

University Of Brighton 10 - 11 Pavilion Parade

BH2024/01639 Full Planning

BH2024/01640 Listed Building Consent

2nd April 2025

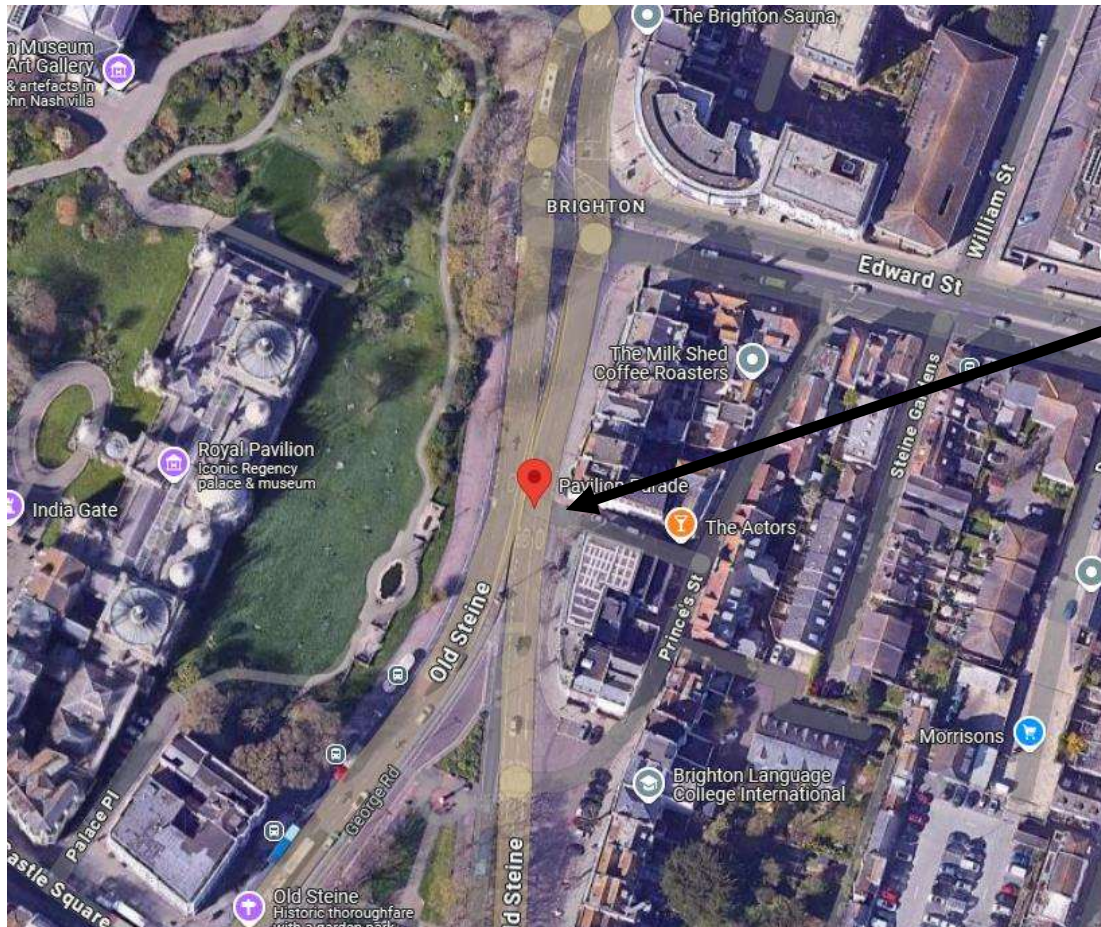


Brighton & Hove
City Council

Application Description

- ▶ Change of use from education (F1) to a 170no. bed tourist hostel (sui generis) with associated alterations to include installation of ventilation louvres and security glass, relocation of external staircase, alterations to existing railings, cycle parking and any associated works.
- ▶ Full planning & listed building consent applications

Map of Application Site



Site

Existing Location Plan



Application Site

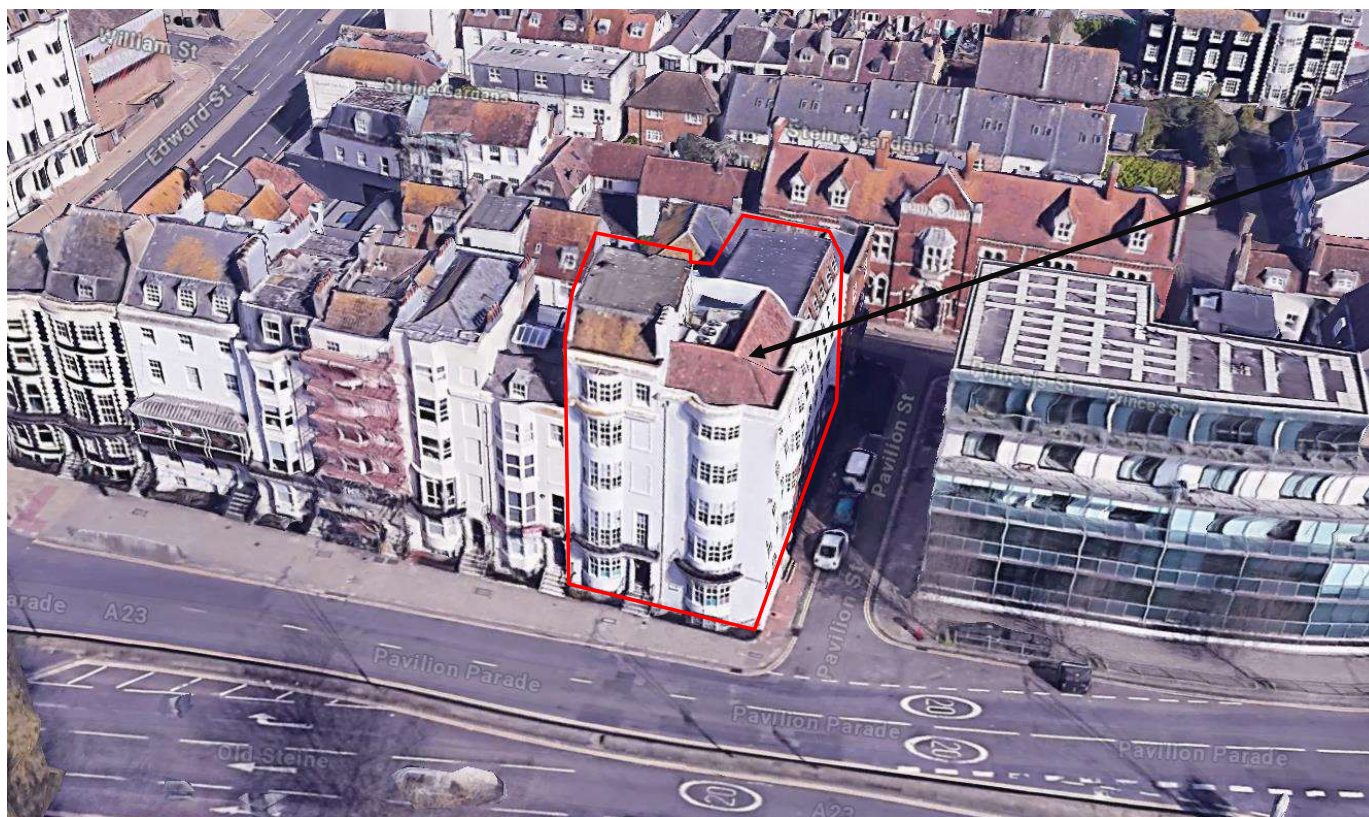
SS-PP-SLP01

Aerial Photo of Site



Application
Site

3D Aerial Photo of Site



Site

North

Street Photo of Site – Pavilion Parade frontage



Street Photo of the wider terrace



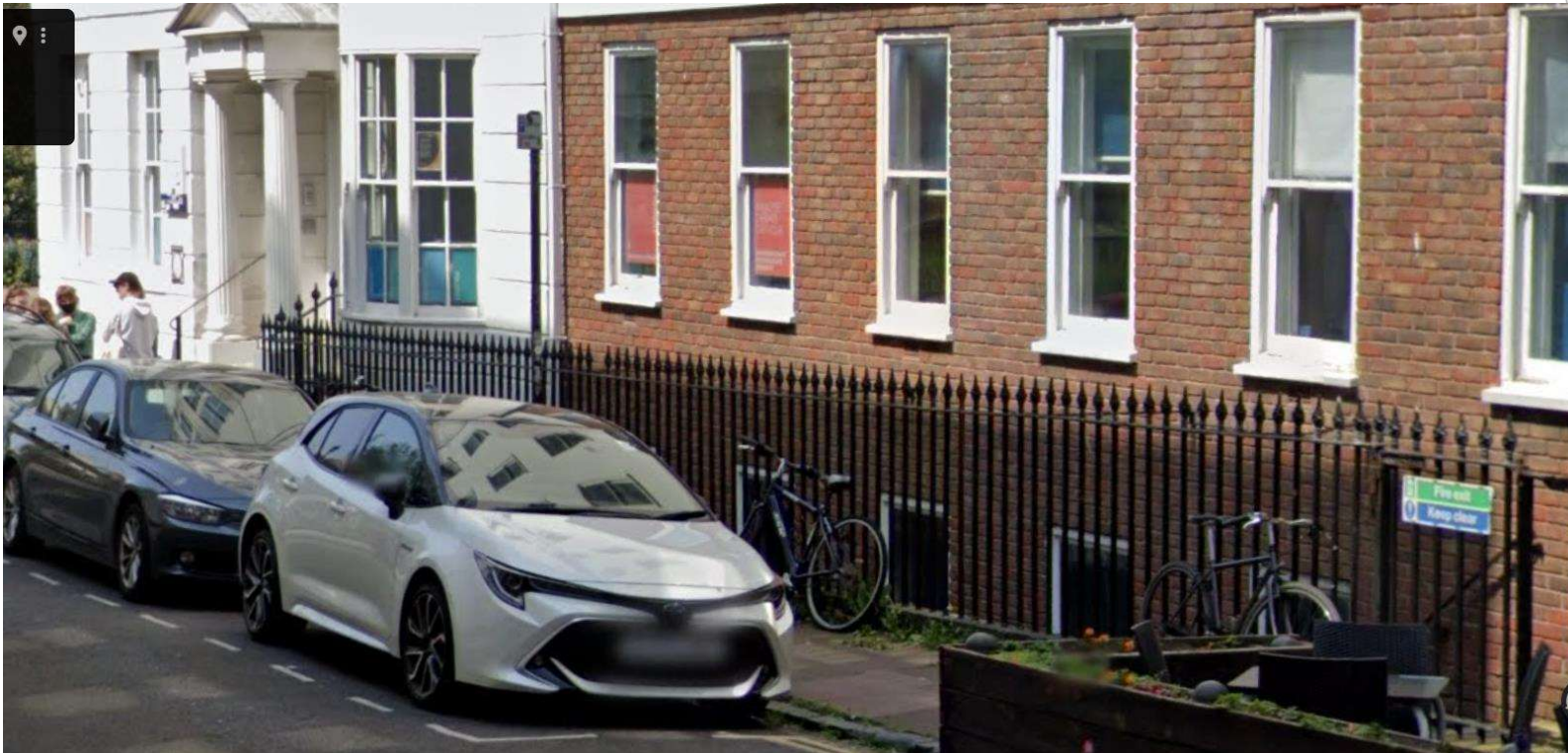
Pavilion Street (Taken from Princes Street/to the east of the site)

Application
Site
(modern
extension)



The Actors Public House
- Fronting Princes Street

Pavillion Street Frontage Ground floor Railings



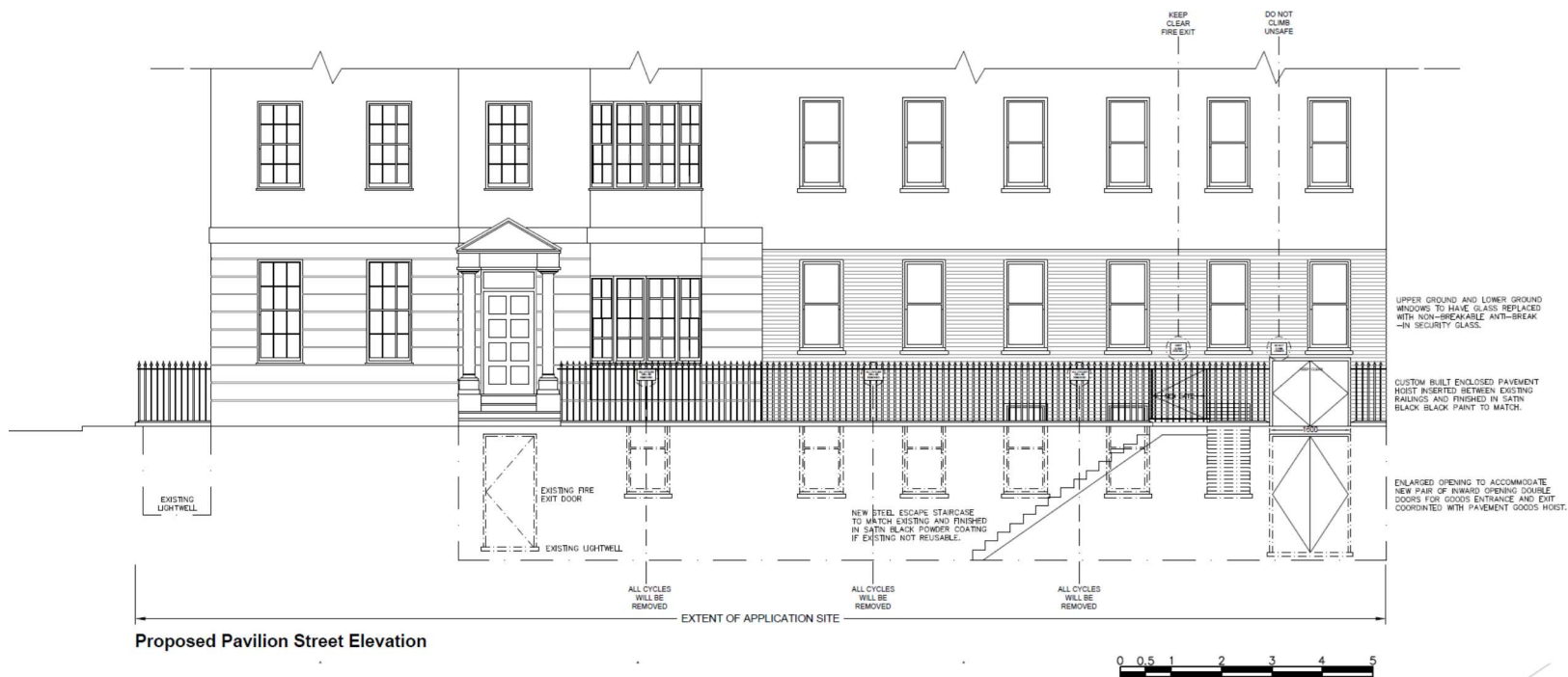
Existing Elevation (Pavilion St.)



Existing Pavilion Street Elevation

SS-PP-AEE01

Proposed Elevation (Pavilion St.)



SS-PP-AEE01

Elevations (Pavilion Parade)



SS-PP-AEE02



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Existing Lower Ground Floor Plan



SS-PP-AEP02

Proposed Lower Ground Floor Plan



SS-PP-APP02

Existing 1st Floor Plan



SS-PP-AEP03

Proposed 1st Floor Plan



SS-PP-APP03

Existing 2nd Floor Plan



SS-PP-AEP04

Proposed 2nd Floor Plan

SECOND FLOOR | 40 OCCUPANTS



SS-PP-APP04

Existing 3rd Floor Plan

THIRD FLOOR



SS-PP-AEP05

Proposed 3rd Floor Plan

THIRD FLOOR | 40 OCCUPANTS



SS-PP-APP05

Existing 4th Floor Plan



SS-PP-AEP06

Proposed 4th Floor Plan

FOURTH FLOOR | 36 OCCUPANTS



SS-PP-APP06

Existing Roof Plan



SS-PP-AEP07

Proposed Roof Plan



SS-PP-APP07

Representations For Full Planning BH2024/01639

► 22 Objections:

- Impact on amenity and the local vicinity
- Loss of property value
- Impacts on traffic and congestion
- Out of character
- Heritage impacts
- Poor disabled access
- Cumulative number of hostels in the area

Representations for the Listed Building Consent BH2024/01640

► Seven (7) Objections:

- Heritage impacts
- Impacts on traffic
- Safety of hotel guests
- Impacts on amenity and local vicinity
- Consultation process

Key Considerations

- ▶ Both Applications:
 - Design
 - Heritage impacts

- ▶ Planning application only:
 - The loss of Education Use (F1)
 - Acceptability of the Tourist Hostel Use (Sui Generis)
 - Impact on Amenity
 - Impact on Adjoining Businesses and Buildings
 - Impact on Transport, Standard of Accommodation, Sustainability and Biodiversity

S106 table

- ▶ **Section 106 Heads of Terms**
- ▶ **Employment Training**
- ▶ Developer contribution of £2,500 to Local Employment Scheme
- ▶ Submission of an Employment Training Strategy including 20% local labour

Conclusion and Planning Balance

- ▶ Loss of education use (F1) and need for the new hostel use have been fully justified. No detrimental impact on the existing hotel supply within the city as different markets.
- ▶ No harm to neighbouring amenity anticipated over existing educational use;
- ▶ No harm to commercial businesses including The Actors Public House.
- ▶ Physical works minimal, located on the modern elevation so would not harm the historic character and appearance of heritage features of listed building, adjoining terrace or surrounding Valley Gardens Conservation Area.
- ▶ Subject to conditions, the proposal would not have any detrimental impacts on transport, sustainability or biodiversity.
- ▶ **Recommend: Approval**
 - **Planning application subject to s106 agreement;**
 - **Listed building consent applications**