

The FreeButt, 1 Phoenix Place

BH2025/00747

2nd July 2025



Brighton & Hove
City Council

Application Description

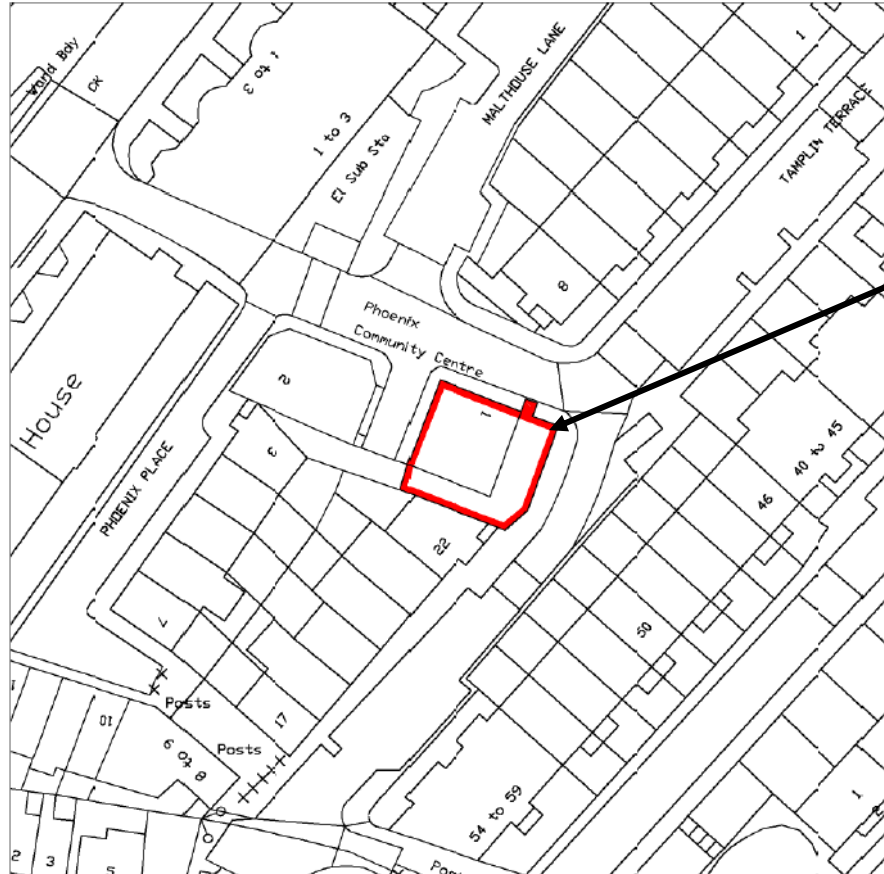
- ▶ Change of use of former Public House (Sui-Generis), with external alterations.
- ▶ The proposed external alterations include:
 - The erection of an additional storey, with a hipped roof over
 - Revised fenestration
 - Eight dormers across the north, south, east and west elevations
 - A balcony to the southern roofslope
- ▶ The proposed uses include:
 - Commercial unit (Class E) at ground floor
 - Seven-bedroom House in Multiple Occupation (Sui Generis) at first floor
 - 2x two-bedroom flats on the second floor
 - 1x three-bedroom flat in the loftspace

Map of Application Site

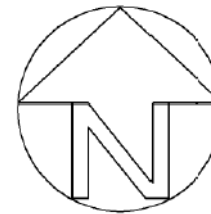


Application site

Location Plan



Application site



Existing site location plan
Scale 1:1250 @A3



Aerial Photo of Site



Application site



3D Aerial Photo of Site



Application site



Photo of Site – north and west elevations from Phoenix Place



Photo of Site – north and east elevations from Tamplin Terrace



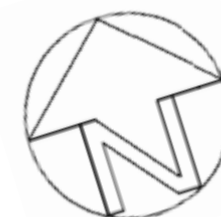
Photo of Site – facing east from junction of Phoenix Place/Waterloo Place



Application site



Photo of Site –east elevations from Albion Street



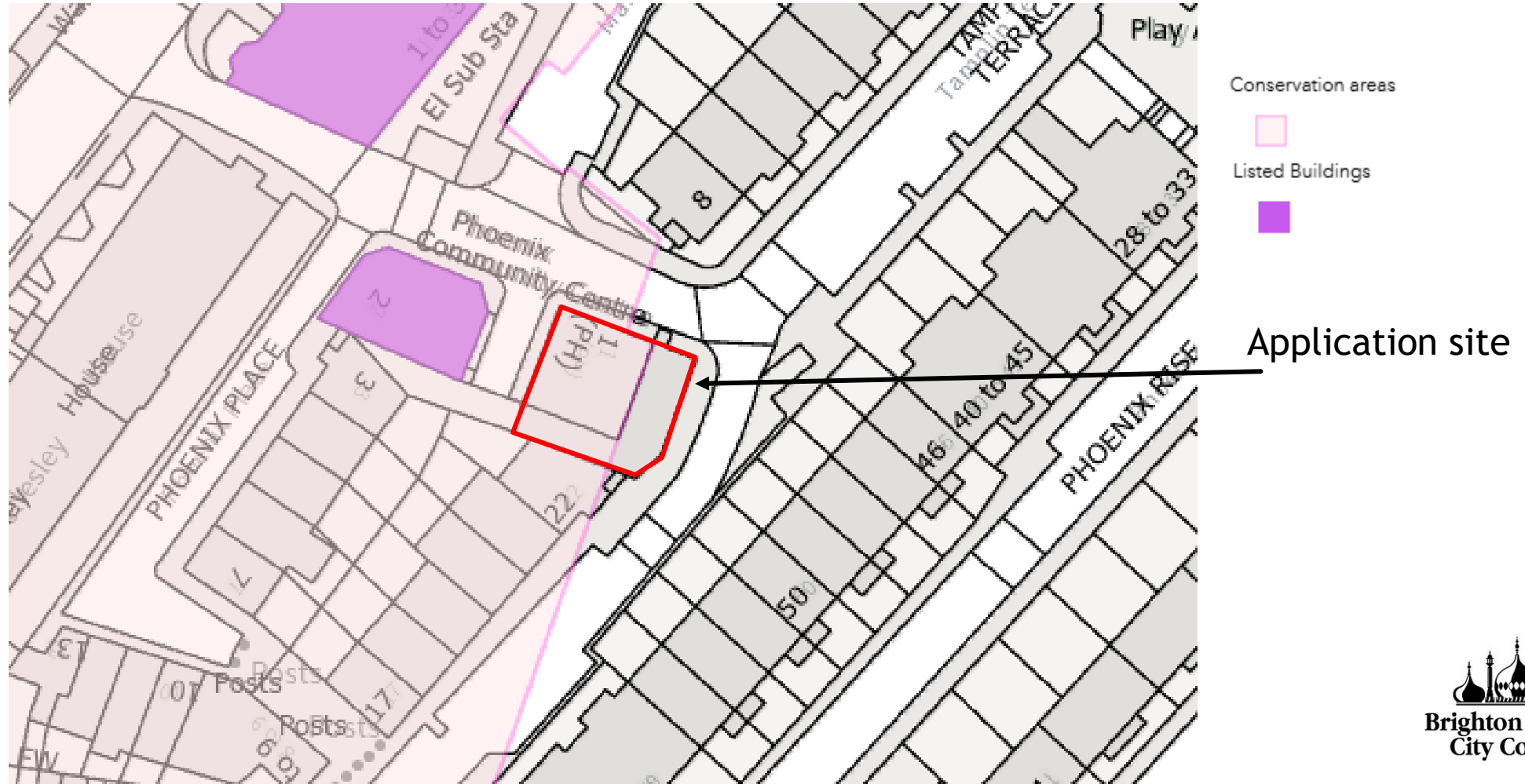
Application site

Photo of Site – relationship with rear of Phoenix Rise

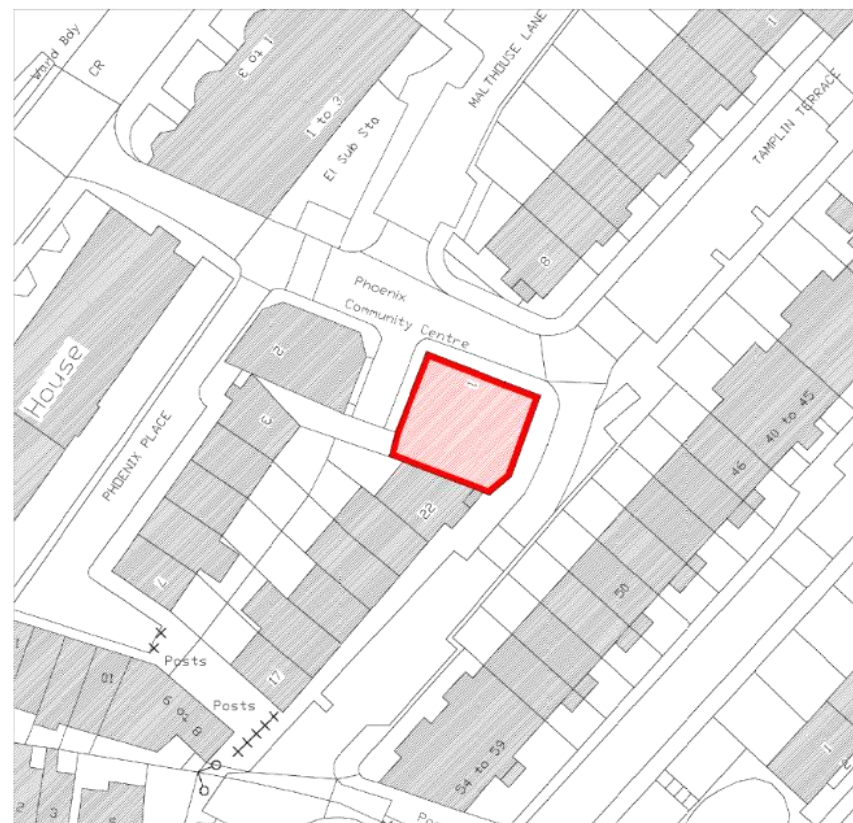


Application site

Heritage Constraints



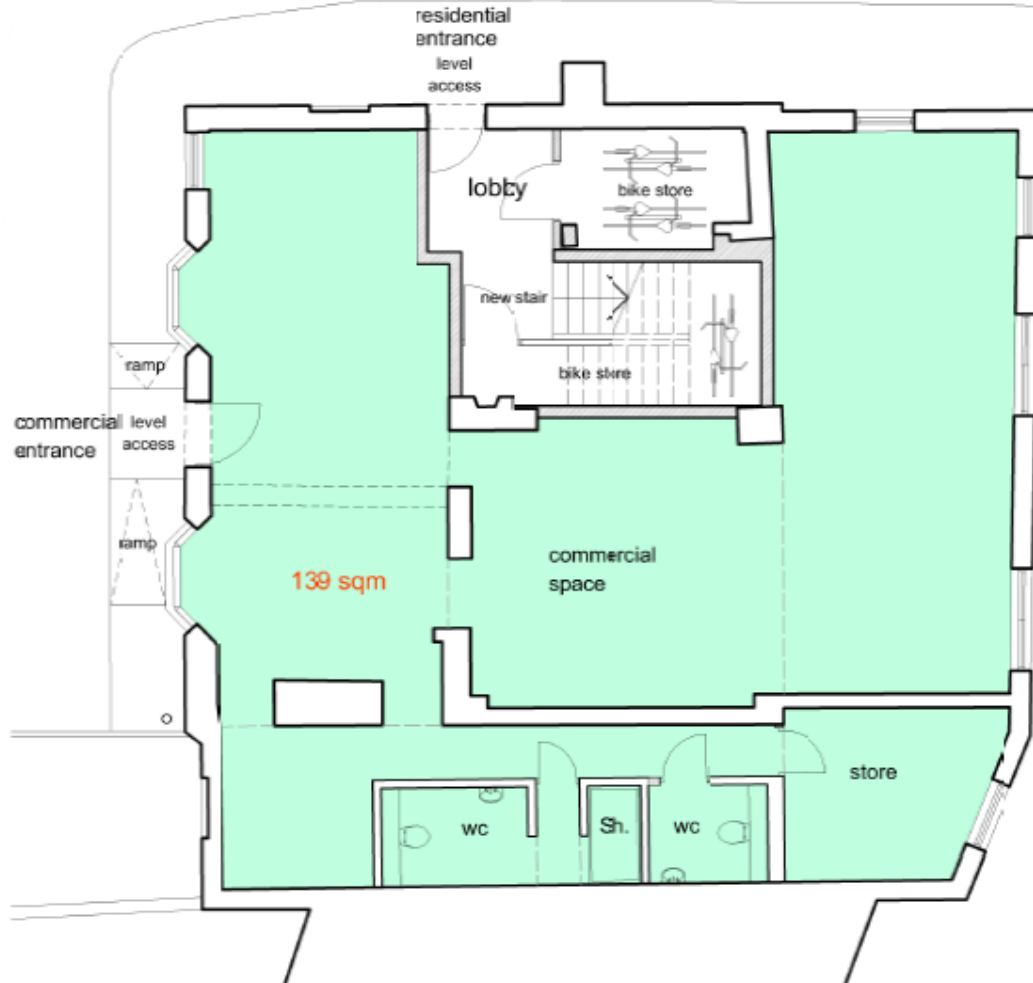
Proposed Block Plan



Proposed block plan Scale 1:500 @A3



Proposed Ground & 1st Floor Plans



Proposed Ground Floor Plan scale 1:100 @A3



Proposed First Floor Plan scale 1:100 @A3

Proposed 2nd & 3rd Floor Plans



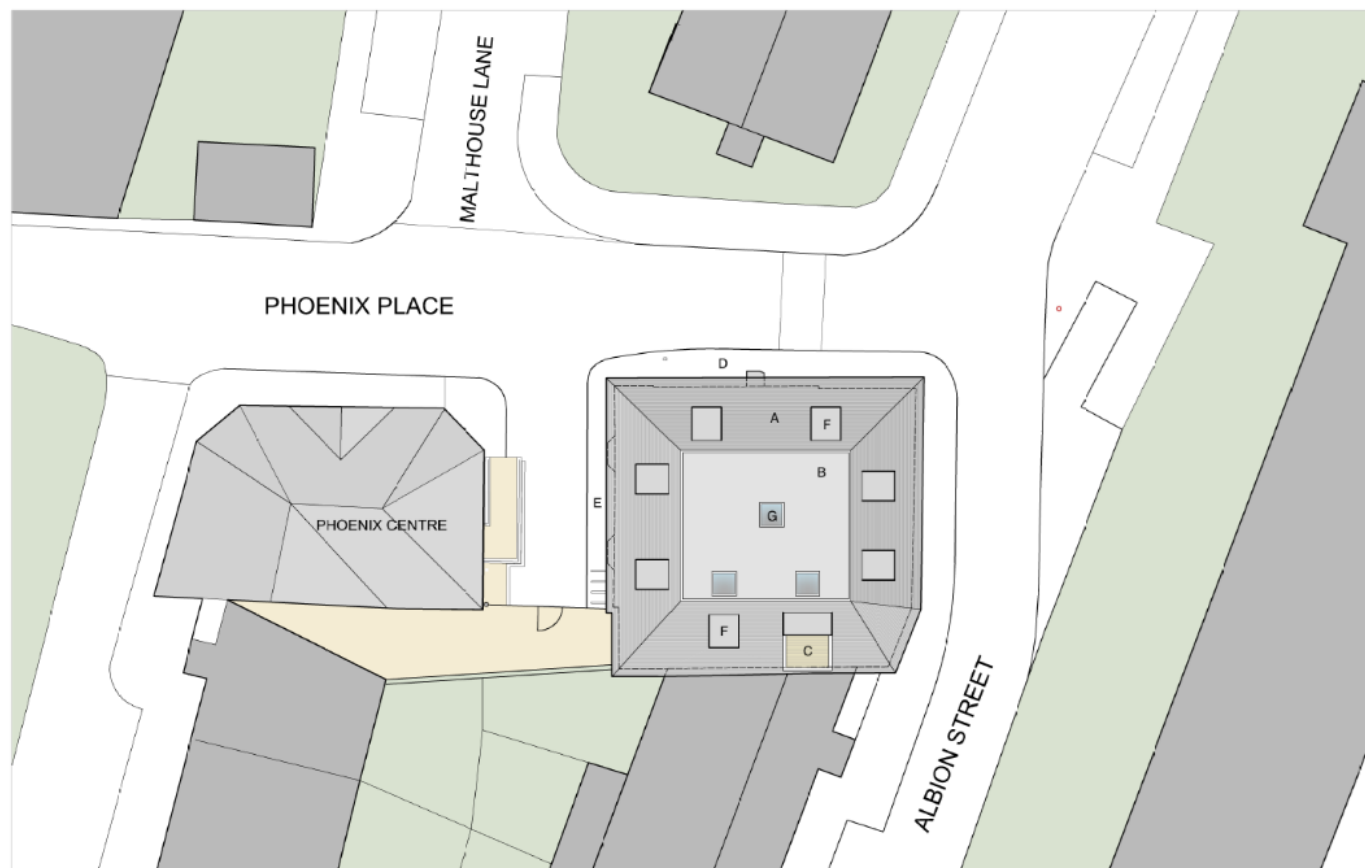
Proposed Second Floor Plan scale 1:100 @A3



Proposed Third Floor Plan scale 1:100 @A3

Unit R3
73.1 sqm with
over 2.3m headroom
is 79 %

Proposed Roof Plan



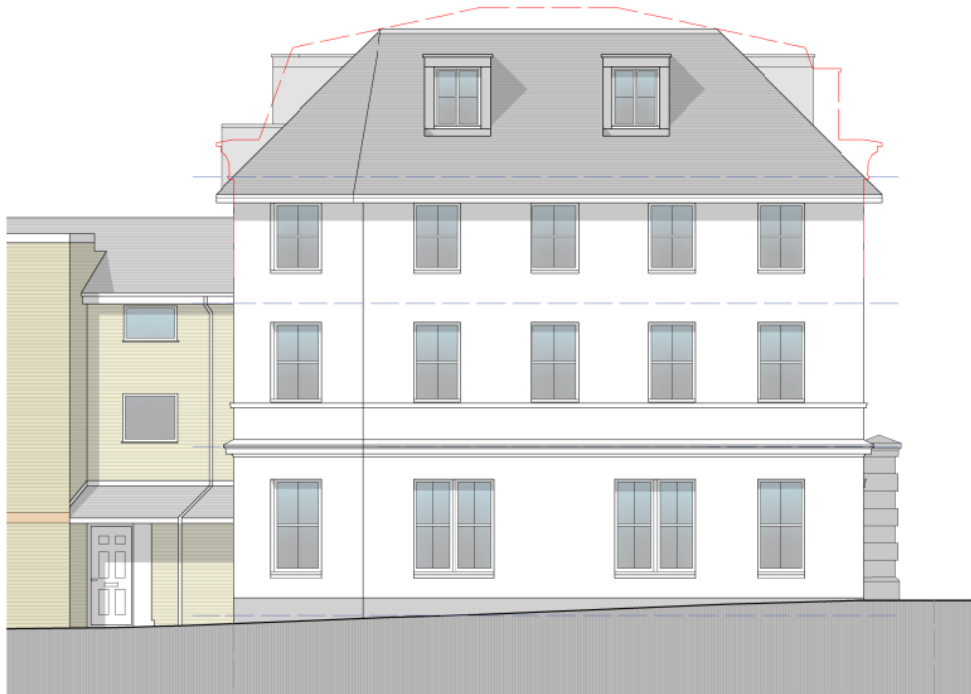
Proposed site plan Scale 1:200 @A3



Proposed Elevations

East

Refused outline dashed in red

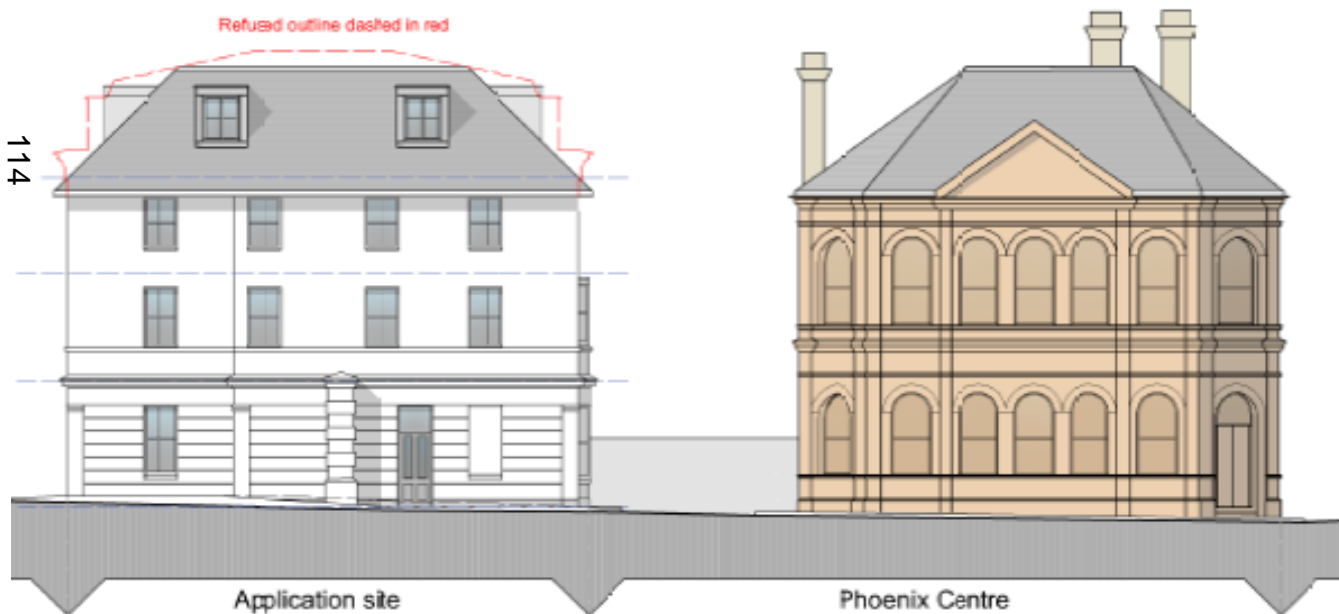


West

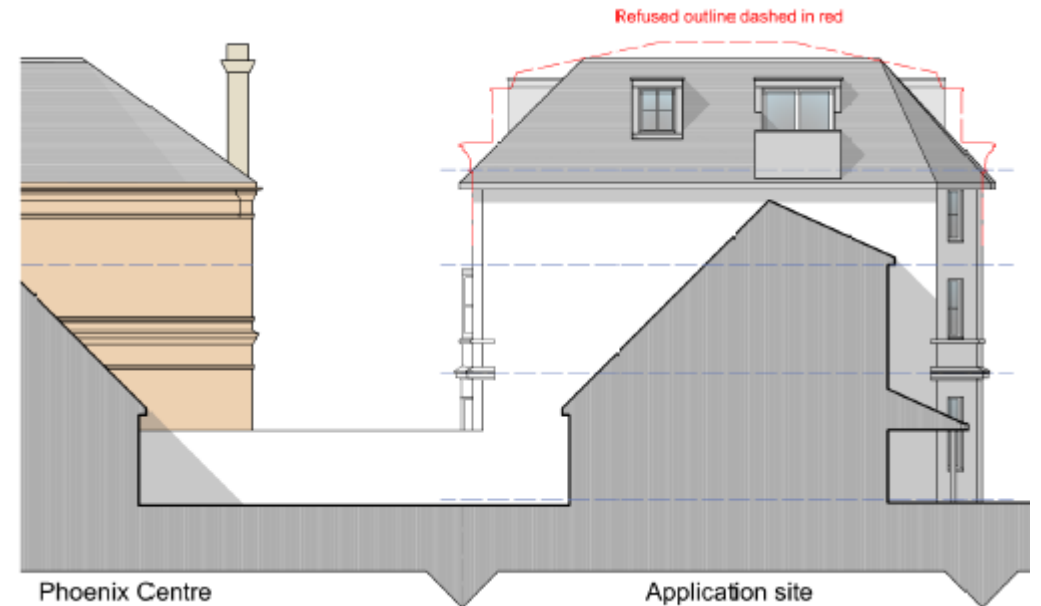


Proposed Elevations

North



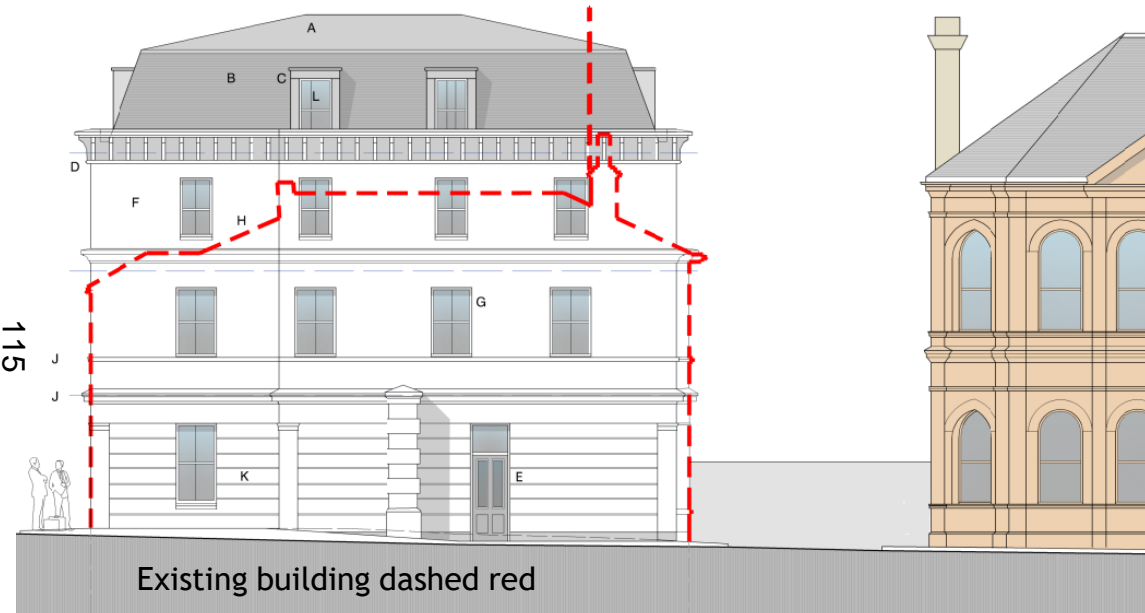
South



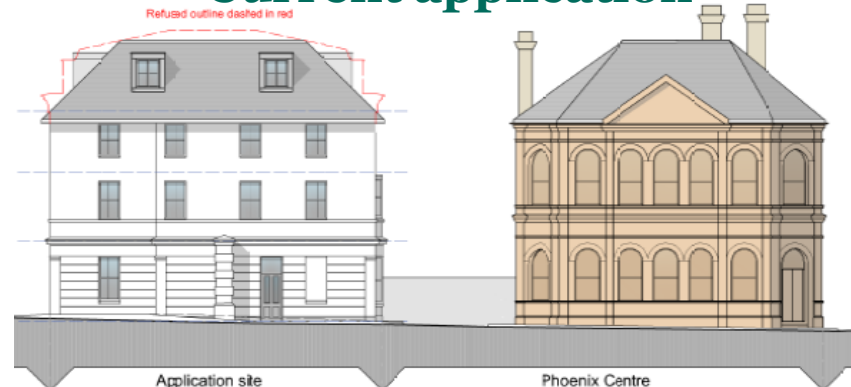
Previous Schemes North Elevation Comparison

Refused (BH2019/00161)

Approved (BH2024/01283)



Current application



Proposed Visual – looking east from junction from Phoenix Place/Waterloo Place



Existing Visual – looking east from junction from Phoenix Place/Waterloo Place



Proposed Visual – looking south from Tamplin Terrace



Existing Visual – looking south from Tamplin Terrace



Representations

Nine (9) objections:

- Overdevelopment, harm to nearby listed building and conservation area
- Additional noise, overshadowing and overlooking
- Additional traffic and stress on local parking
- Similar to previous refused application
- Additional pressure on local services due to increased residential units
- There are enough HMOs in the area already

Councillor Rowkins has objected to the application:

- Overlooking
- Additional pressure on local services

Key Considerations

- ▶ Principle of development
- ▶ Planning history
- ▶ Design, appearance and Heritage impact
- ▶ Impact upon neighbouring amenity
- ▶ Standard of accommodation
- ▶ Sustainable transport

Conclusion and Planning Balance

- ▶ Loss of the (long term vacant) public house use established under the recent, extant permission BH2024/01283. Policy DM10 has been satisfied.
- ▶ New commercial unit (Class E) at ground floor also established under BH2024/01283 - subject to a condition restricting the range of Class E uses that can take place
- ▶ Proposed HMO complies with Policy CP21 and Policy DM7 tests
- ▶ Creation of three new dwellings would make a contribution towards housing supply of the city
- ▶ Acceptable in terms of design and impact on heritage assets. Removal of unsympathetic later additions welcomed. Additional storey would increase prominence of building, but relationship with Grade II listed adjacent building would be maintained
- ▶ No significant impact on neighbouring amenity anticipated, on the basis of the amended plans omitting one of the balconies at roof level
- ▶ Acceptable standard of accommodation for the HMO and the proposed flats
- ▶ No significant concerns regarding transport impacts
- ▶ Recommended for approval, subject to conditions