

4/4A Church Place

BH2024/02796

4th June 2025



Brighton & Hove
City Council

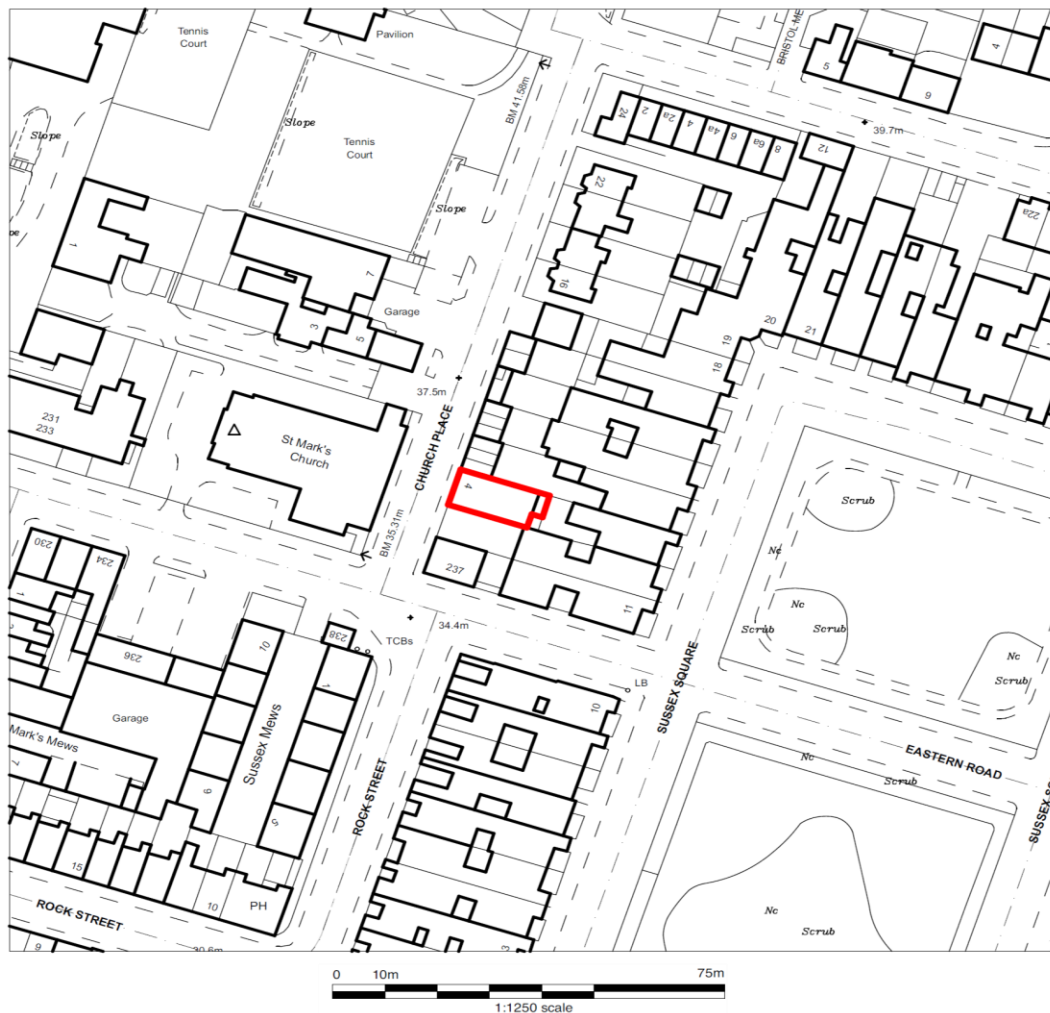
Application Description

- ▶ Planning permission is sought for external alterations to include removal of tile hanging, rendering, revised fenestration and regularisation of the shopfront fenestration.

Map of Application Site



Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Front and Side Elevations of the property



Side Elevations



Rear elevation/Windows and doors proposed to be replaced



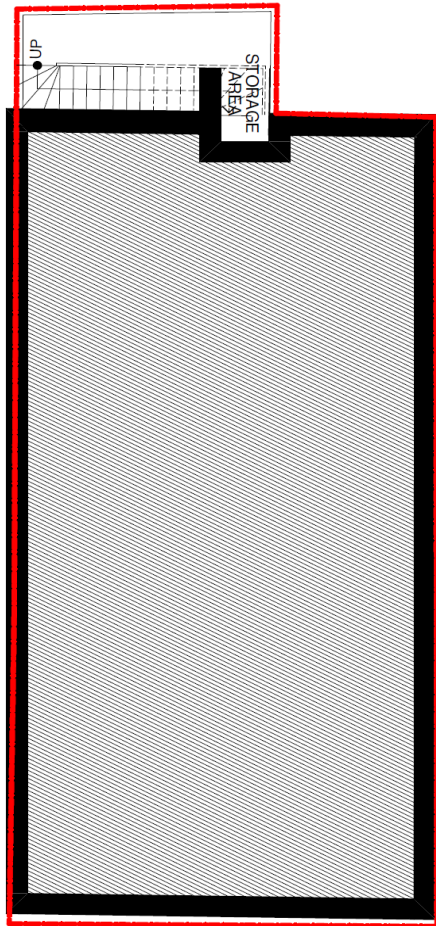
Properties located to the rear



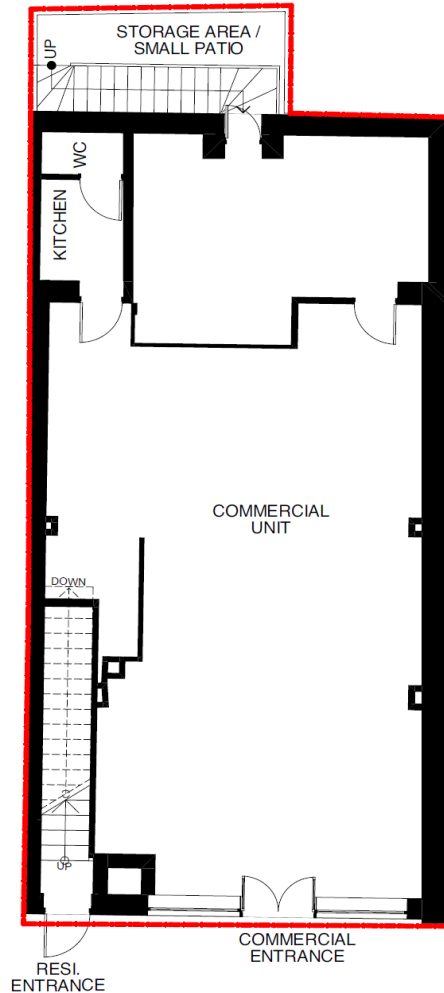
Existing Block Plan



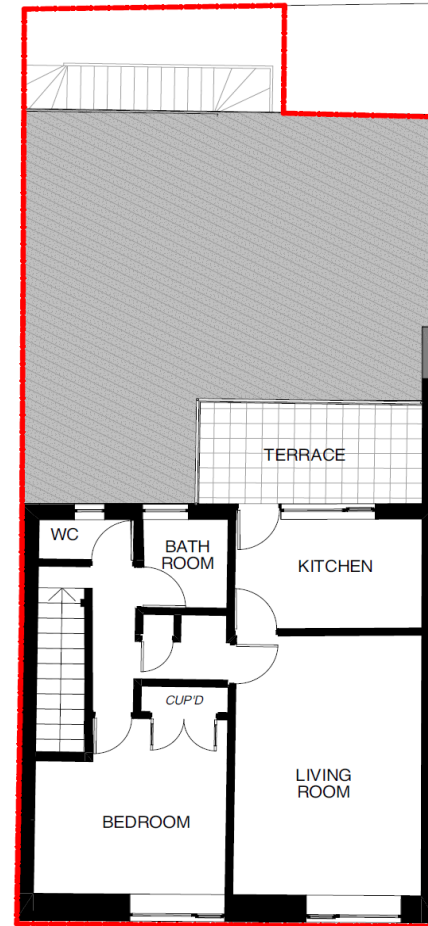
Existing Floor Plans



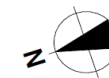
BASEMENT FLOOR PLAN 1:100



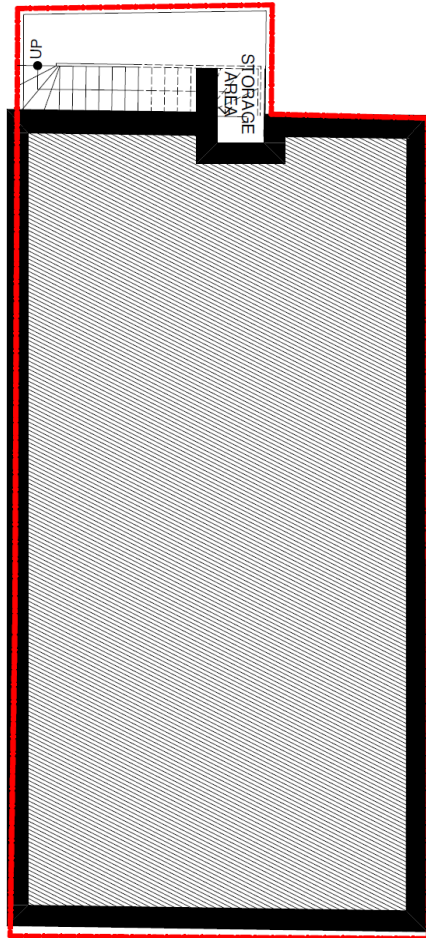
GROUND FLOOR PLAN 1:100



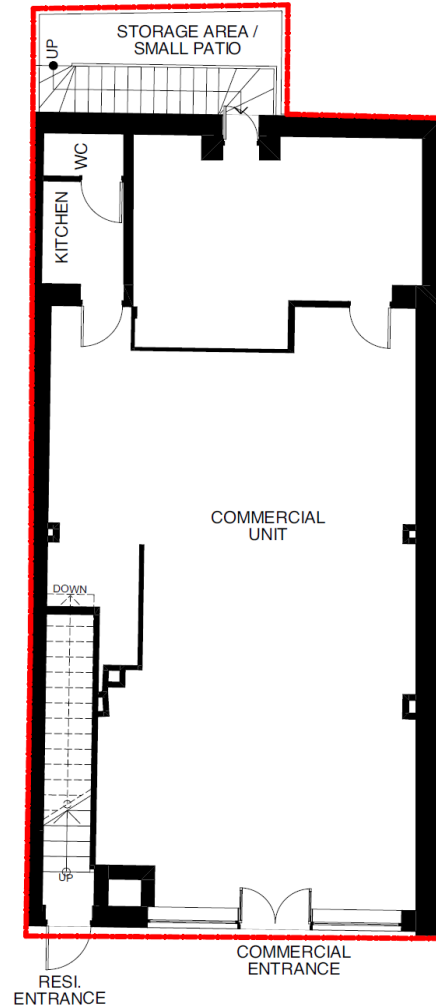
FIRST FLOOR PLAN 1:100



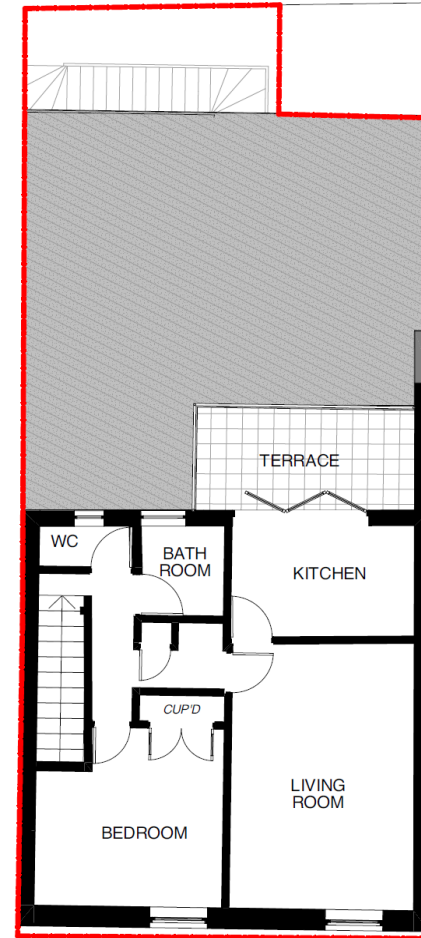
Proposed Floor Plans



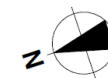
BASEMENT FLOOR PLAN 1:100



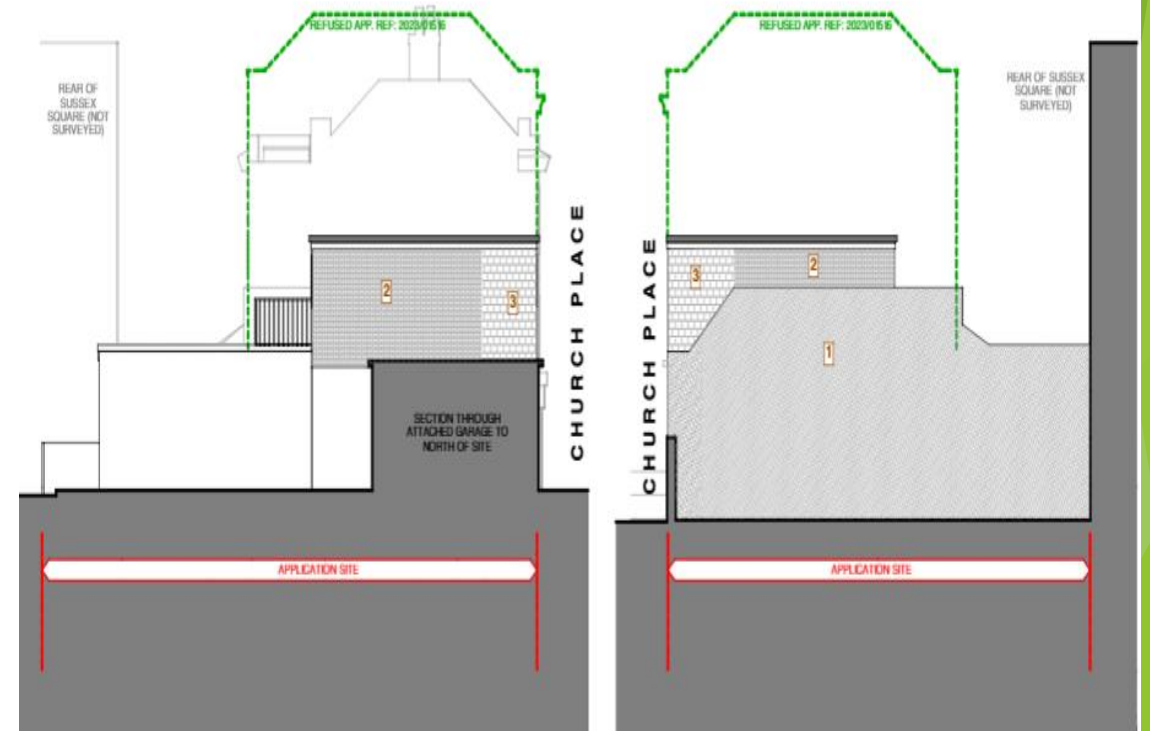
GROUND FLOOR PLAN 1:100



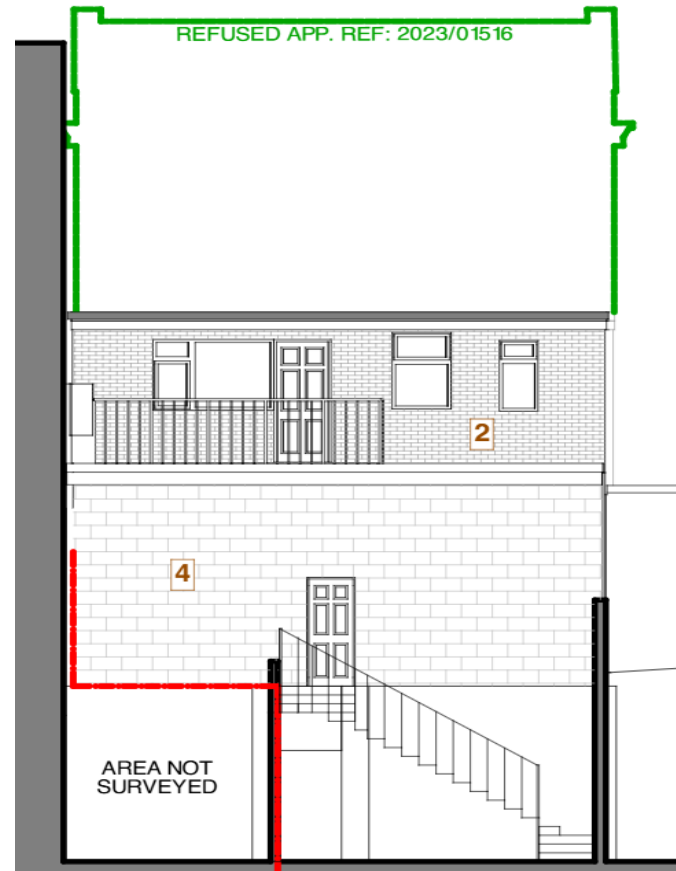
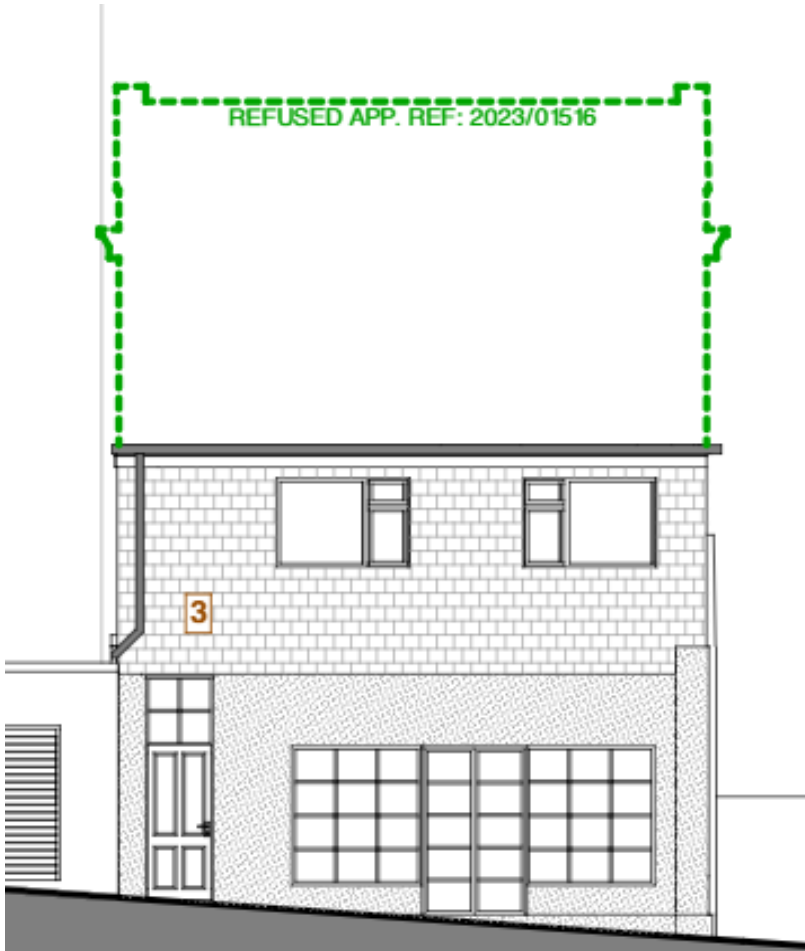
FIRST FLOOR PLAN 1:100



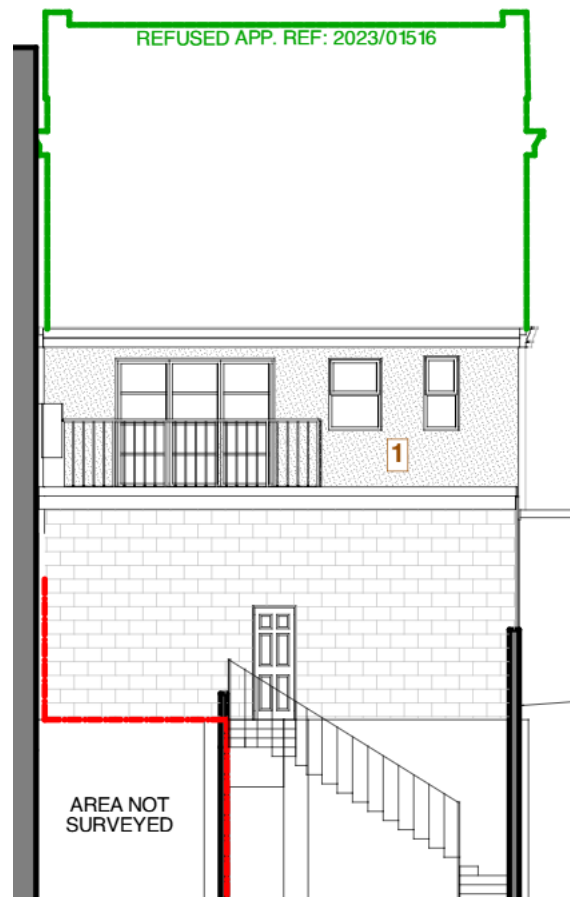
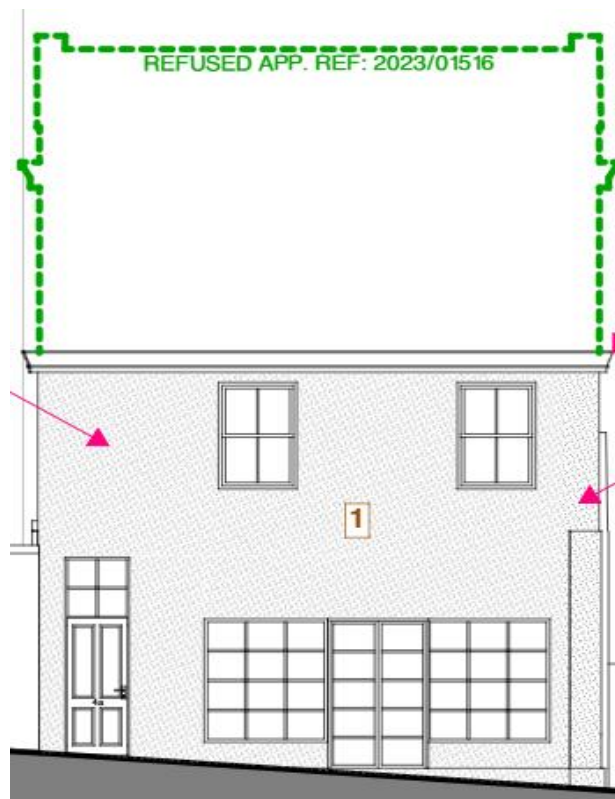
Pre-existing Elevations (note previously refused scheme in green)



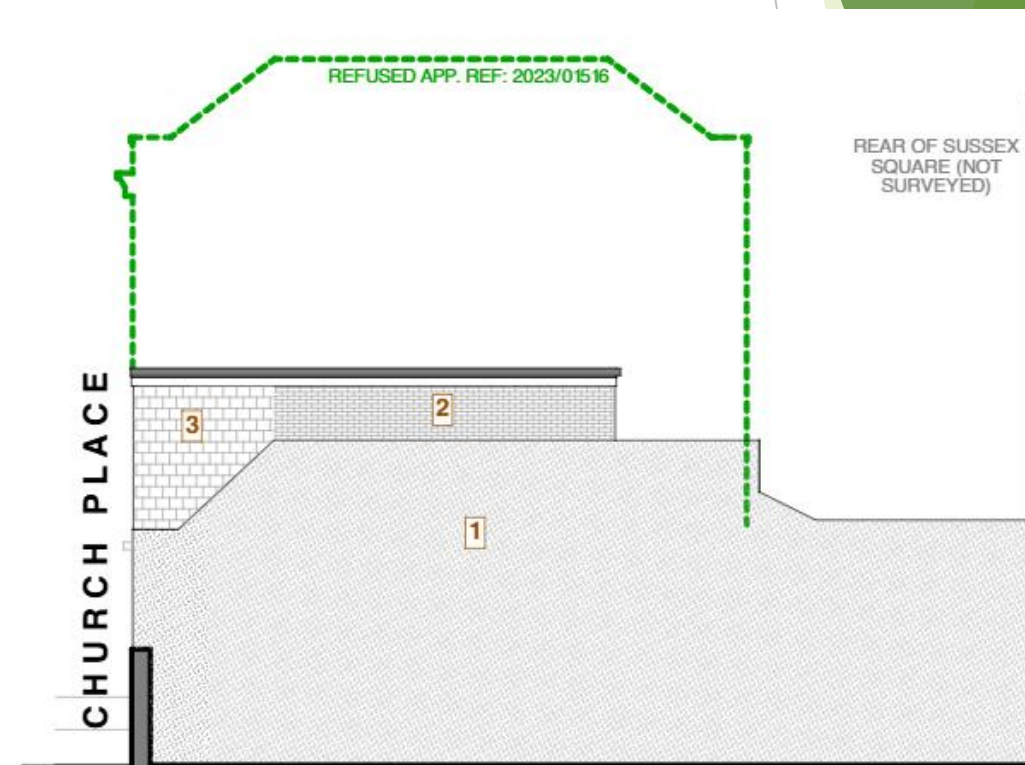
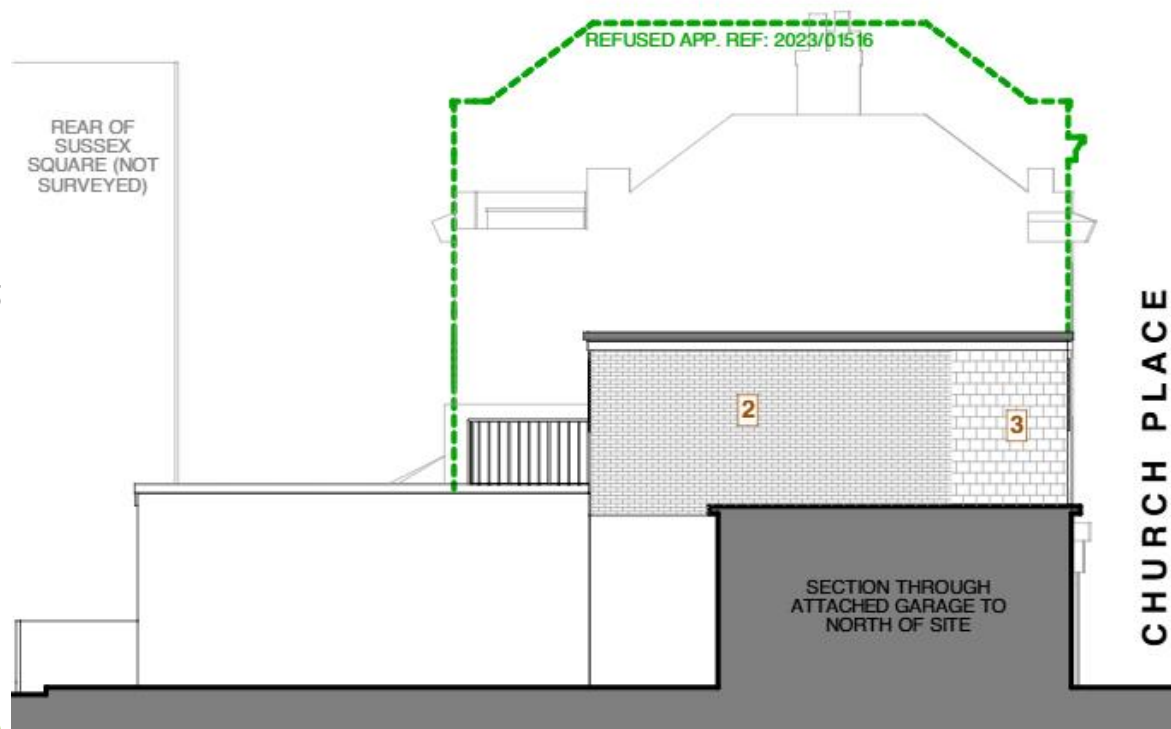
Current existing Front and Rear Elevations



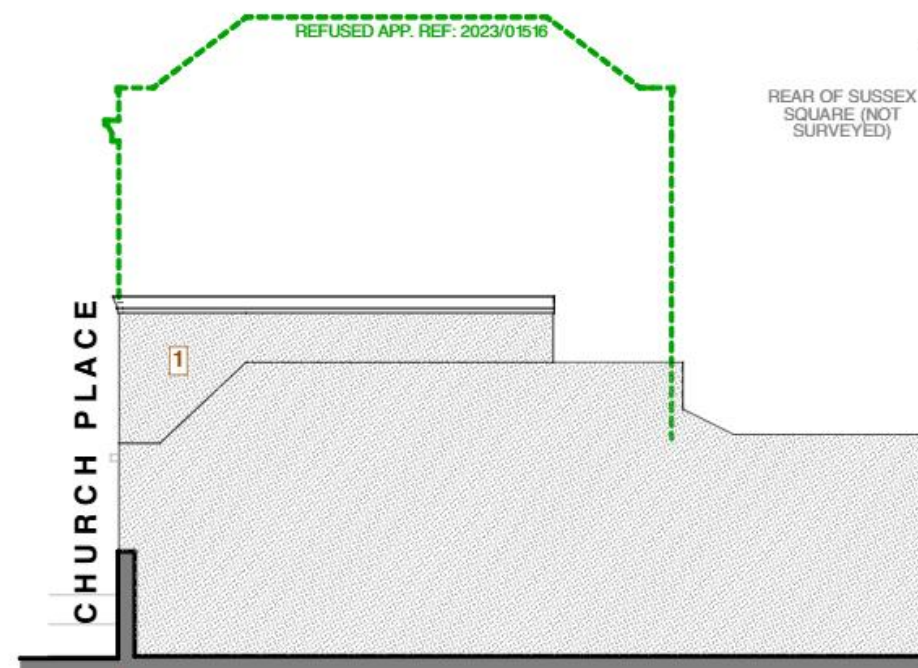
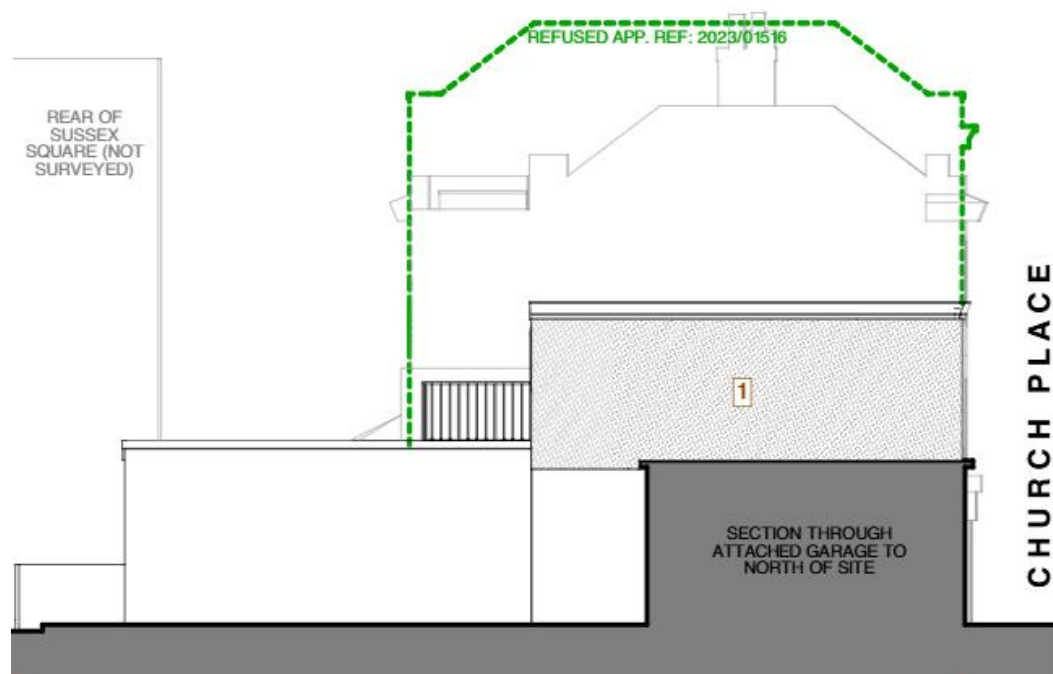
Proposed front and Rear Elevations



Existing Side Elevations



Proposed Side Elevations



Proposed Visual

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CHURCH PLACE: PROPOSED VIEW LOOKING NORTH



CHURCH PLACE: PROPOSED VIEW LOOKING SOUTH

Proposed Visual



Representations

- ▶ Ten (10) representations have been received objecting to the proposal for the following reasons:
 - Adversely affects the Conservation Area
 - Retrospective works to the shopfront
 - Adverse affect on listed building
 - Noise
 - Too close to the boundary
 - Overdevelopment
 - Inappropriate Materials

Key Considerations

- Design and impacts on the character and appearance of the host building and setting of wider conservation area and heritage assets
- Impacts on the amenity of neighbouring occupiers

Conclusion and Planning Balance

- ▶ Shopfront presents a neutral appearance that integrates well with the host building and the surrounding area.
- ▶ The removal of the tiles for render, and revised fenestration to more sympathetic sash style timber windows, would enhance visual consistency and would contribute positively to the overall appearance of the building and wider conservation area.
- ▶ The proposed bi-fold doors to the rear and other fenestration changes would replace existing openings and would not intensify the existing use and therefore are considered to have an acceptable impacts on neighbours.
- ▶ Heritage Team raise no objection.