

23 Trafalgar Street

BH2020/01548



**Brighton & Hove
City Council**

Application Description

- Change of use of basement and ground floors from retail (A1) to mixed use retail and drinking establishment (A1/A4), installation of new shopfront incorporating separate entrance to upper floor maisonette, installation of external stairs and seating to rear, revised fenestration and associated works.

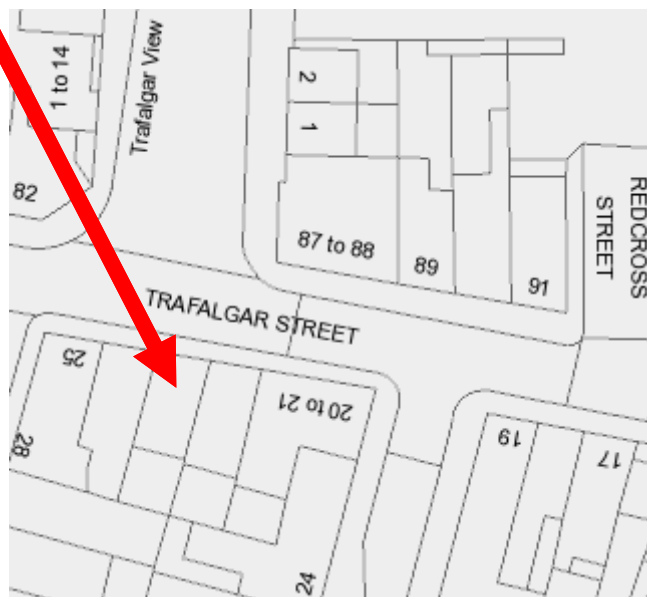
Previous application

BH2020/00215: Change of use of basement and ground floors from retail (A1) to mixed use retail and drinking establishment (A1/A4), installation of new shopfront incorporating separate entrance to upper floor maisonette, installation of external stairs and seating to rear, revised fenestration and associated works.

Refused at Planning Committee 6th May 2020 and decision issued 21st May 2020 for the following reasons:

- *The proposal will lead to an unacceptable loss of residential amenity by reason of noise and nuisance contrary to Policy QD27 of the Brighton & Hove Local Plan.*
- *The proposal would primarily be for a use falling within Use Class A4 and, as a consequence, would lead to an unacceptable loss of retail (Use Class A1) within a Prime Retail Frontage of the Regional Shopping Centre and an over-provision of non-retail and evening / night-time economy uses along Trafalgar Street, contrary to Policies SR4 in the Brighton & Hove Local Plan in addition to SA2 and CP4 of the City Plan Part One.*

Map of application site



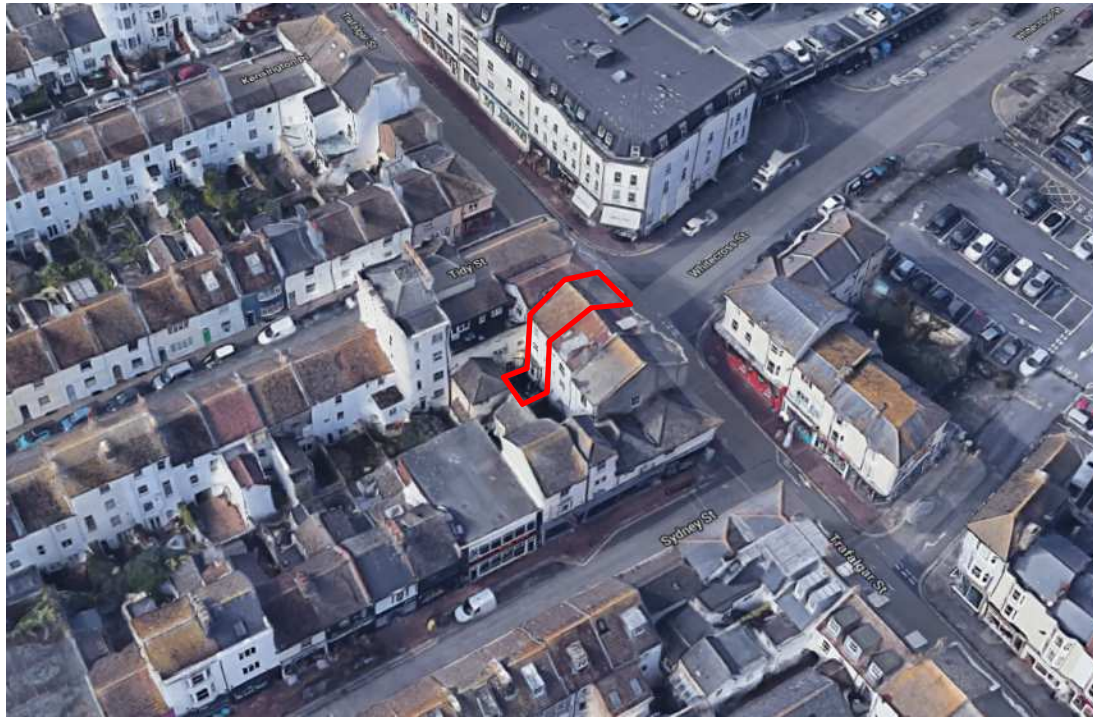
Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



NORTH



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Street photos of site

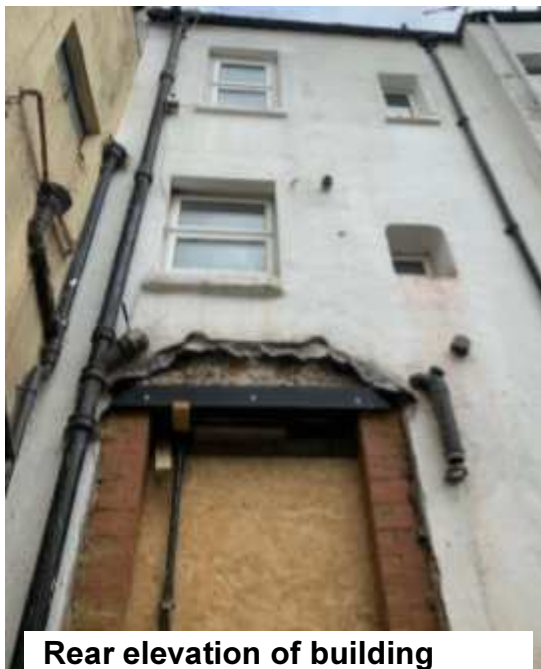


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Other photos of site



View north east from rear patio towards rear of 22 Trafalgar Street



Rear elevation of building



View of north west corner of rear patio



Other photos of site



View of south east corner of rear patio



View of south west corner of rear patio



Other photos of site



View east from rear patio towards rear of 24 Sydney Street



View north east from rear patio towards rear of 21 & 22 Trafalgar Street



View north east from rear patio towards rear of 22 Trafalgar Street



Other photos of site



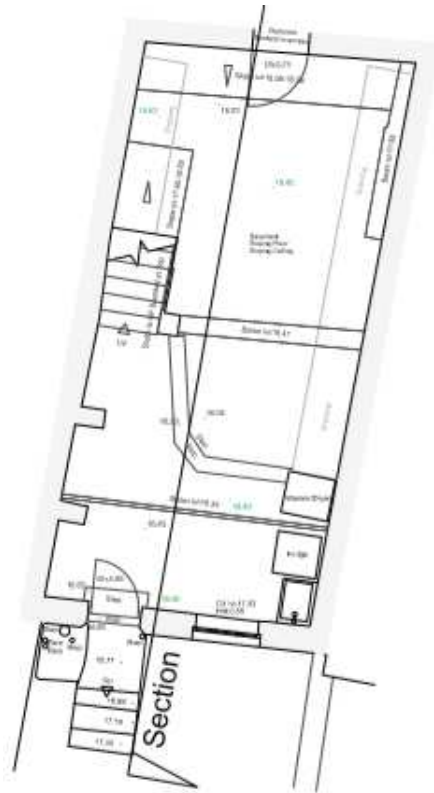
View west from rear patio towards side windows of 24 Trafalgar Street



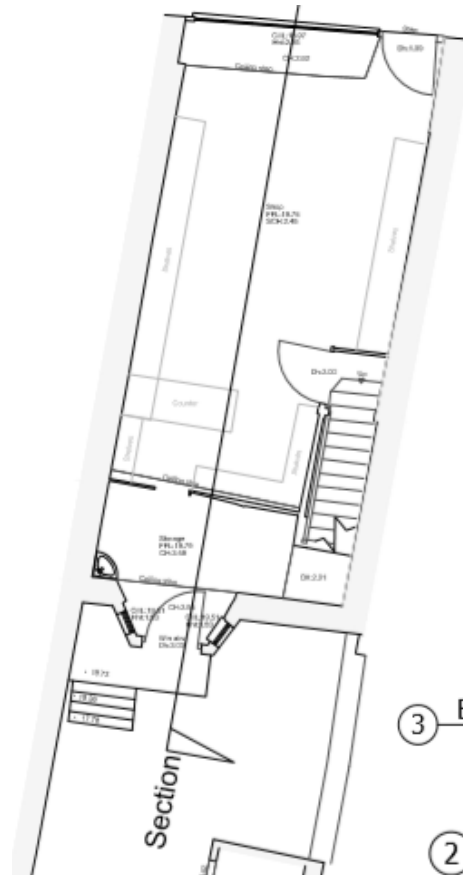
View south from rear patio towards rear wall of 29 Tidy Street



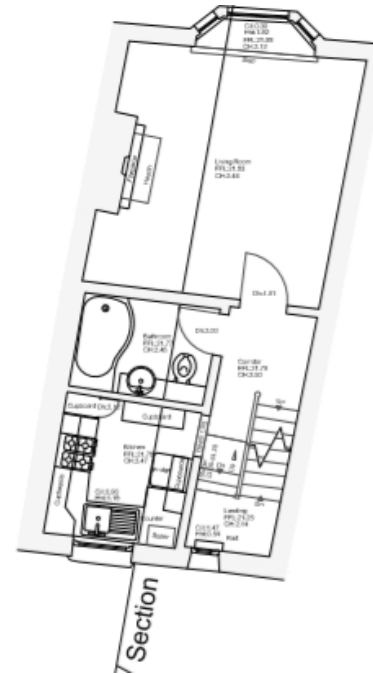
Existing Floor Plans



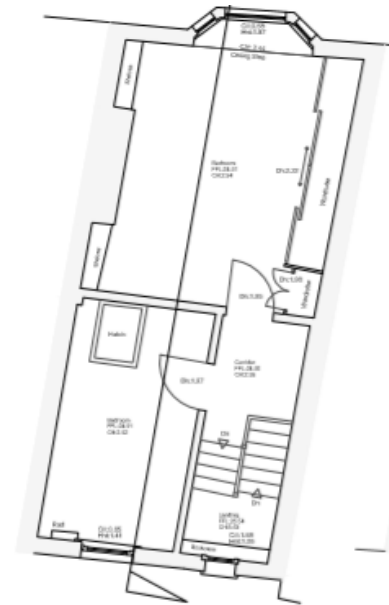
ID 1 Existing Basement Plan
Scale: 1:50@A1



2 Existing Ground Floor Plan
Scale: 1:50@A1

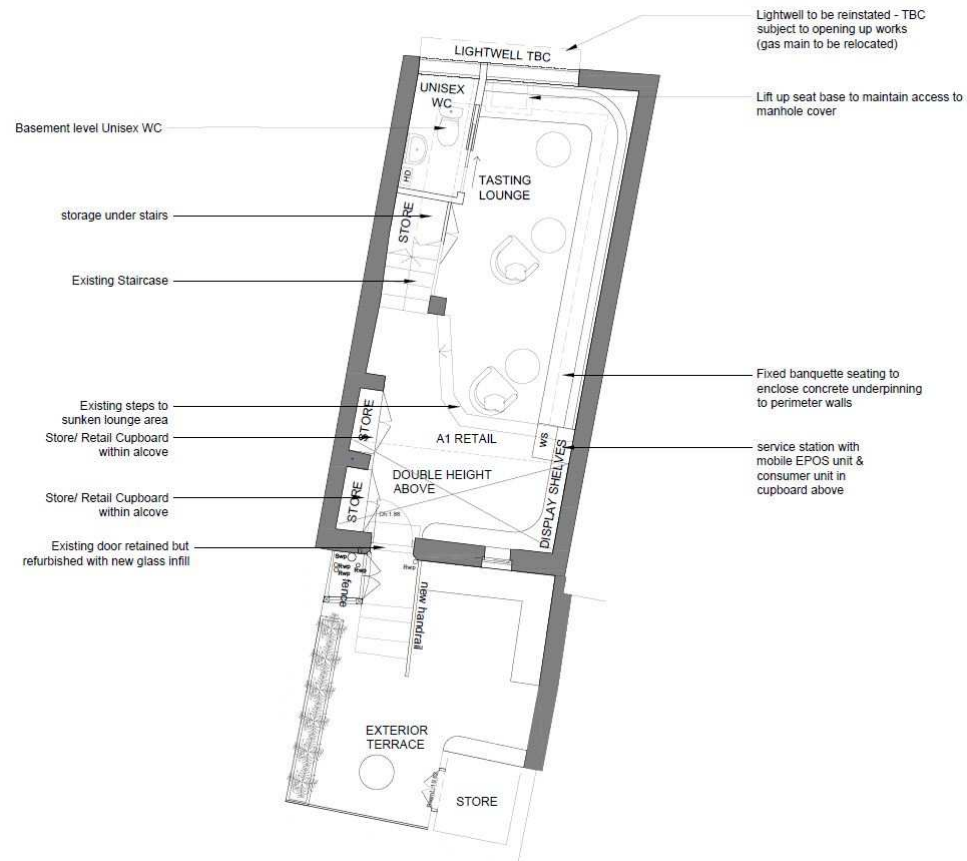


3 Existing First Floor Plan
Scale: 1:50@A1



4 Existing Second Floor Plan
Scale: 1:50@A1

Proposed Basement Plan

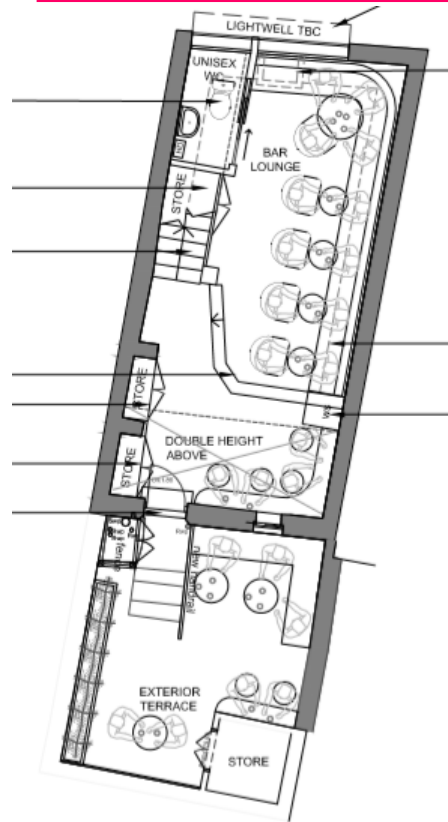


Note: As per 8.15 of the Officer Report the lightwell indicated on the drawings has been confirmed to not be possible.

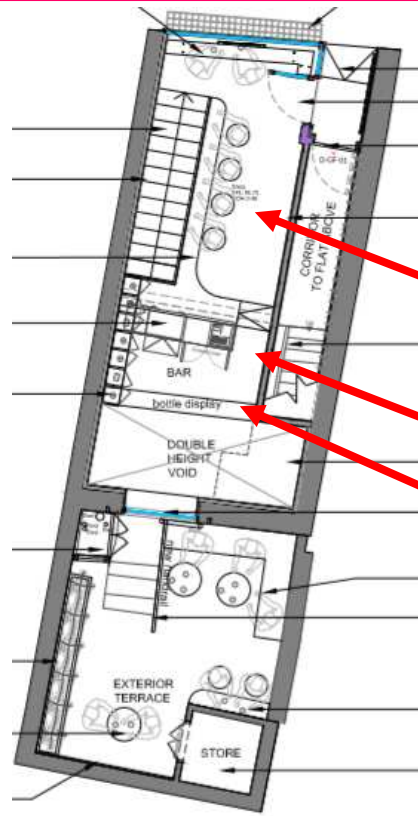
Changes following BH2020/00215

- Ground floor: greater emphasis on providing retail, primarily A1 use – displays, payment;
- Basement/Rear Patio: seating etc. - primarily use for consumption
- Minor changes to rear elevation.

Proposed Floor Plans for BH2020/00215 (refused)



Basement Floor (Shop/ Bar)
Scale: 1:50



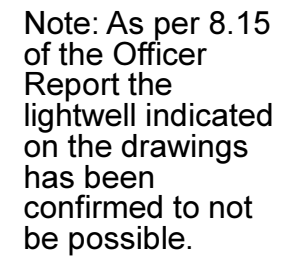
Ground Floor (Shop/ Bar)

No seating is shown on the ground floor, instead there is dedicated display areas to give the premises an interior characteristic of a retail unit on the ground floor.

Bar removed from currently proposed plans and replaced by a counter.

The previous application included only one dedicated 'bottle display' the scheme before you today includes 3 dedicated displays.

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Existing Front Elevation

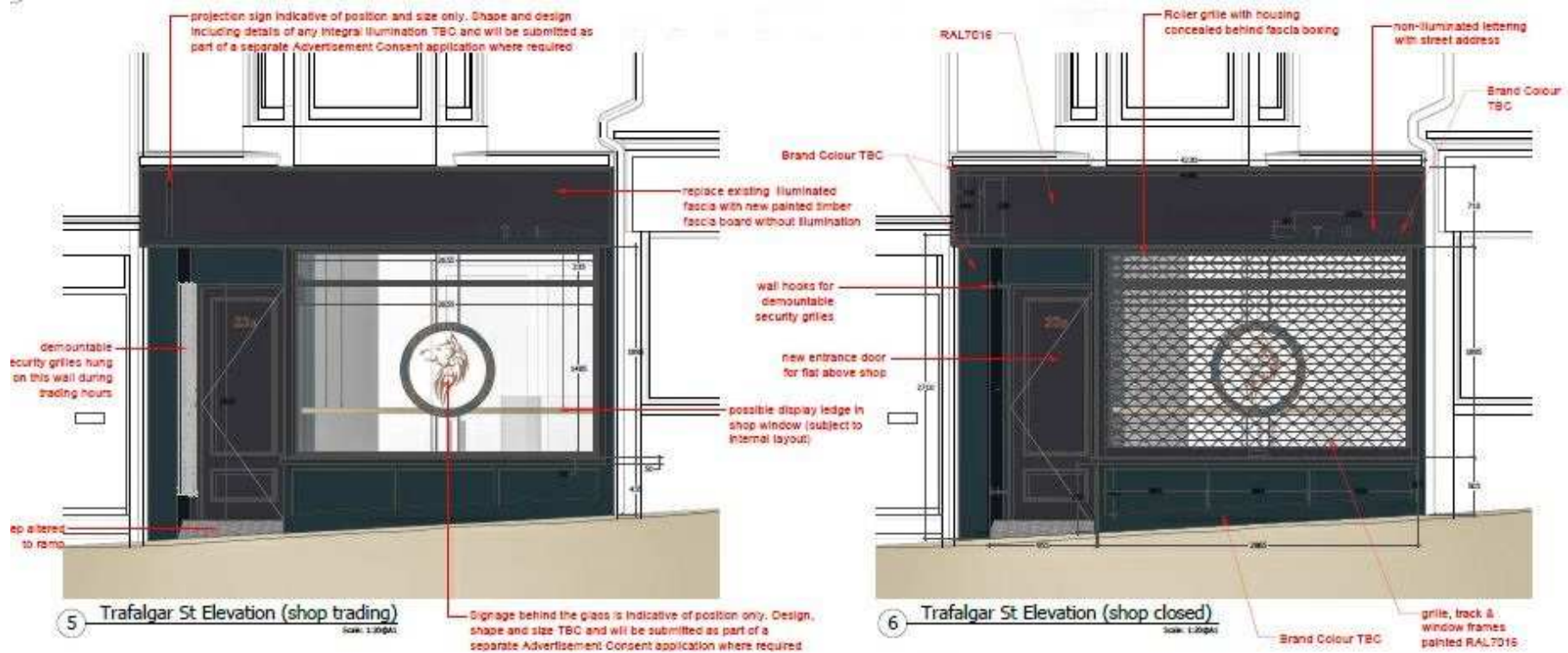


6 Existing Trafalgar Street Elevation
Scale: 1:50@A1



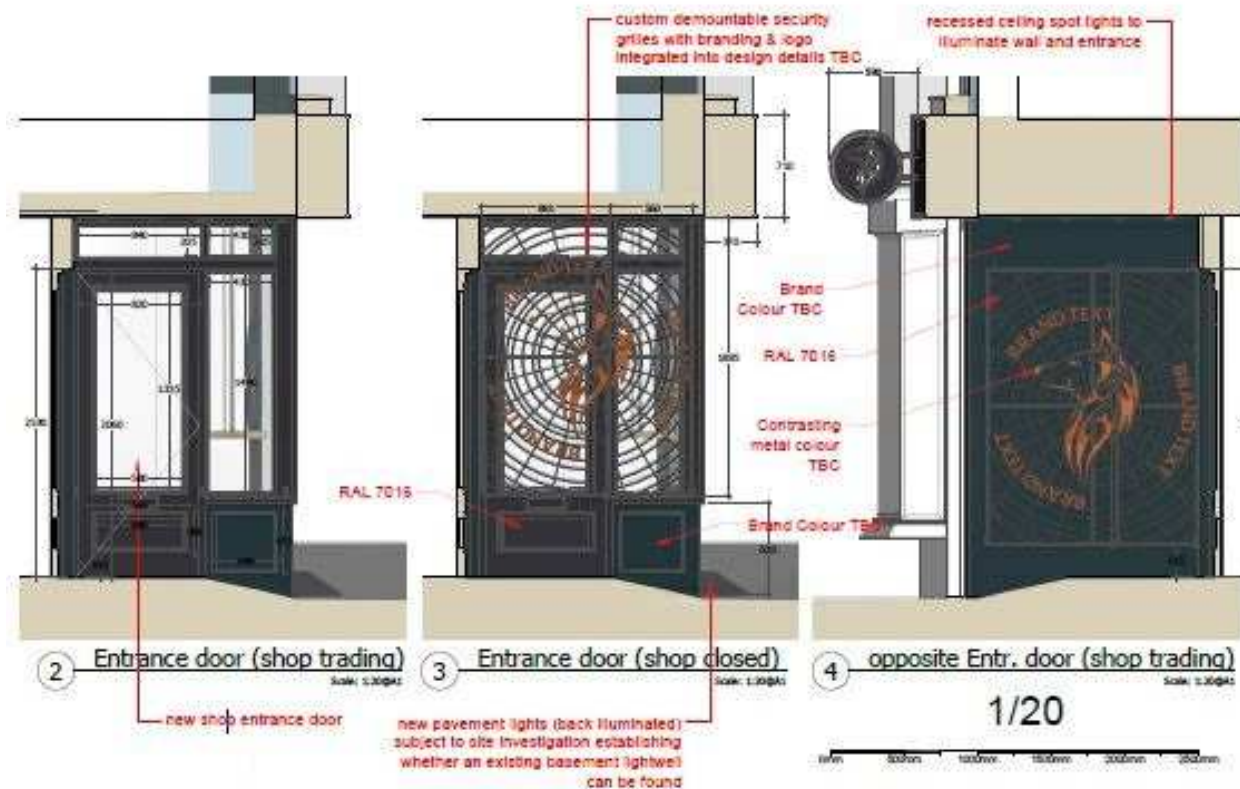
01-02

Proposed Front Elevation

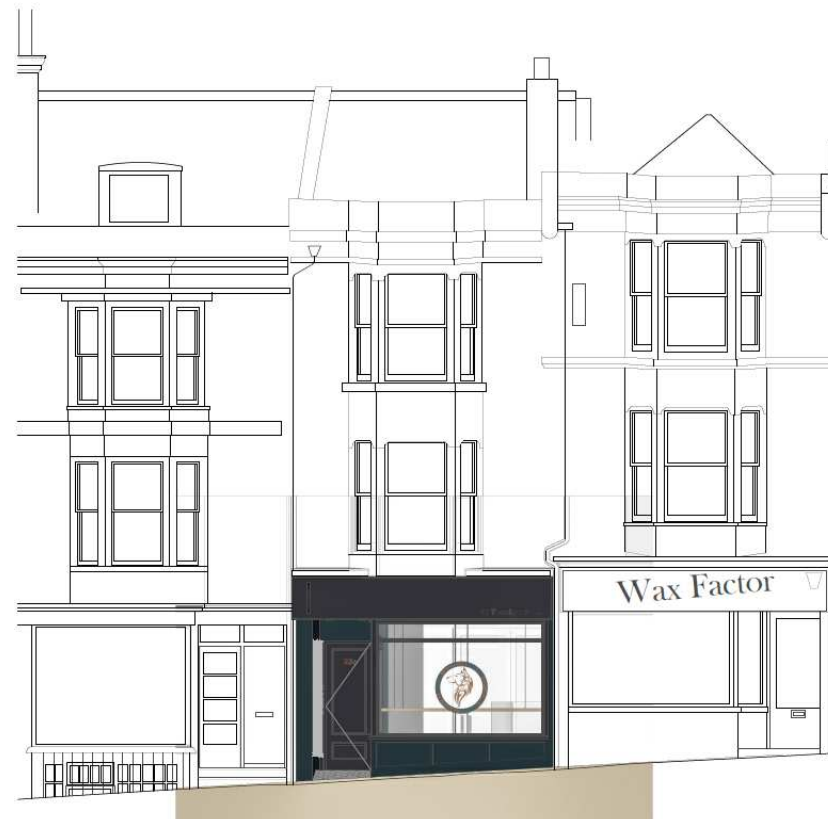


09-01 C

Proposed Front Elevation



Contextual Front Elevation



1 Trafalgar St Elevation (shop trading)

Scale: 1:50@A1

ID 09-01 C

Proposed Visual(s)



RAL 7016

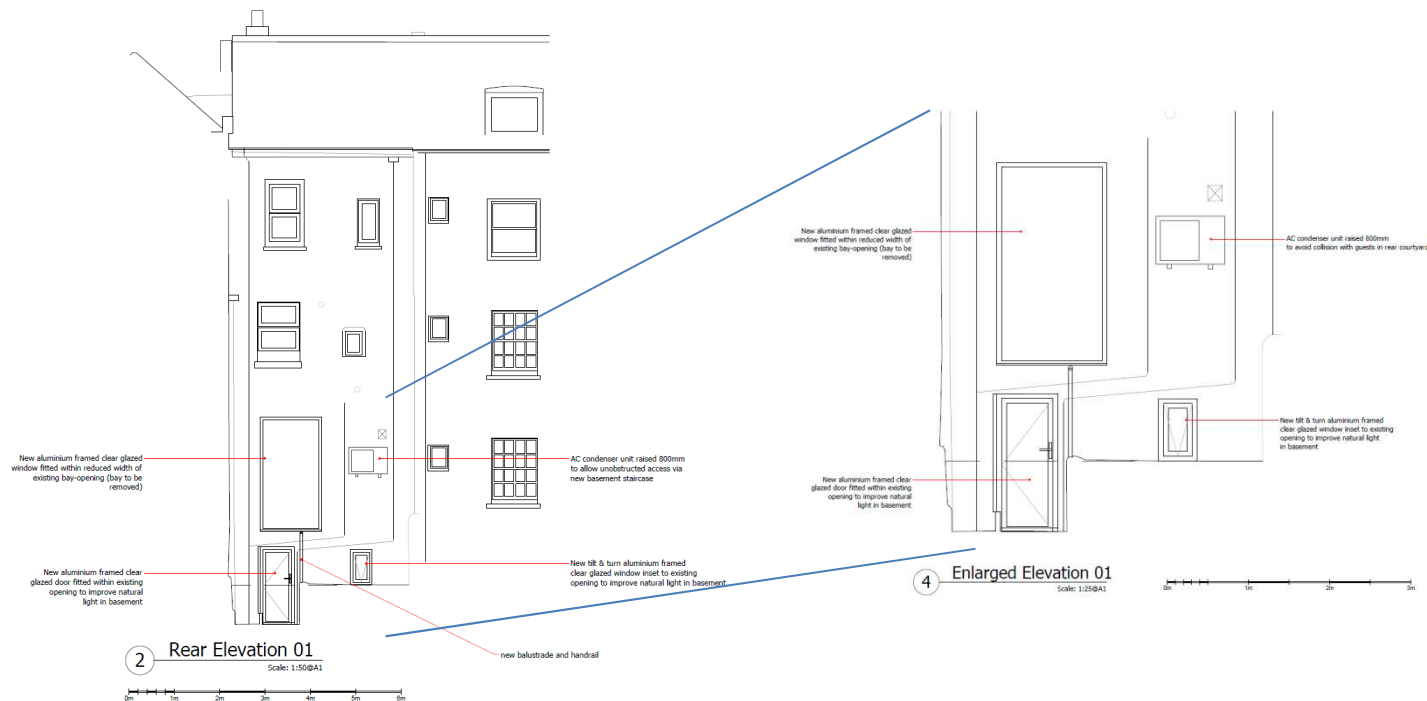
Brand Colour

1) Shop Front Views (trading and closed)

Existing Rear Elevation

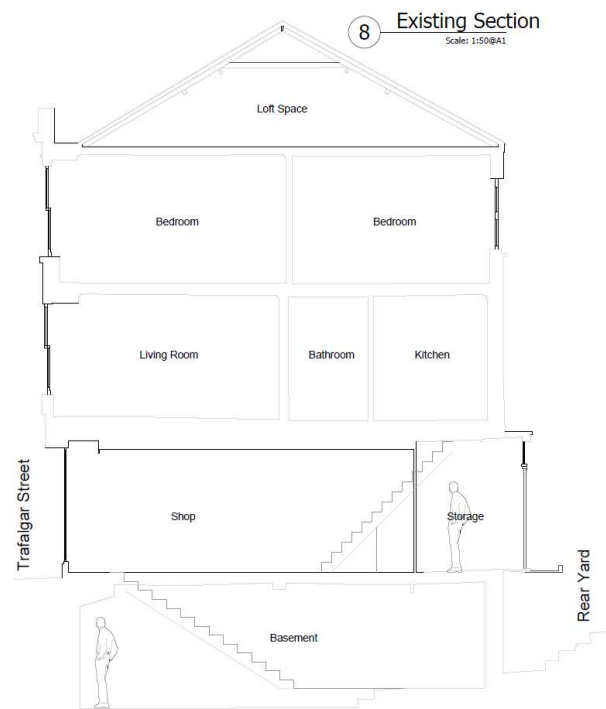


Proposed Rear Elevation



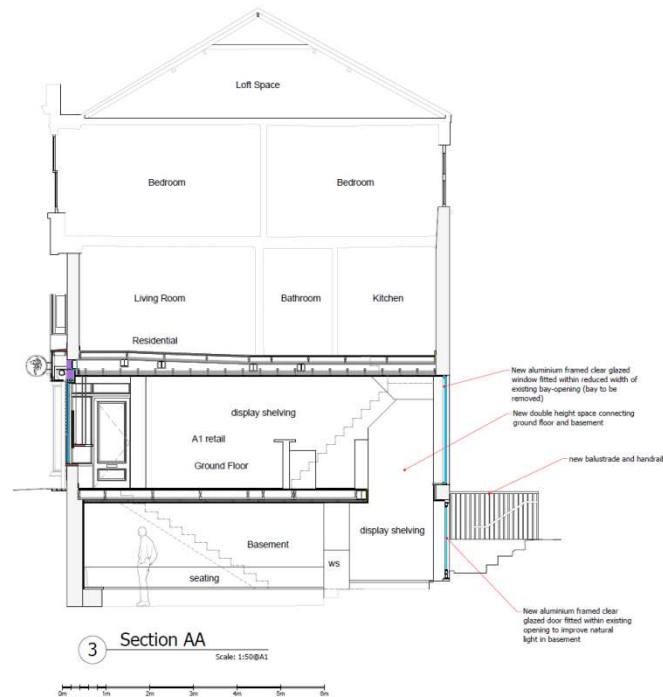
09-03 C

Existing Site Section(s)

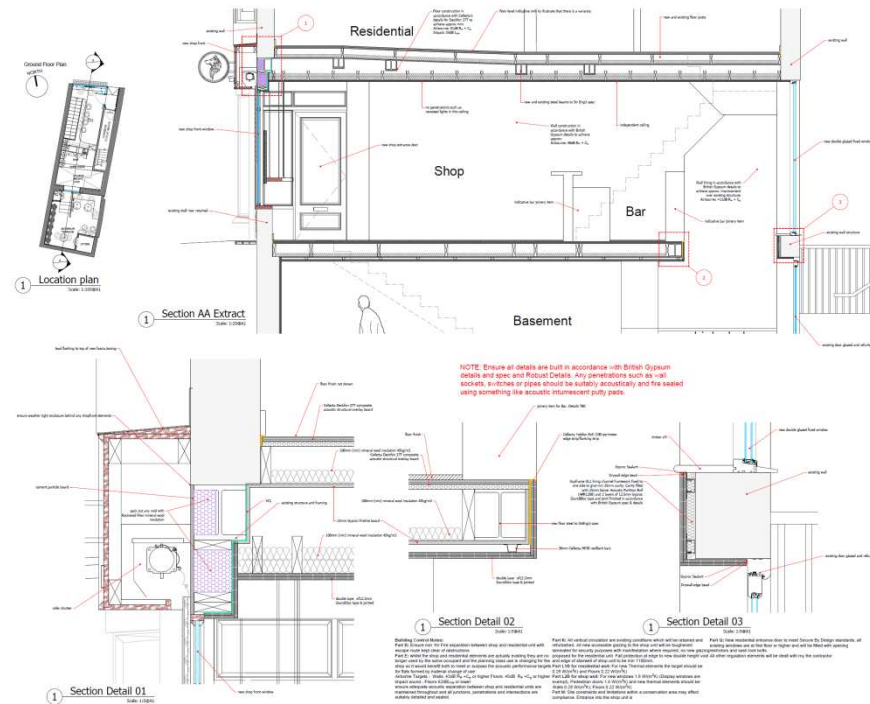


01-02

Proposed Site Section(s)

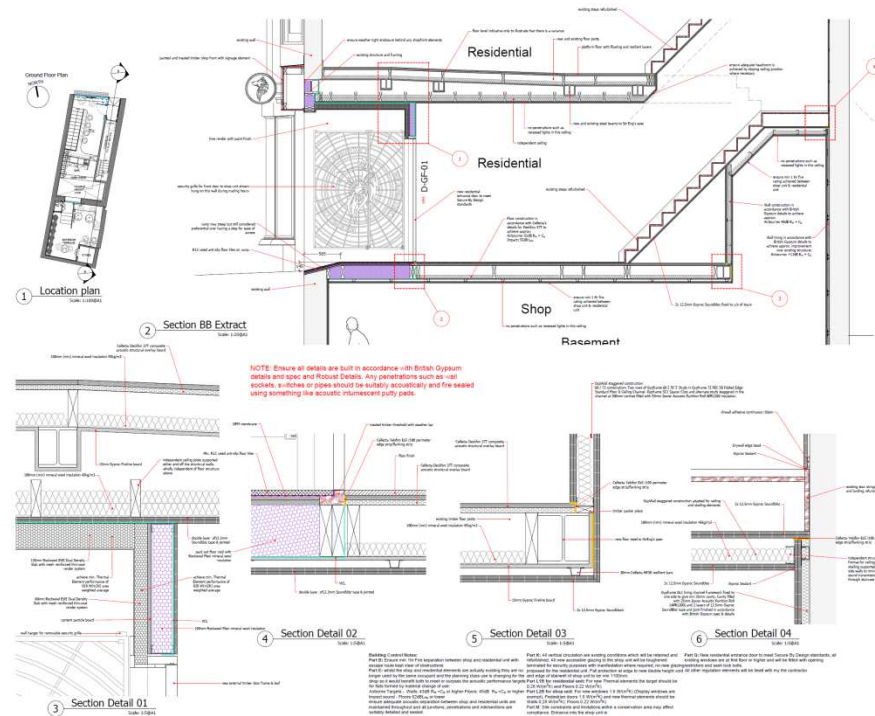


Proposed Site Section(s)



09-04

Proposed Site Section(s)



09-05

Key Considerations in the Application

- The principle of introducing an A4 use to the premises
- The design of the shopfront, shop shutters and other alterations, and their impact on the character and appearance of the conservation area
- The impact of the A4 element of the proposal on the amenity of neighbouring properties with regards to noise and general disturbance
- The impact on highways

Conclusion and Planning Balance

- The introduction of the A4 element provides a night-time economy use, encourages combined trips and attracts pedestrian activity.
- The shopfront, shop shutters and other alterations are an improvement on the existing situation and would therefore enhance the special character and appearance of the conservation area.
- Following amendments, the rear external area would only be open to 18:00 and the impact on neighbours can be controlled by conditions regarding opening hours, music and soundproofing.
- The proposal would not lead to significantly increased traffic generation or parking stress and no cycle parking is required.

Recommendation: Approval.