

Site Of Amex House Edward Street BH2025/03092

1st July 2026

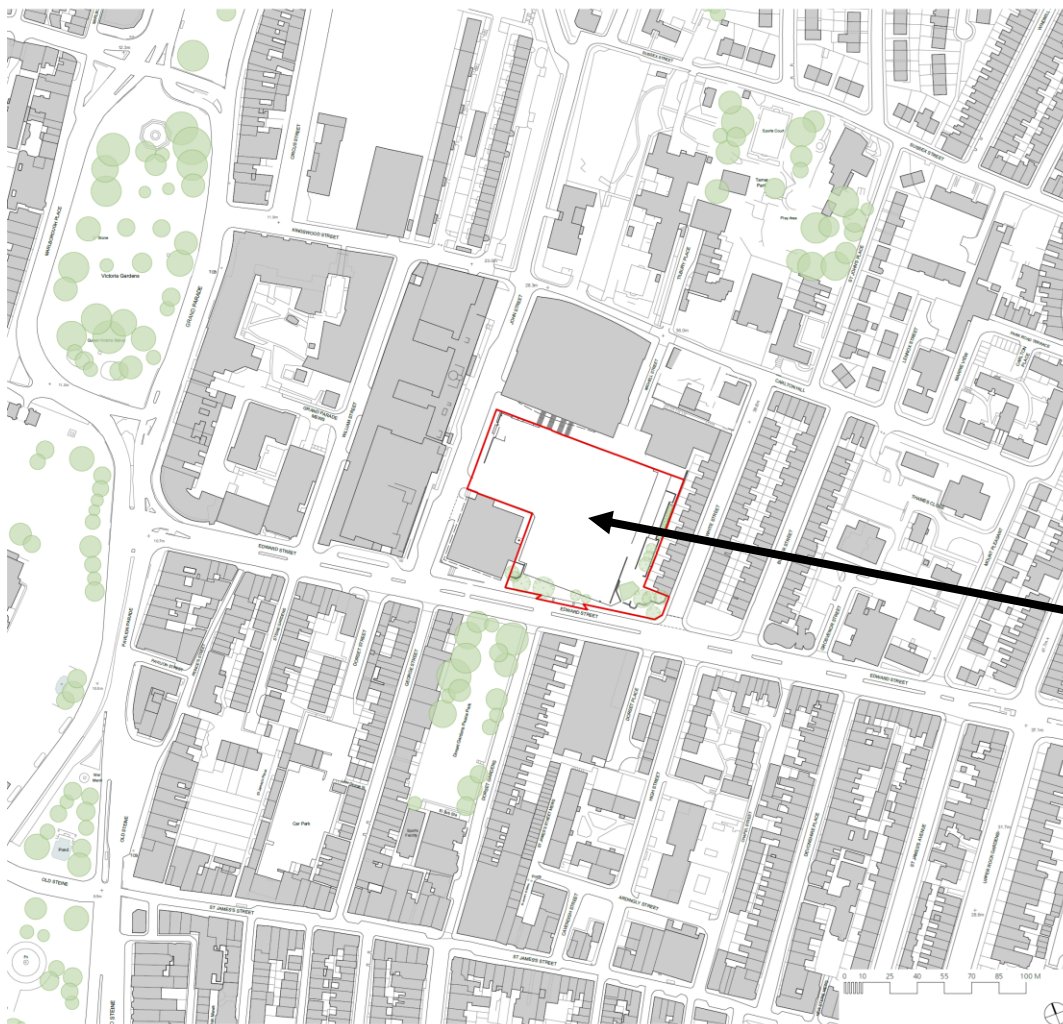


Brighton & Hove
City Council

Application Description

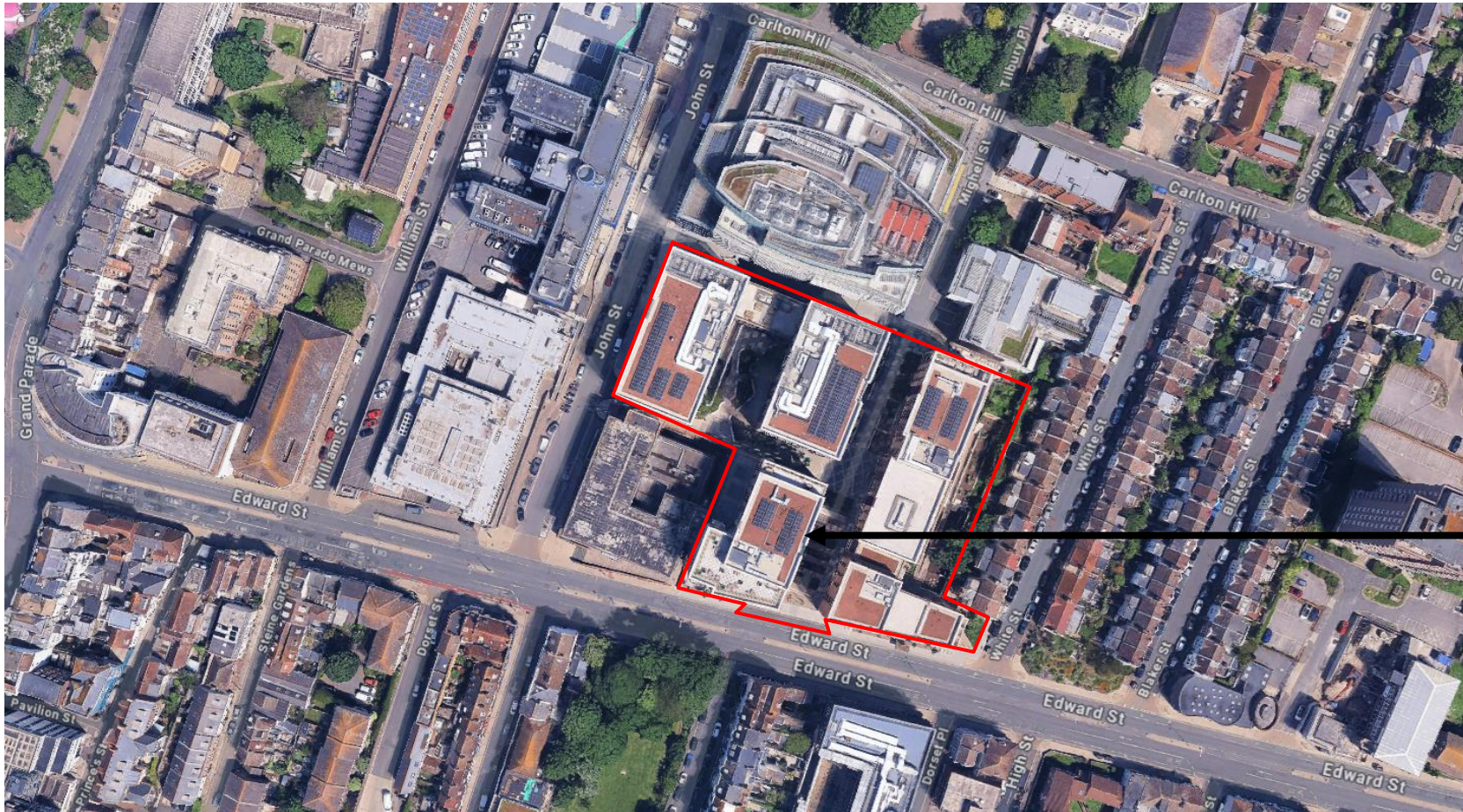
- ▶ Change of use of Ground Floor of Block F - to include Use Class E(d) (indoor sport, recreation or fitness) further to approved Use Class E(g)(i) (Office)
- ▶ 24 Hour Operation
- ▶ In effect permission is requested for the flexibility to provide indoor sport, recreation and fitness uses in addition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

Existing Location Plan



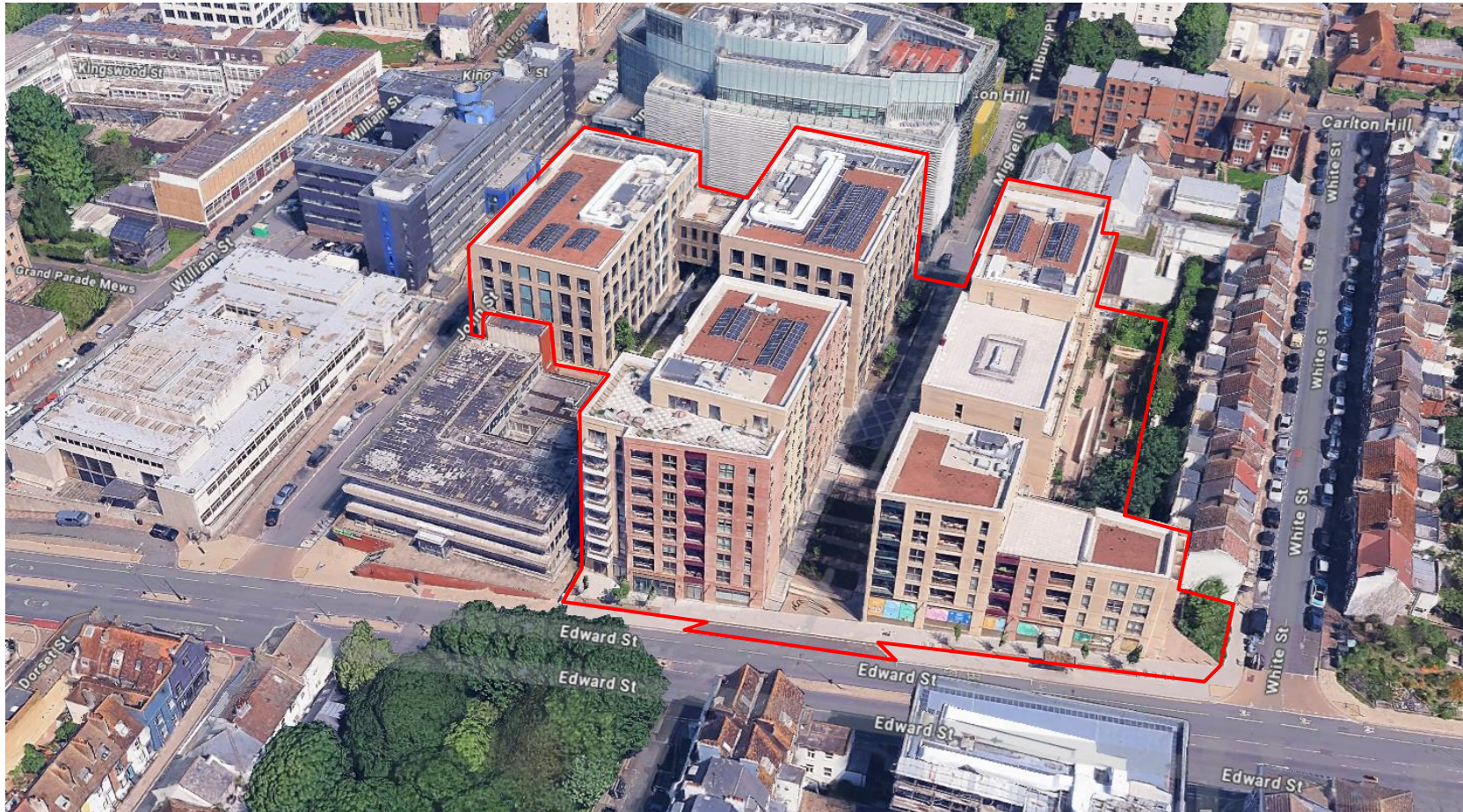
The site

Aerial Photo of Site



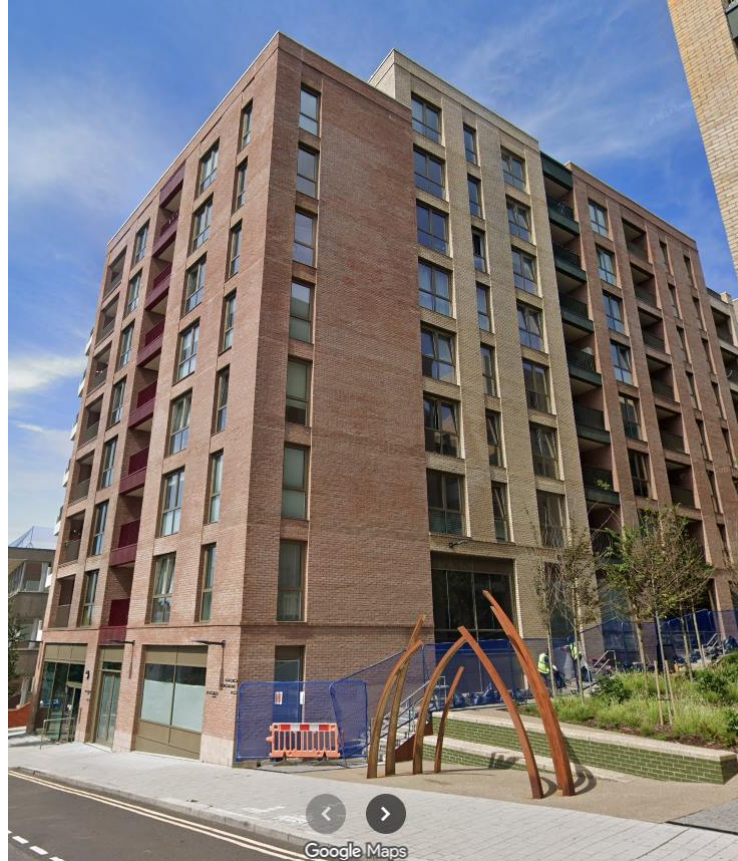
The site

3D Aerial Photo of Site



Street Photos of Site (from Edward Street)

58



Edward Street Elevation



Ground Floor Plan

60



Representations

Sixteen (16) public representations received objecting:

- ▶ Noise and vibration
- ▶ Increased activity
- ▶ Change in hours of operation
- ▶ Parking issues
- ▶ Traffic movements
- ▶ Highway safety
- ▶ Anti-social behaviour
- ▶ Light pollution
- ▶ Poor quality/ omissions in submission

One (1) public representation received supporting:

- ▶ Health and wellbeing
- ▶ Amenity for residents
- ▶ Encourage business
- ▶ Reducing traffic movement

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 to justify increased flexibility.
- ▶ 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**

