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# Imperial House, 40-42 Queens Road BH2025/00222

7<sup>th</sup> May 2025

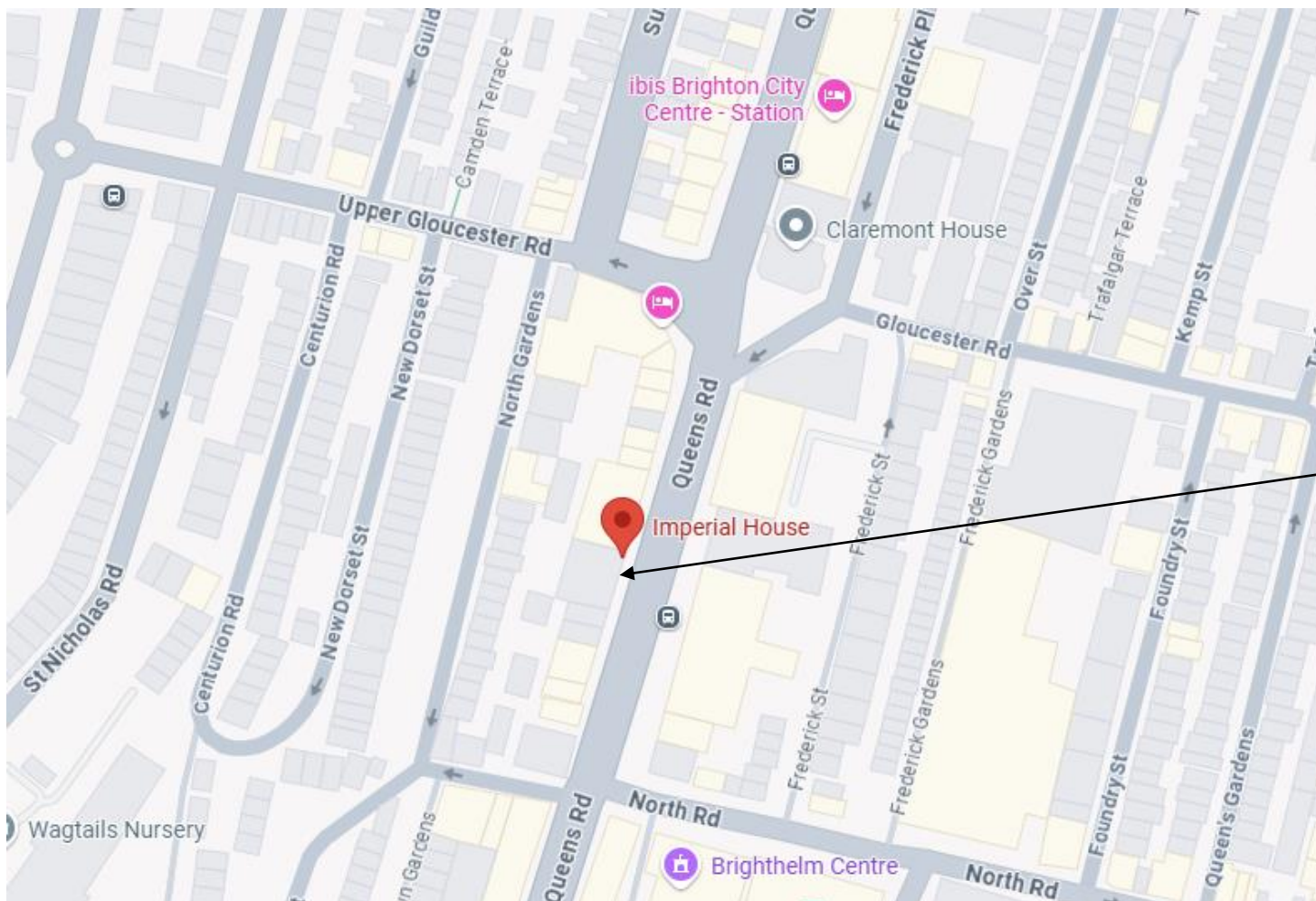


Brighton & Hove  
City Council

# Application Description

- Replacement of existing windows with timber framed double glazed windows. Erection of rear external deck area with covered bin and bike stores and partially covered outside seating area. Painting of ground floor front elevation.

# Map of Application Site



Site

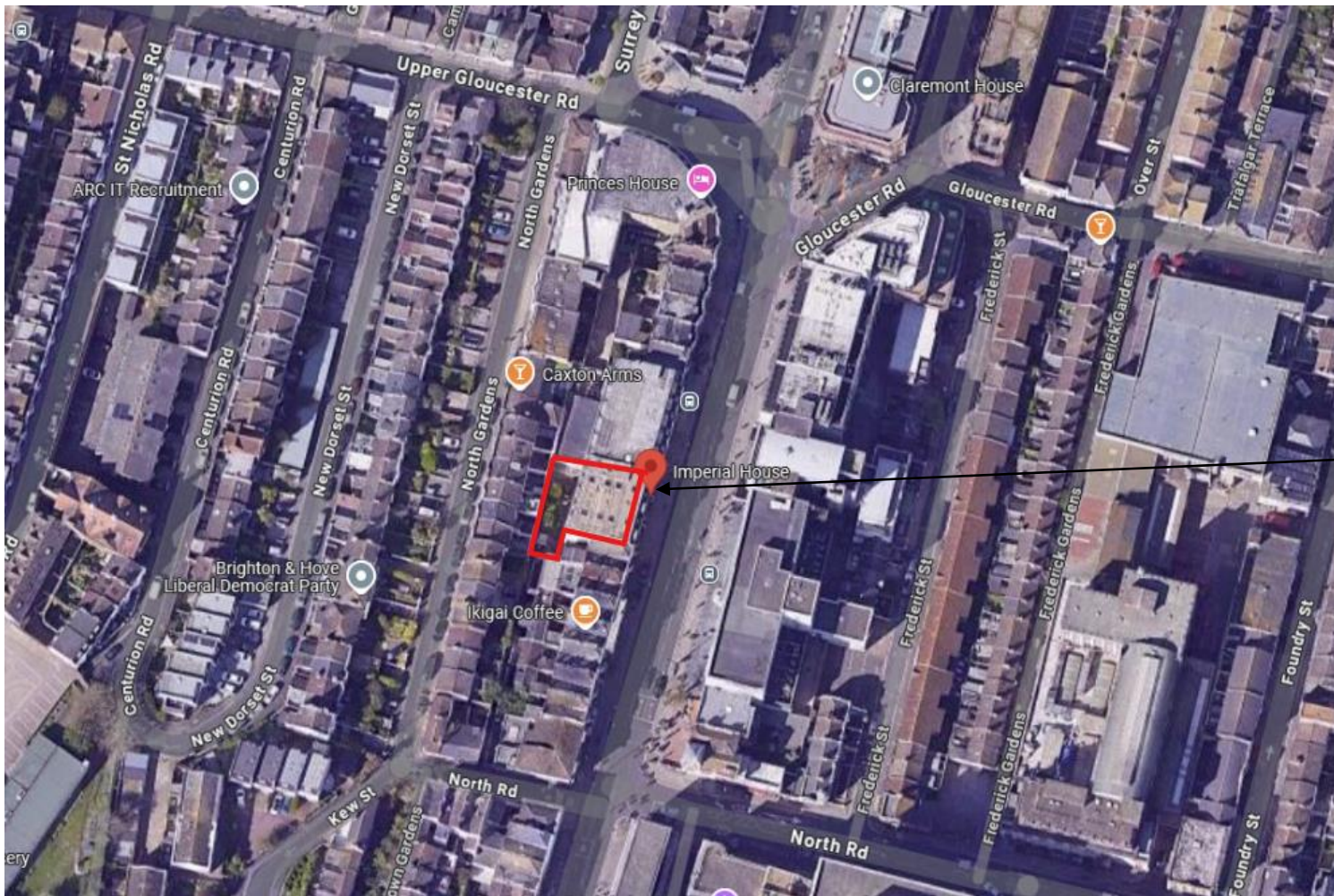
# Location Plan



Site



# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



Site



# Street Photo of Front Elevation



# Photos of Rear Courtyard



Towards rear of courtyard



Towards front of courtyard



# Photos of Rear Courtyard



Towards south upper courtyard



Towards south lower courtyard

# Photos of Rear Courtyard



Towards north lower courtyard



Towards alleyway upper courtyard

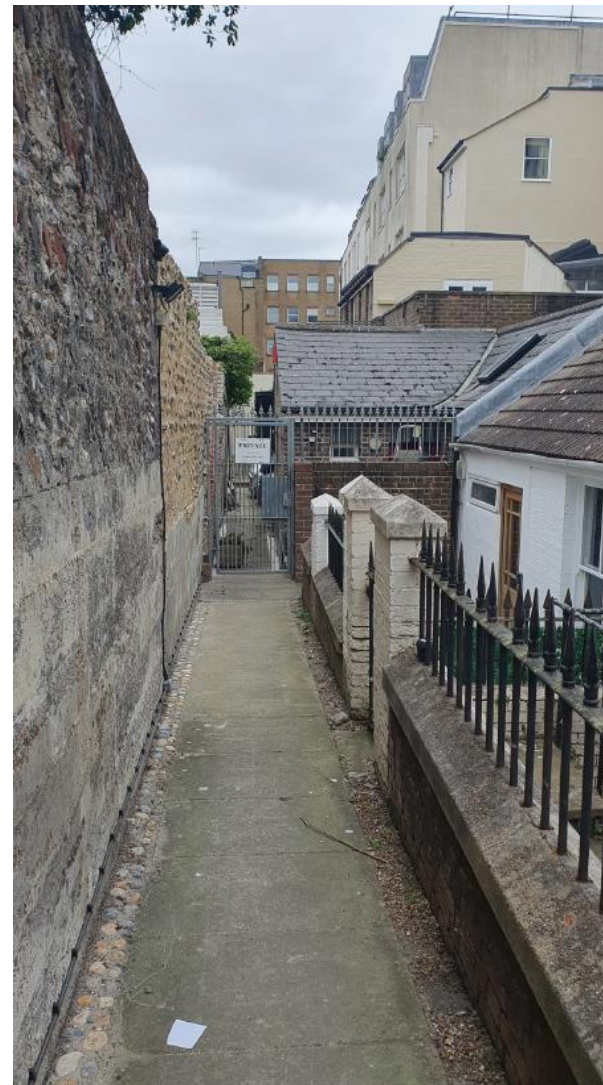
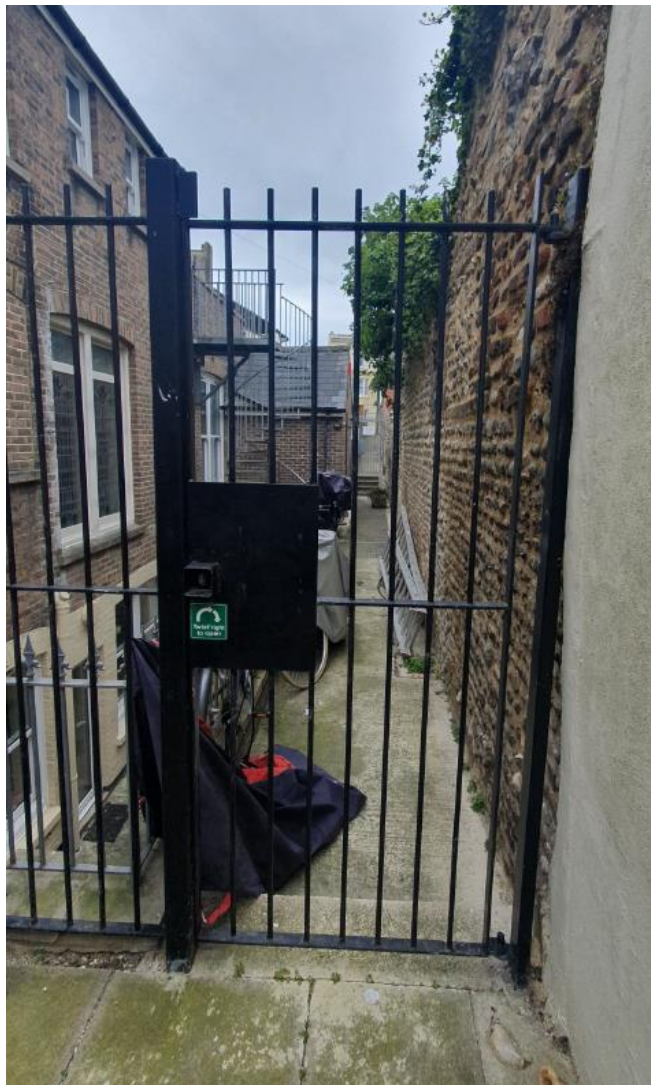


# Existing Bin and Cycle Storage



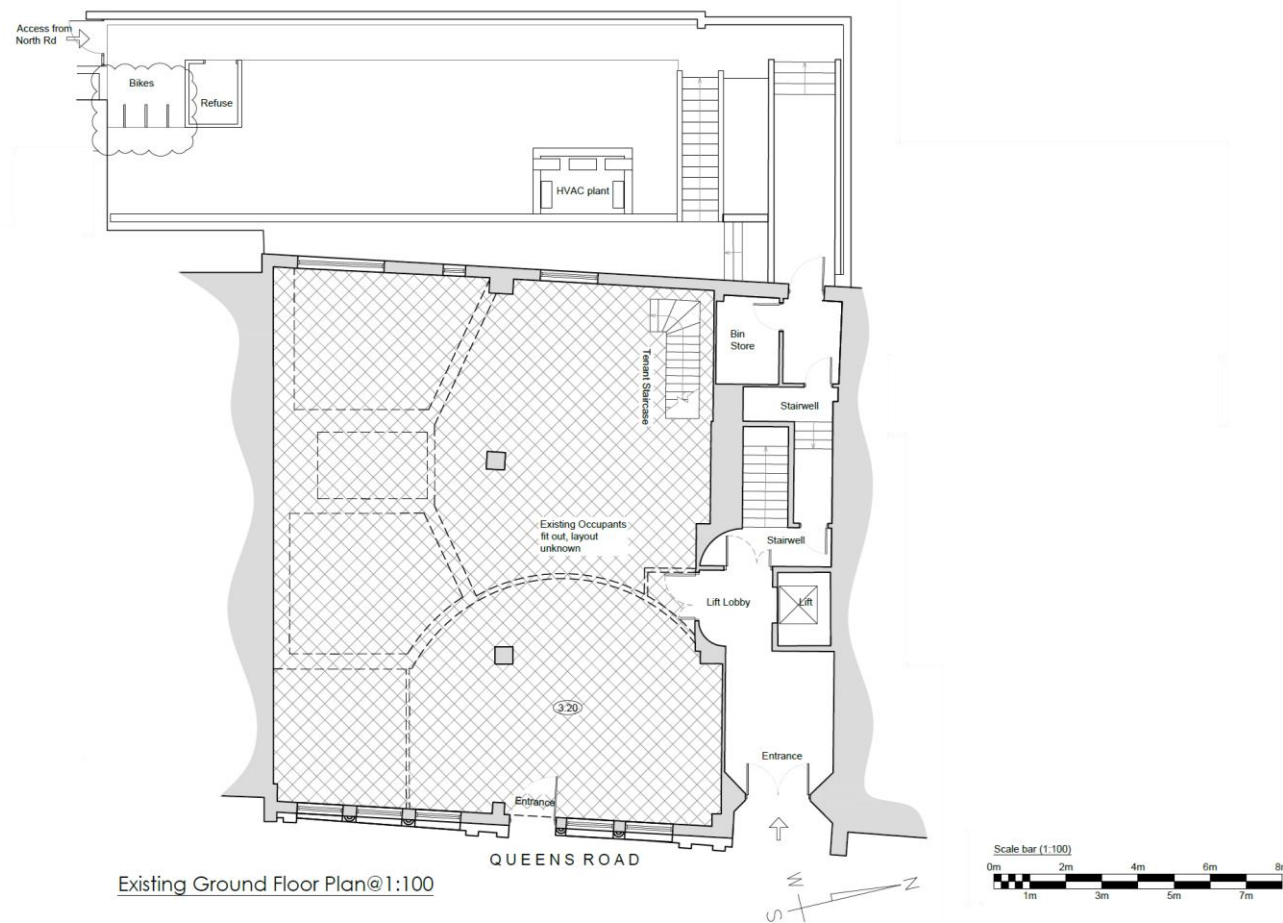


# Photos of Alleyway

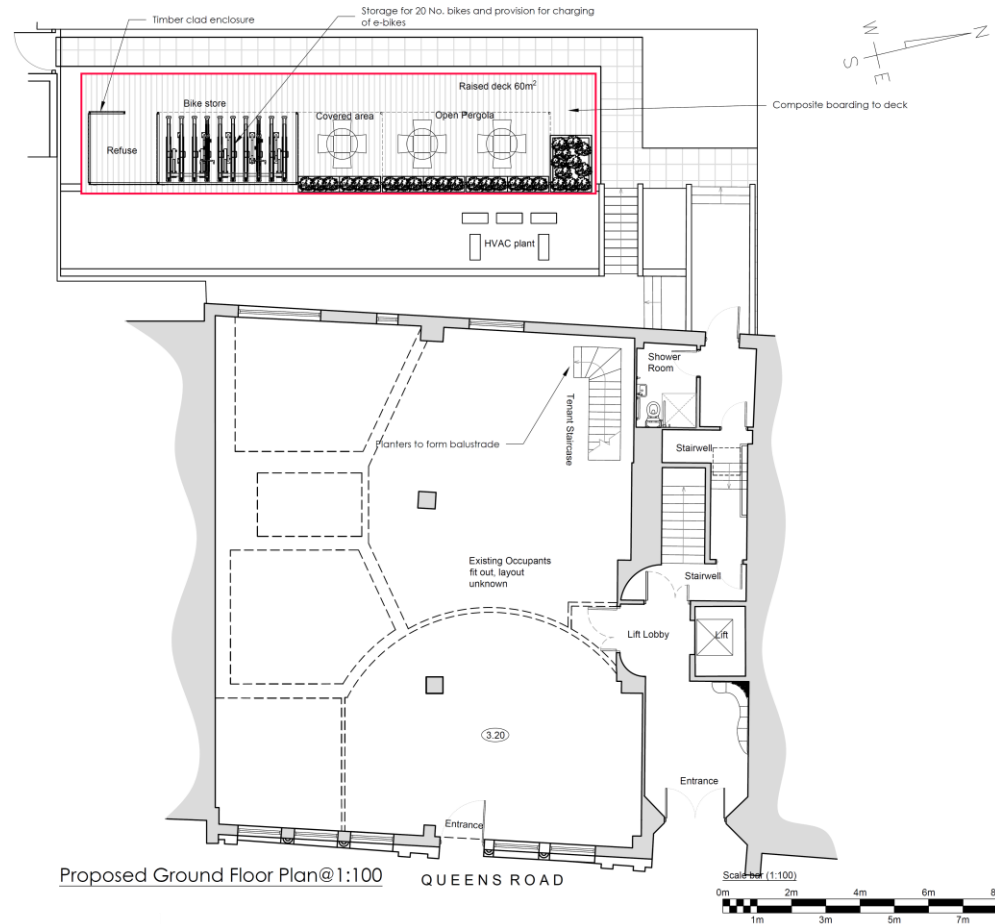




# Existing Ground Floor Plan



# Proposed Ground Floor Plan





# Existing Front Elevation



Existing Front Elevation @1:100

# Proposed Front Elevation



Proposed Front Elevation @1:100

Ground floor portion of elevation including plaster top details to be painted Graphenstone Ecopaint colour 'Indigo' - closest RAL match is RAL 7301 'Blue Grey'.



# Existing Rear Elevation



Existing Rear Elevation @1:100

# Proposed Rear Elevation



Proposed Rear Elevation @1:100



# Proposed Rear Yard Elevations



# Representations

- ▶ Six objections on the basis of:
- ▶ Increased disturbance - noise and smoking
- ▶ Increased use of the access alley - security issues
- ▶ Poor design - adverse impact on conservation area



# Key Considerations

- ▶ Design and appearance
- ▶ Impact on heritage assets
- ▶ Impact on amenity

# Conclusion and Planning Balance

- ▶ No harm to the setting of the surrounding heritage assets.
- ▶ Overall improvement to existing facilities.
- ▶ Proposed conditions ensure any amenity impact to neighbouring properties is mitigated and the proposal is considered acceptable in this regard.
- ▶ **Recommend: Approval**