

9-12 St Catherines Terrace

BH2023/03293

2nd July 2025



Brighton & Hove
City Council

Application Description

Conversion of former hotel / hostel to provide 30 residential units and various works including:

- ▶ **Removal of non-original roof alterations, extensions, front entrance way and boundary treatments,**
- ▶ **New pitched roof form with dormers, new front entrance, insertion of new windows, rooflights and doors and new boundary treatments,**
- ▶ **Cycle store,**
- ▶ **Landscaping**

Split of uses/Number of units

- ▶ 13x one-bedroom (44%)
- ▶ 14x two-bedroom (46%)
- ▶ 3x three-bedroom (10%)

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



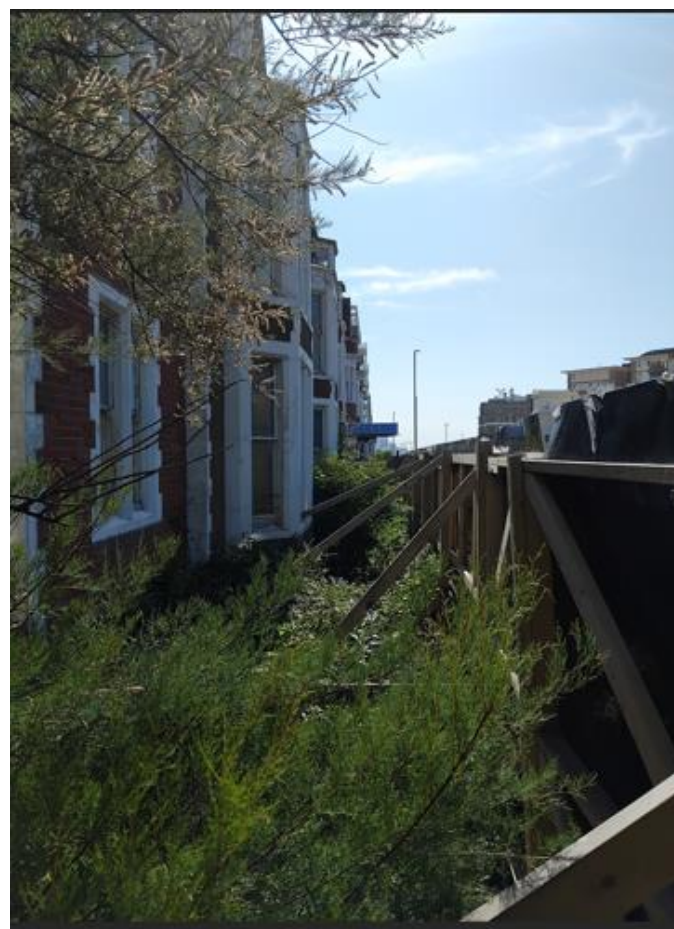
Street Photos of Site from the south and south east



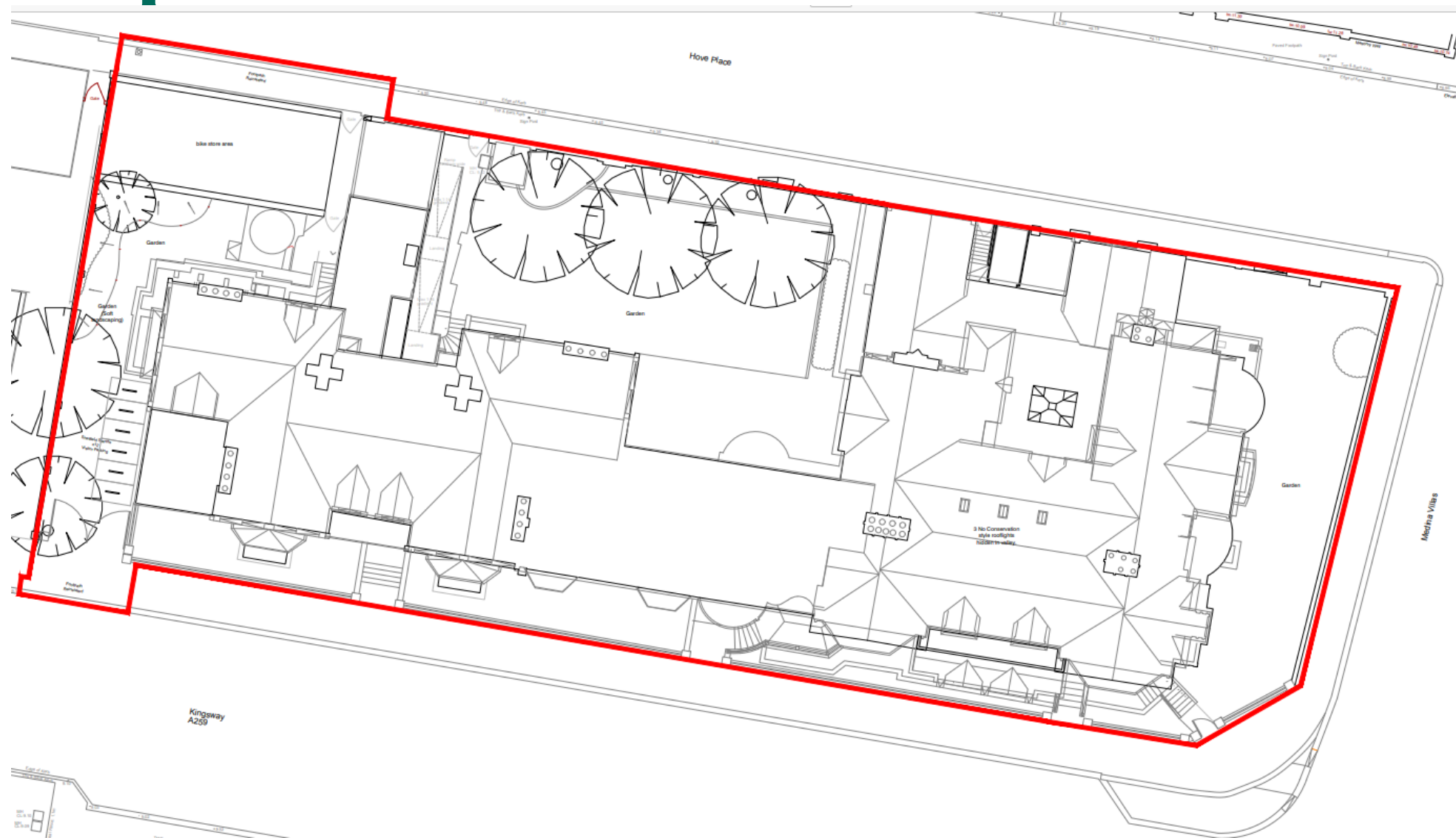
Street Photos of Site from north and north-east



Site Photos of front elevation (behind hoardings)



Proposed Site Plan



Existing/Proposed South Elevation



Remove unsympathetic alterations



Existing/ Proposed North Elevation

Remove unsympathetic
alterations



Existing/ Proposed West Elevation



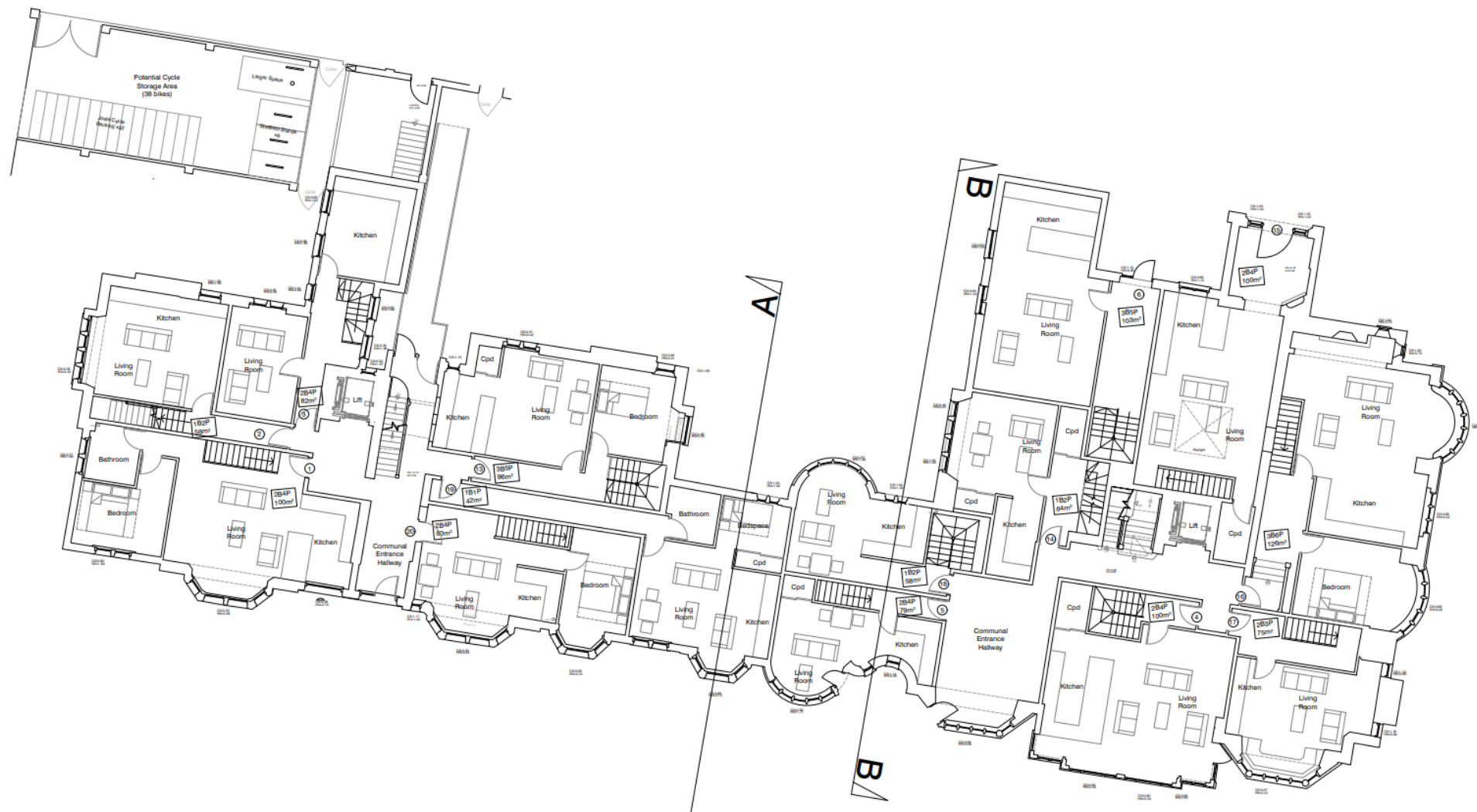
Existing/Proposed East Elevation



Proposed Basement Floor Plan



Proposed Ground Floor Plan



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Proposed 2nd Floor Plan



Representations

▶ **Three (3) objecting:**

- ▶ Should be a community facility
- ▶ Parking issues
- ▶ Lack of information on external appearance

▶ **Six (6) supporting:**

- ▶ Support the principle of residential use
- ▶ Proposals would enhance appearance the building
- ▶ Welcome removal of unsympathetic additions to building

▶ **Eight (8) comments** which **support the principle** however raise **concerns** as follows:

- ▶ Parking issues
- ▶ Development should have its own refuse/ recycling store
- ▶ Lack of affordable housing
- ▶ Construction management plan
- ▶ Development should be 'car-free'

- ▶ A representation has been received from **Councillor Joy Robinson** in broad **support** of the scheme.

Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact on heritage assets
- ▶ Standard of accommodation
- ▶ Residential amenity
- ▶ Affordable Housing
- ▶ Highways issues
- ▶ Ecology / Biodiversity
- ▶ Sustainability

S106 table

- ▶ Affordable Housing:
- ▶ Developer contribution of £239,644 for affordable housing provision.
- ▶ Viability review mechanism
- ▶ Monitoring fees:
- ▶ Contribution for the necessary monitoring of the s106 agreement
- ▶ Employment:
- ▶ A financial contribution of £9,200 towards the Local Employment Scheme
- ▶ Submission of an Employment & Training Strategy

Conclusion and Planning Balance

- ▶ Proposal would ensure the retention and continued use of the locally listed heritage asset and enhance the special interest of the building, and the character and appearance of the streetscape and the Cliftonville Conservation Area.
- ▶ 30 residential units of an acceptable housing mix, with a good standard of accommodation, would make a positive contribution towards the city's housing target.
- ▶ It is not considered that the proposal would have a detrimental impact on neighbouring amenity.
- ▶ Proposal is considered acceptable in relation to highways, ecology and sustainability.
- ▶ Proposal is considered to comply with the NPPF and all relevant Development Plan policies.
- ▶ Approval is therefore recommended subject to the agreed S106 Heads of Terms and Conditions.