

**2 St Heliers Avenue (Hove
Fitness Club)
BH2026/00121**

1st April 2026



**Brighton & Hove
City Council**

Application Description

- ▶ Application to vary condition 1 of planning permission BH2001/00118/FP to permit opening hours of **06:00** to **22:00** daily for the internal facilities.

Application Site (West Hove)



Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site (looking north, showing access)



Main access
off St Heliers
Avenue

Other Photos of Site - view down access road



Other Photos - rear car park and entrance



Other Photos- rear car park



Other photos- front car park (from access road)



Other photos- front car park



Application proposal

Condition 1 is proposed to be varied to permit opening hours of **06:00 to 22:00 daily**.

This would be one hour earlier opening and closing than currently consented on Mondays to Saturdays, and two hours earlier opening on Sundays and Bank Holidays. It would relate only to the internal facilities, and the external facilities would remain restricted as currently.

Current condition:

The premises shall not be used for any purpose before 7.00a.m., or open to members of the public before 7.15a.m. or after 11.00pm on any day, except Sundays and Bank Holidays when the premises shall only be used between 8.00am and 11.00pm.

Proposed new condition:

The internal facilities within the main building shall only be used or open for use between 6.00a.m - 10pm daily and at no other time. The external sports facilities shall not be used for any purpose before 7.00a.m, or open to members of the public before 7.15a.m. or after 11.00pm on any day, except Sundays and Bank Holidays when the external facilities shall only be used between 8.00am and 11.00pm.

Representations

Eight (8) letters of objection received, summarised as follows:

- ▶ Identical to previous refused application
- ▶ The site is not being operated in accordance with its lease
- ▶ Current unauthorised opening at 6am already causes noise disturbance, which will continue if the application is approved
- ▶ Inaccurate statements within the application
- ▶ Opening earlier would not prevent outdoor activity

Thirty-nine (39) letters of support received, as well as a petition (c.468 signatures), summarised as follows:

- ▶ The site is already opening at 6am, this allows for exercise in the early mornings which provides benefits for users of the site
- ▶ Other gyms nearby are open at this time

Key Considerations

- ▶ Amenity of neighbouring occupiers and the locality
- ▶ Sports and health considerations

Conclusion and Planning Balance

- Context is a significant consideration; site is constrained and surrounded by residential properties
- Site is currently operating earlier in breach of conditions and is the subject of complaints (eg amplified music, general disturbance, people gathering outside, vehicular movements, car door noise)
- Insufficient information submitted to demonstrate noise/disturbance impact will not be harmful – no evidence provided that tested noise levels at 6a.m. or 7.am.; no details provided of how noise would be managed
- Environmental Health Officer objection; noise management conditions cannot appropriately mitigate
- Benefits to sports/health do not outweigh the harm identified
- **Refusal** is therefore recommended