

Blueprint

The CAD Bureau

To: The Licensing Authority
Brighton and Hove City Council

28h May 2024

Dear Sir or Madam,

Re: Mr. E. Abdulkhani, Persia Lounge, 126 Church Road, Hove

I understand a query has arisen regarding the first floor restaurant area at the above property. The area of the openable roof has been questioned by your inspecting Officers.

I was asked to visit Mr. Abdulkhani in October 2022 in my capacity as a draftsman. Working from an Architect's plans of the existing building and at Mr. Abdulkhani's direction, I produced two CAD drawings showing a proposed design for the first floor. Please see drawing numbers 126CRH-a and 126CRH-b.

Subsequently the following March I was asked to amend the floor plan, reducing the area by leaving a gap between the rear boundary of the property and the rear restaurant wall. Please see drawing number 126CRH-c. I understand this was done in order to reduce disturbance to the neighbours. Other small changes were also requested at this time.

On the design of October 2022 the openable roof area was to be 32 sqm; the covered area being approximately 80 sqm. On the attached plan number 126CRH-b I have marked the two parts in blue for your convenience.

I do hope this makes the situation clearer in respect of the design.

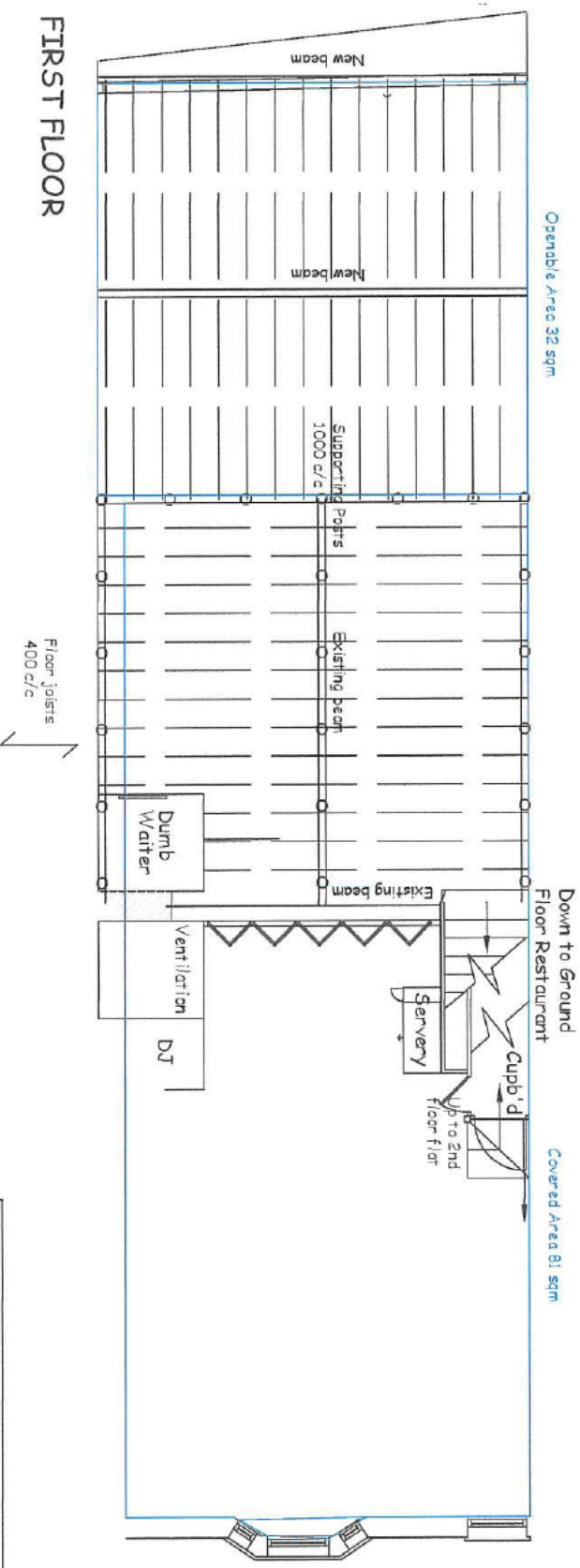
Best regards

Blueprint The CAD Bureau

Tel: [REDACTED]

e-mail: [REDACTED]

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE



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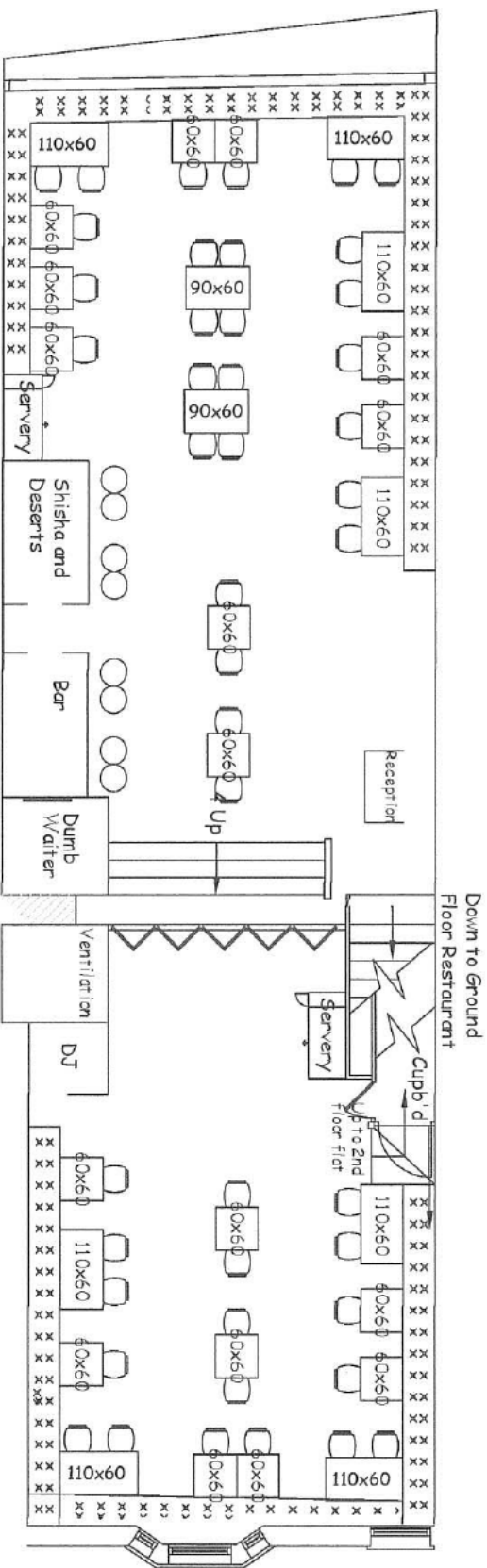
Client
Mr. E. Abdulkhani

Project
Persia Lounge
126a Church Road, Hove
BN3 2EA

Drawing
Structural Details

Scale 1:100x@ A4	Dwg No 126CRH-6	Drawn By JS	Date 04/10/2022
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FIRST FLOOR



Blueprint

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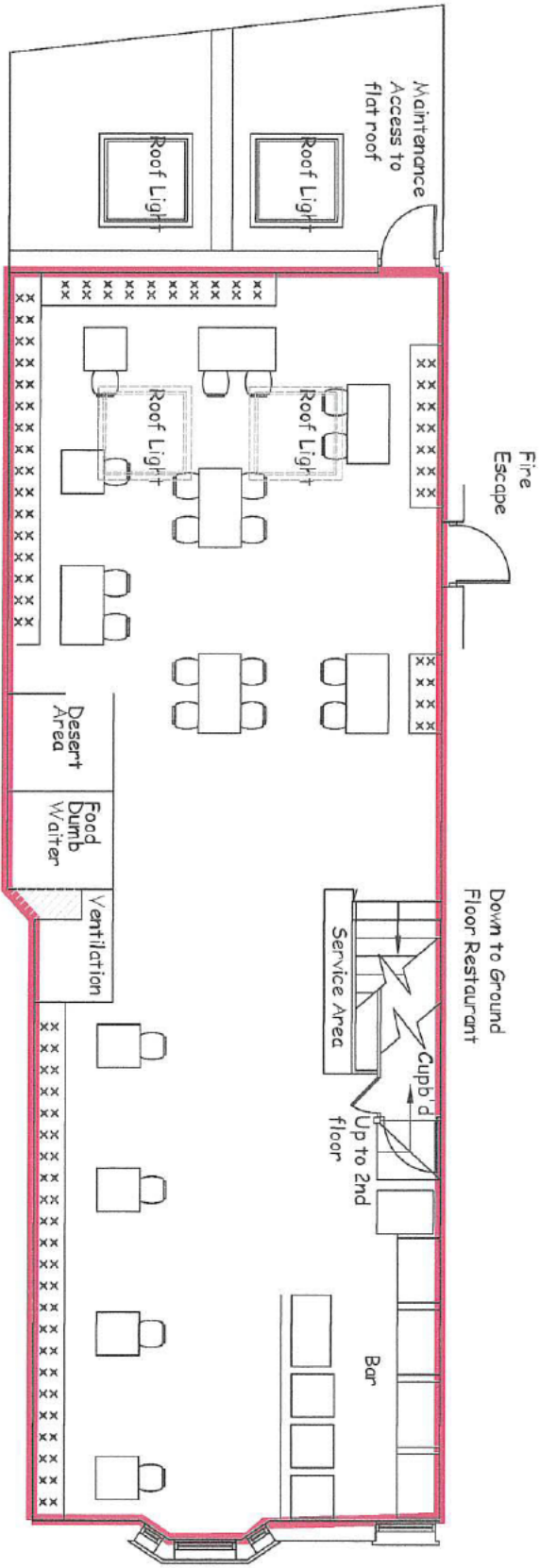
Client
Mr. E. Abdulkhani

Project
Persia Restaurant
126 Church Road, Hove
BN3 2EA

Drawing
Proposed First Floor

Scale	Dwg No	Drawn By	Date
1:100 @ A4	126CRH-4	JS	13/03/2023

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FIRST FLOOR



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Client
Mr. E. Abdulkhani

Project
Persia Restaurant
126 Church Road, Hove
BN3 2EA

Drawing
Proposed First Floor

Scale 1:100 @ A4	Dwg No 126CRH-6	Drawn By JS	Date 13/03/2023
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