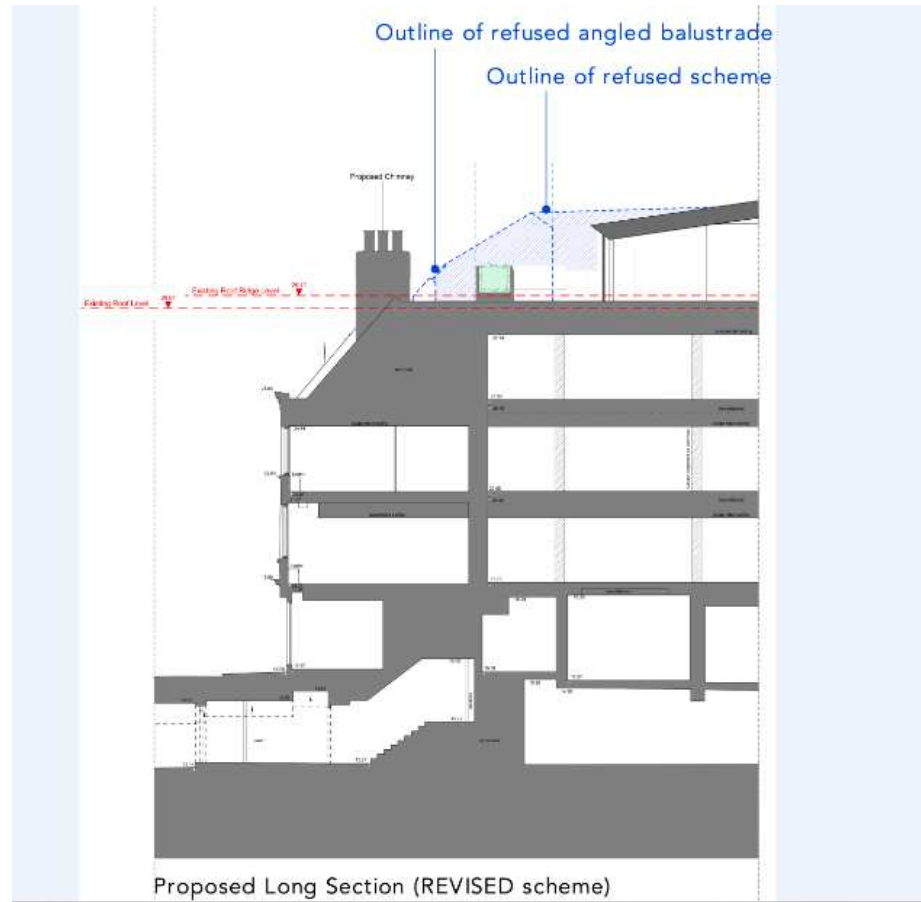
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Revised Roof Plan (outline refused roof)



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Long Section (comparison)



Front Elevation (comparison)



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Key Considerations in the Application

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



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Conclusion and Planning Balance

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

- **Recommendation – Approve**

