

**Site Of Amex House,
Edward Street
BH2025/03081**

5th June 2026



**Brighton & Hove
City Council**

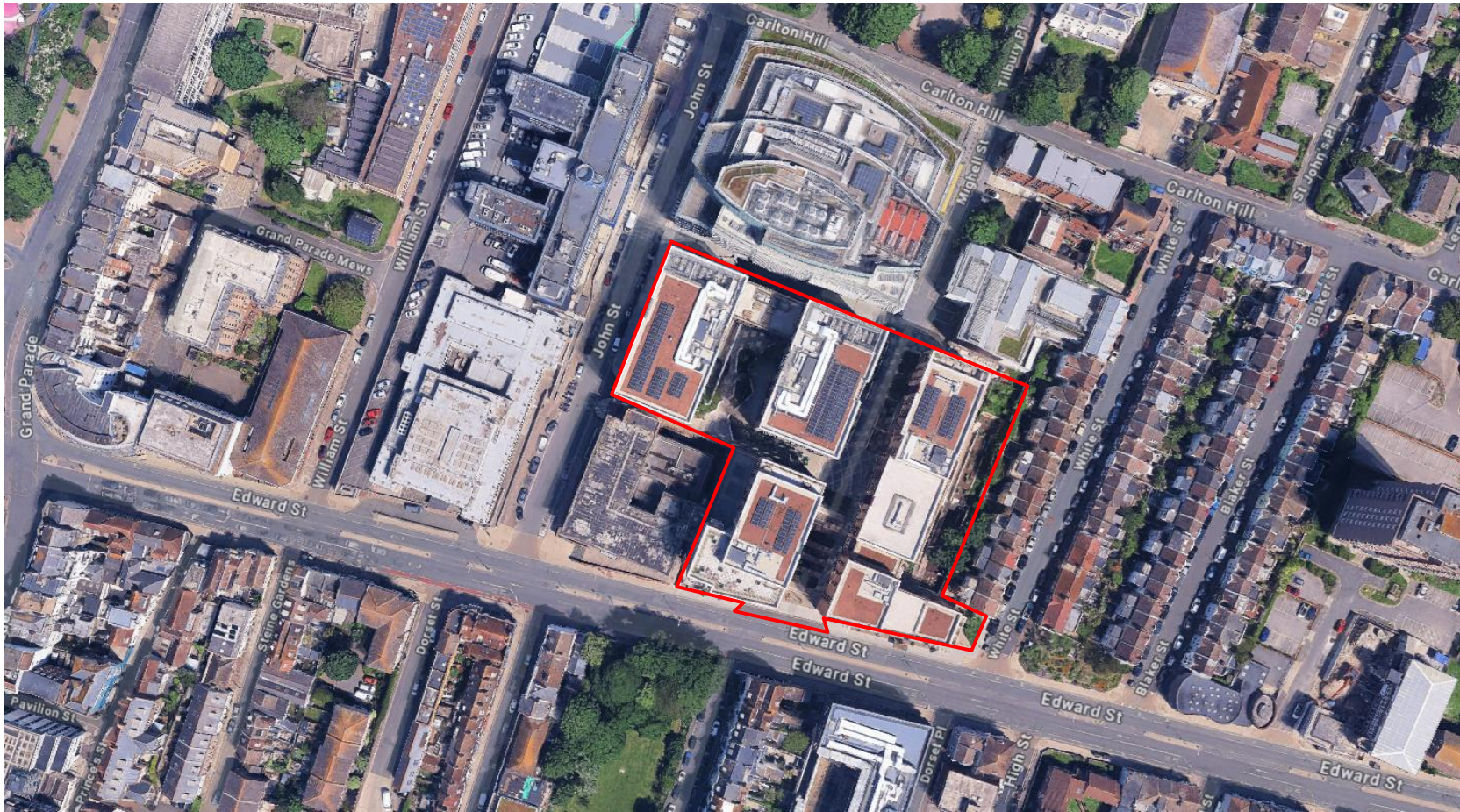
Application Description

- ▶ Change of use of Ground Floor and Lower Ground Floor of Block E - to include Use Class E(d) (indoor sport, recreation or fitness) further to approved Use Class E(g)(i) (Office)
- ▶ In effect permission is requested for the flexibility to provide indoor sport, recreation and fitness uses in addition to the existing approved office use.

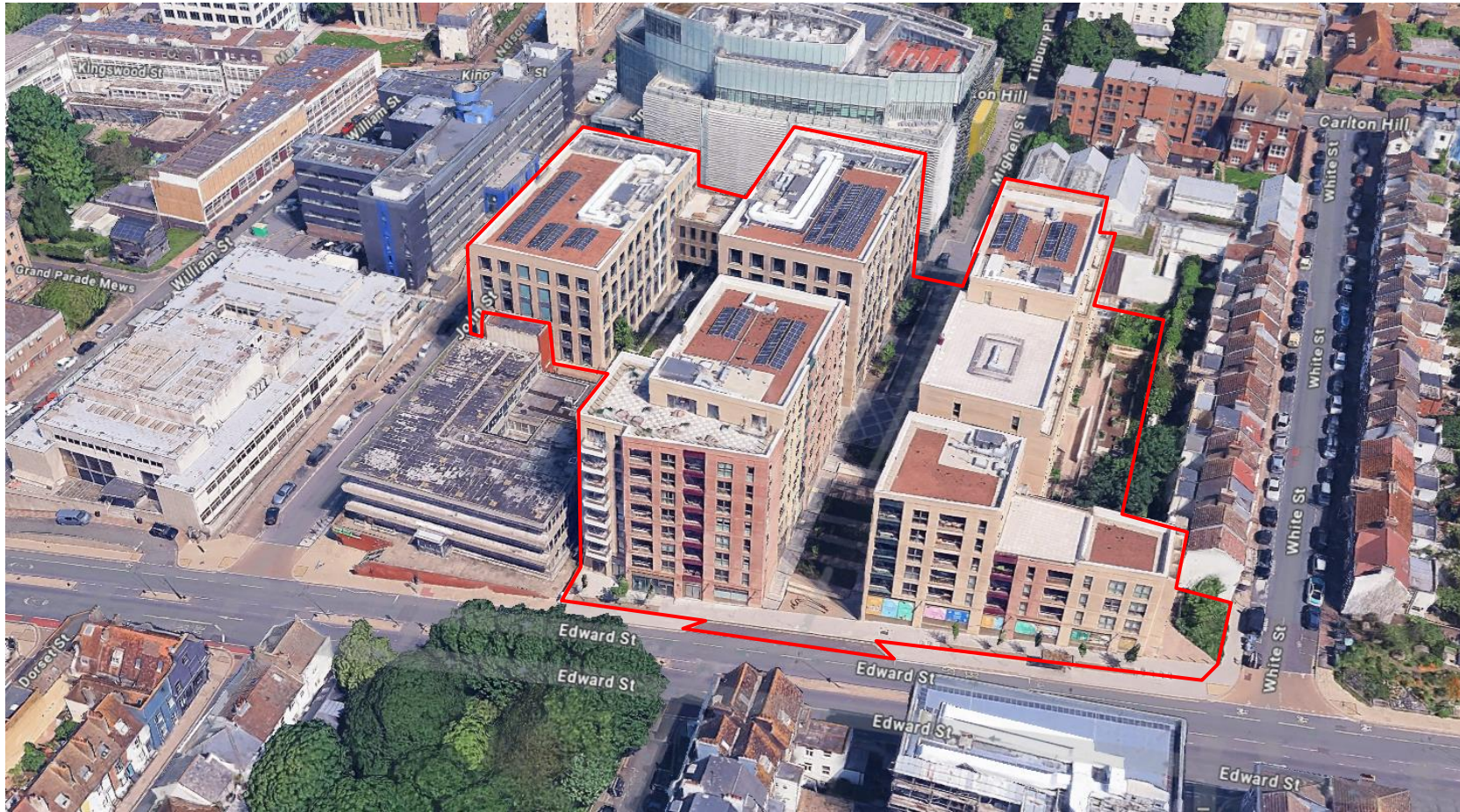
Existing Location Plan



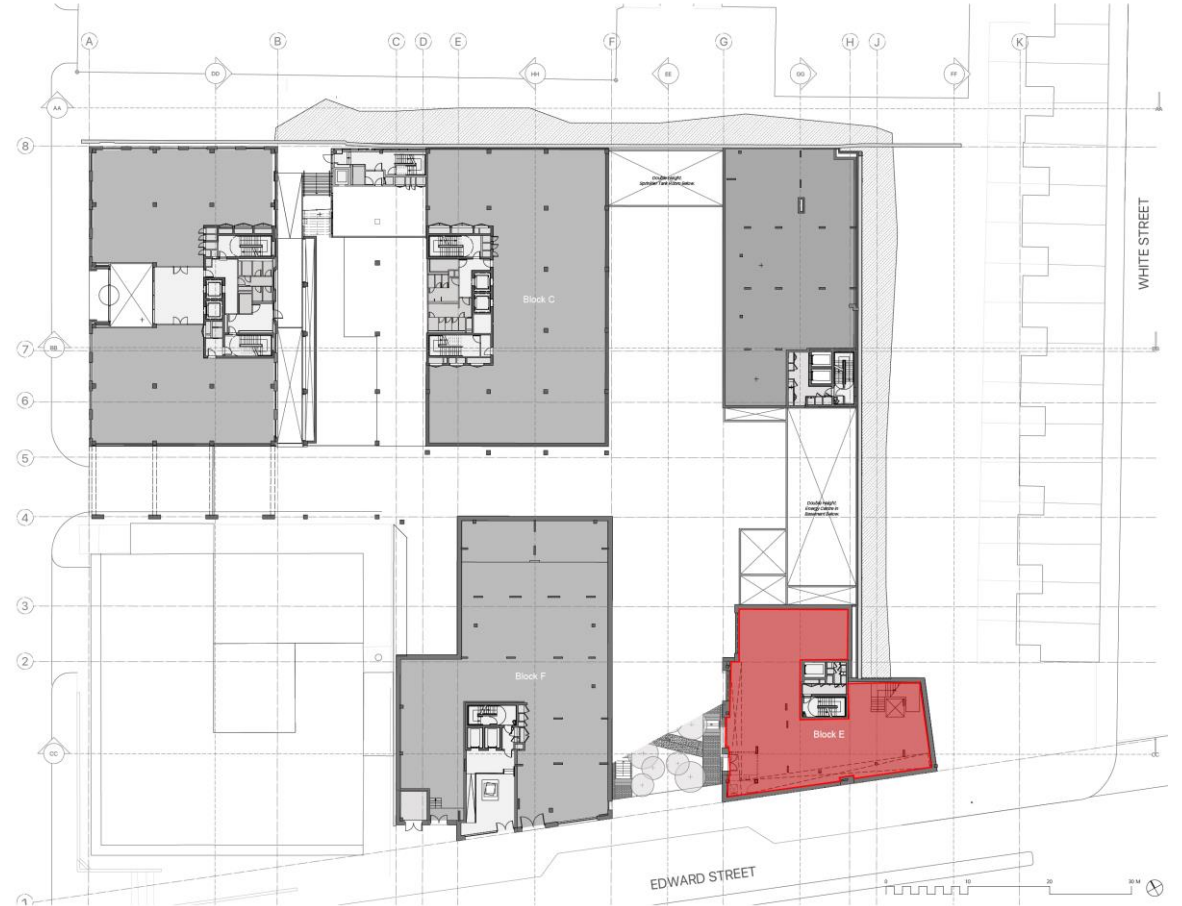
Aerial Photo of Site



3D Aerial Photo of Site



Site Arrangement Plan GF and LGF



Street Photo of Site

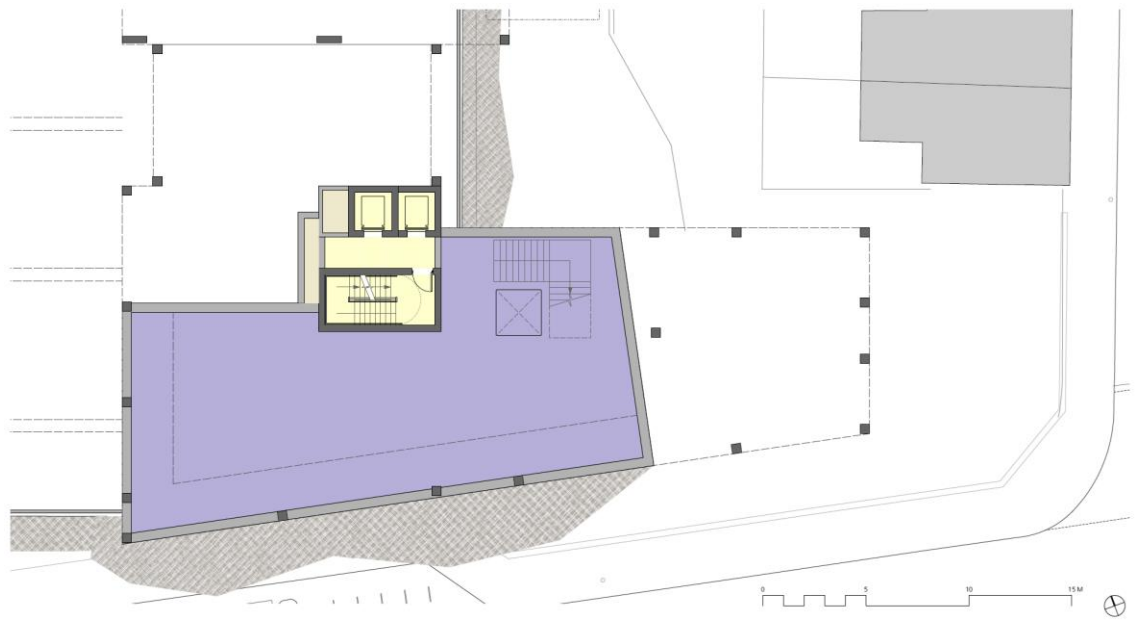
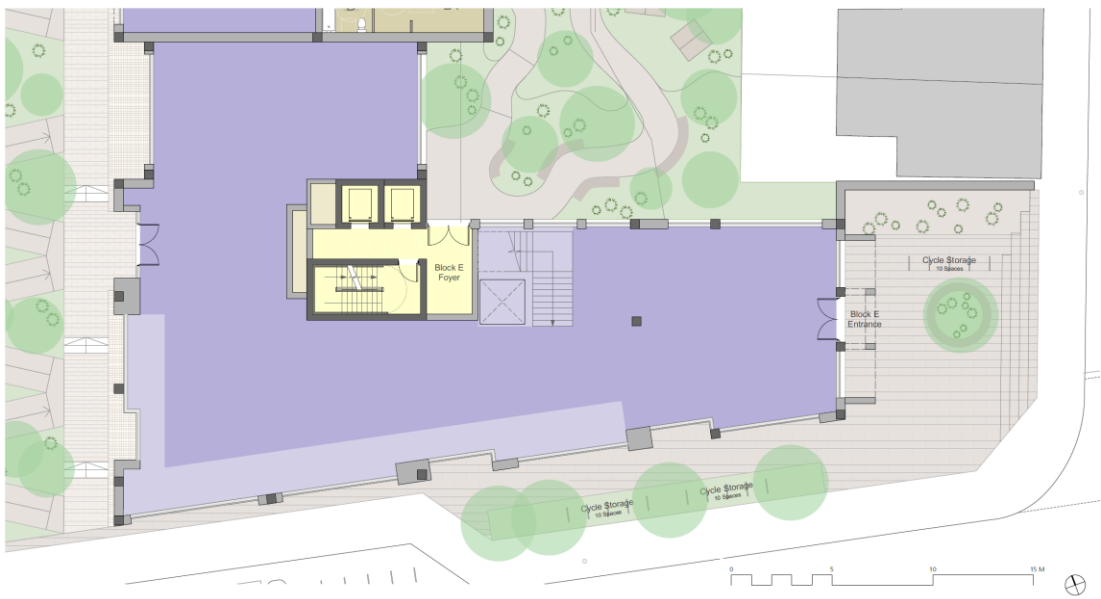


Edward Street Elevation



Floor Plans – GF and LGF

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Representations

Ten (10) public representations received objecting to the scheme:

- ▶ Noise and vibration
- ▶ Parking issues
- ▶ Traffic movements
- ▶ Highway safety
- ▶ Anti-social behaviour
- ▶ Light pollution

Key Considerations

- ▶ Principle of Development
- ▶ Impact on Neighbour Amenity
- ▶ Highways Issues

Conclusion and Planning Balance

- ▶ The increased flexibility to include leisure uses is a practical approach to ensure that the vacant units remain in an employment-generating use and of importance to the local economy.
- ▶ Appropriate and sufficient marketing has been undertaken.
- ▶ A noise assessment and mitigation measures are recommended to be secured by condition, prior to occupation of the units.
- ▶ The proposed development is considered unlikely to generate a harmful uplift in trips or parking demand.

Recommendation to **Approve**