

Oakley House, Leicester Street

BH2025/02088

28th October 2026



Brighton & Hove
City Council

Application Description

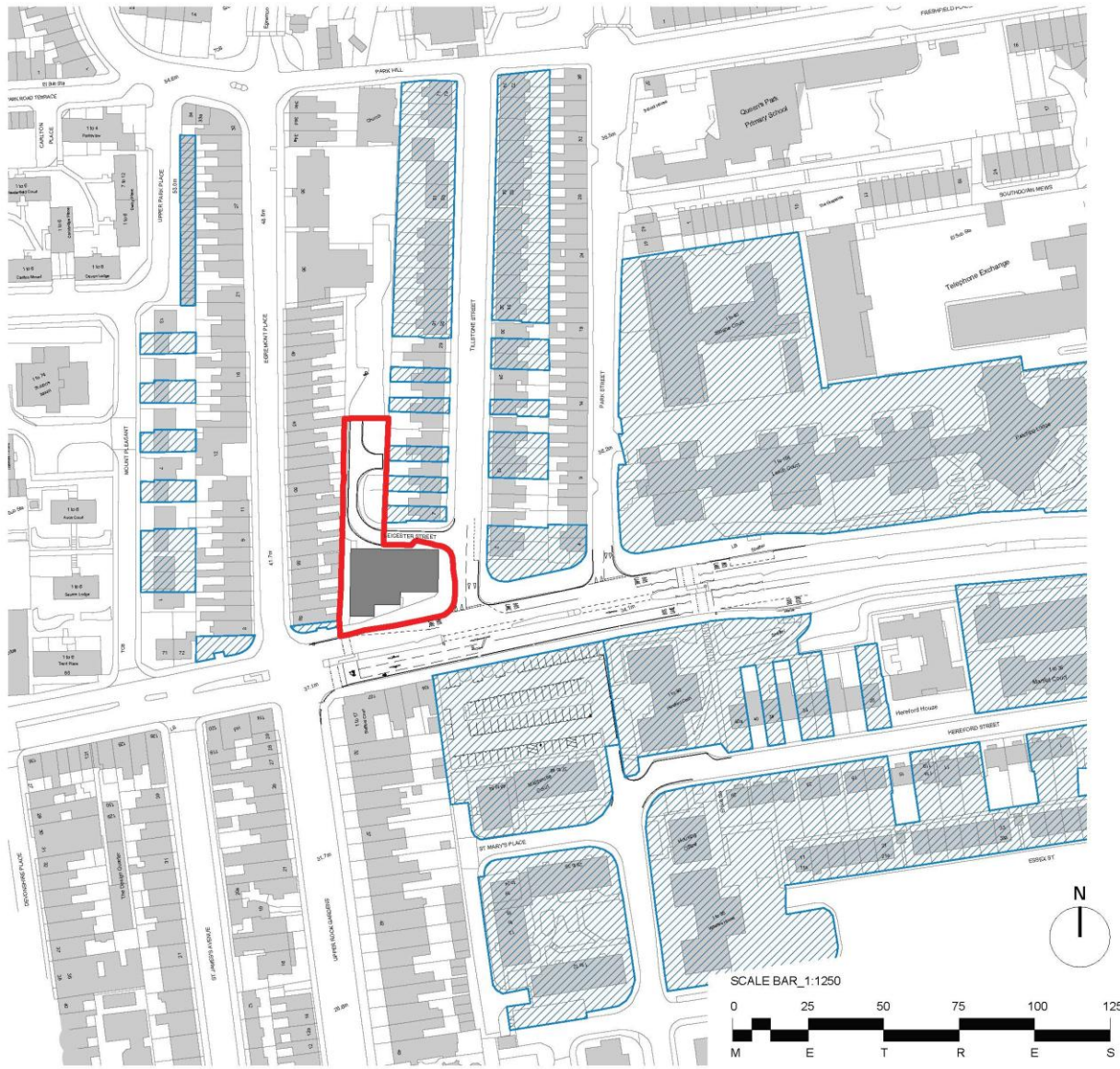
- ▶ Demolition of existing mixed-use building with ground floor commercial unit (Class E) and residential above (Class C3) and erection of new residential block (C3) with associated landscaped areas.
- ▶ (For information: Proposal is for building of up to five storeys and 20no flats for affordable housing).

Map of Application Site

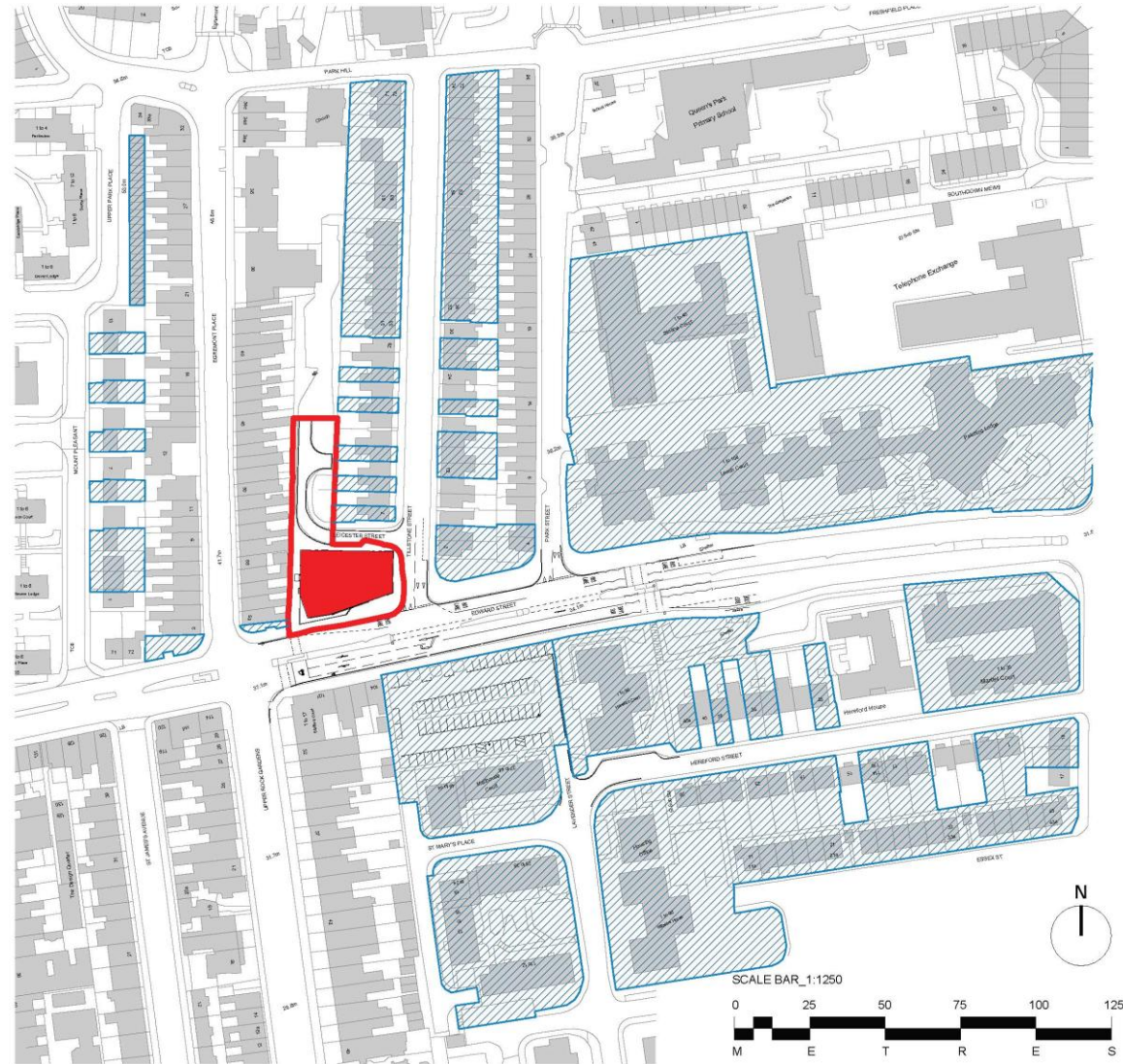
Application site



Existing Location Plan



Proposed Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Views from the east along Edward Street/Eastern Road

Application site



Hereford Court (17
Storeys)

Application site



Leach Court (7 Storeys)

Views from Tillstone Street (North of the site)

Application site



View of application site and adjacent property (No.7 Tillstone Street)



View from within the conservation area looking south



Photograph at junction of Tillstone Street and Leicester Street

Views from Leicester Street to the north



View looking north on Leicester Street



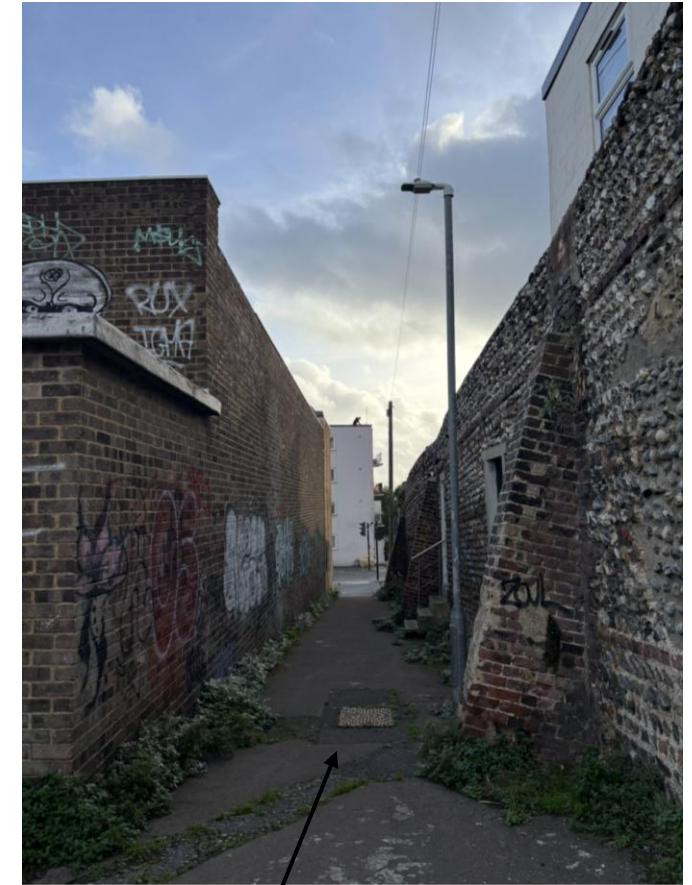
View looking south on Leicester Street



Rear of Egremont Place



Rear of properties on Tillstone Street



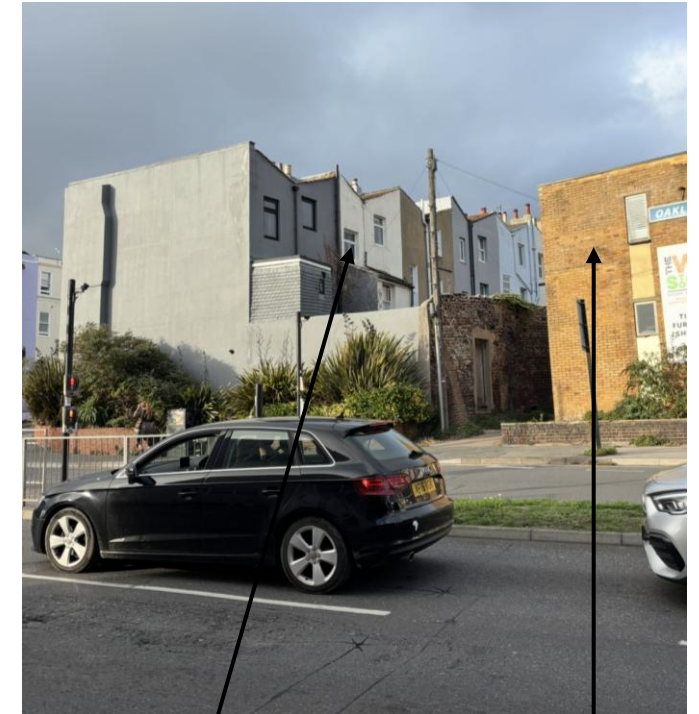
Pedestrian walkway to west of application site and rear of Egremont Place

Views from the south and west on Edward Street



Egremont Place

Leach Court



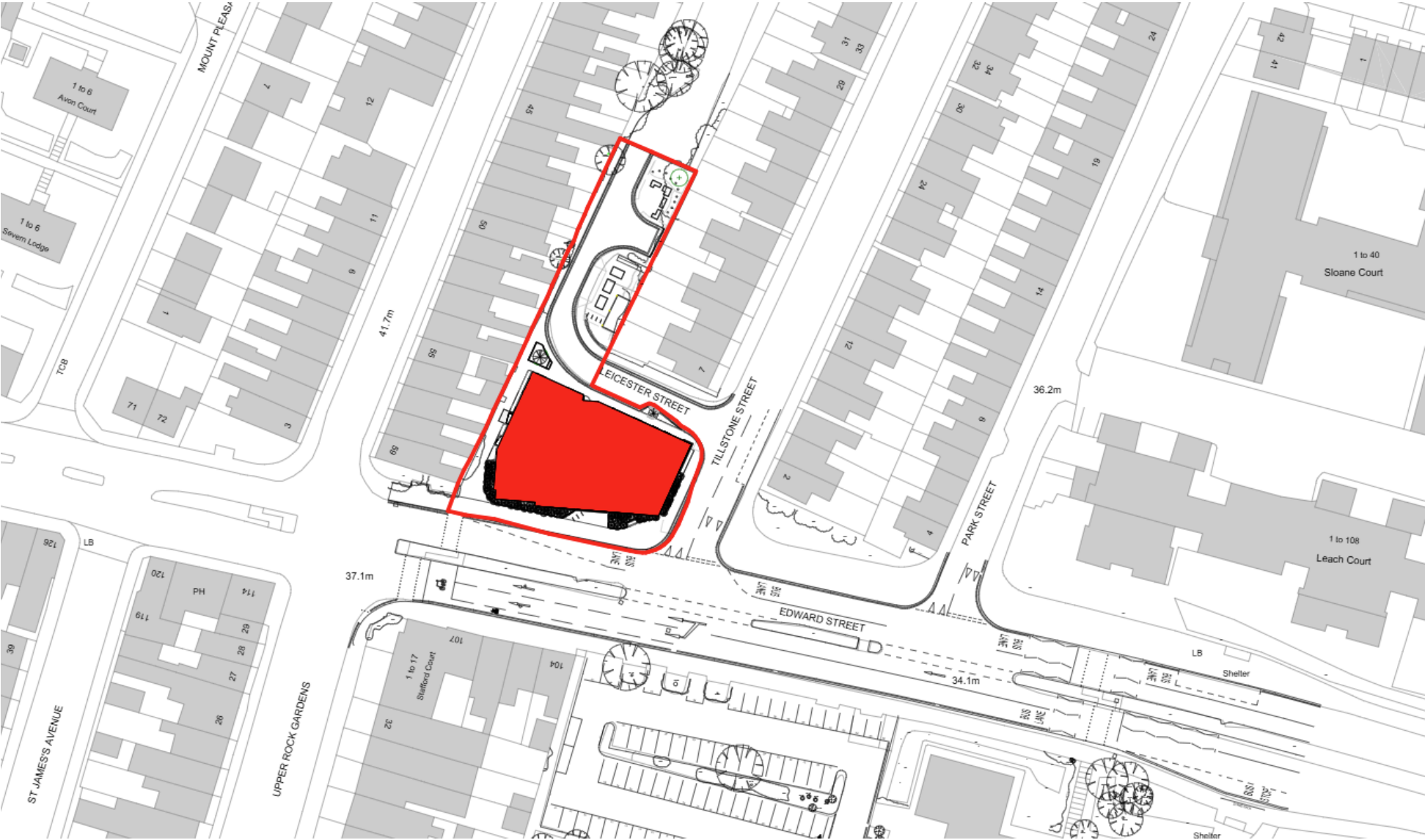
Rear of Egremont Place

Application site



View taken close to junction with Edward Street and Upper Rock Gardens

Proposed Block Plan



Proposed Visual from the east on Edward Street/Eastern Road



Proposed visual from the south on Edward Street



Proposed Visual from junction of Egremont Place and Edward Street



Proposed visual from Tillstone Street



Proposed eastern elevation



Proposed southern elevation



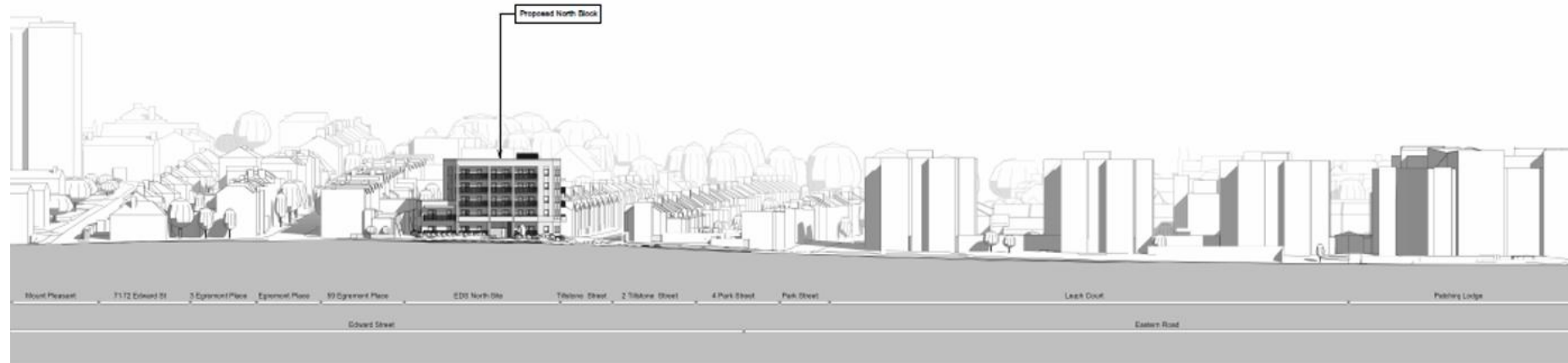
Proposed northern elevation



Proposed western elevation



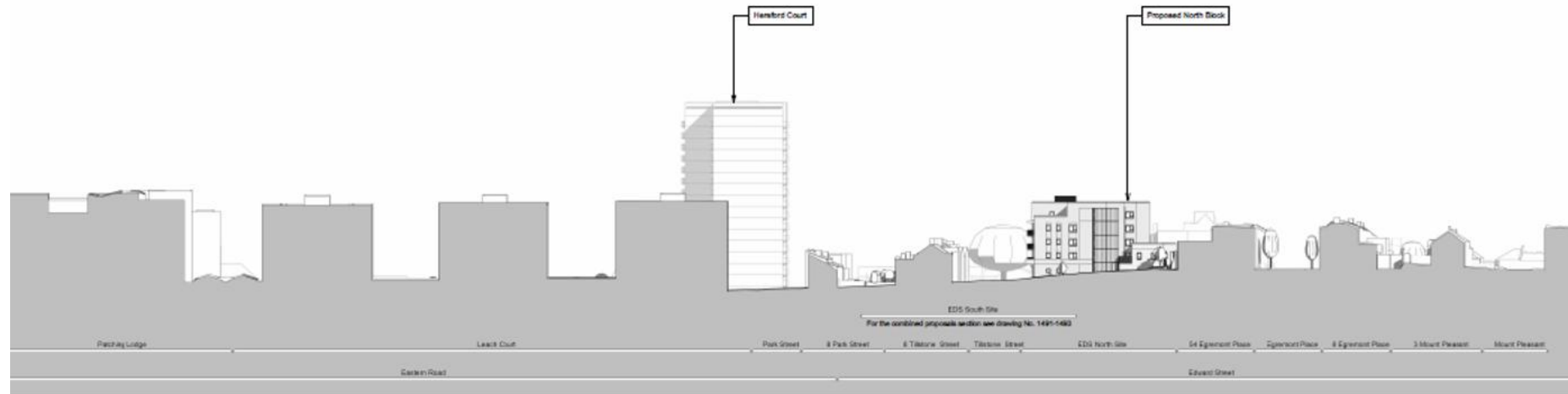
Long sections looking north/south



EDS North - Oakley House

E-E Section - Long Section Looking North

1:300(A1)



EDS North - Oakley House

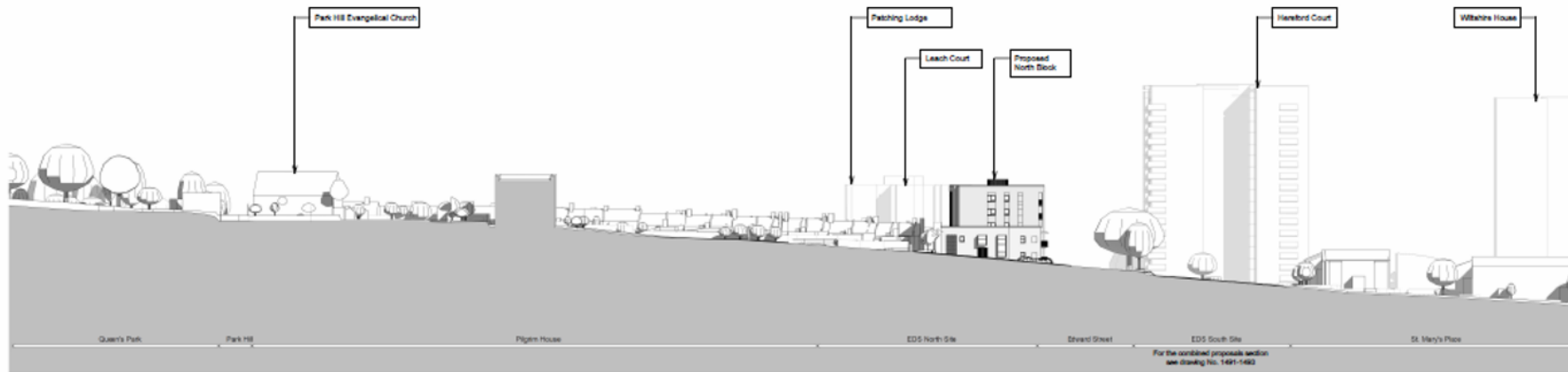
F-F Section - Long Section Looking South

1:300(A1)

Long sections looking east/west

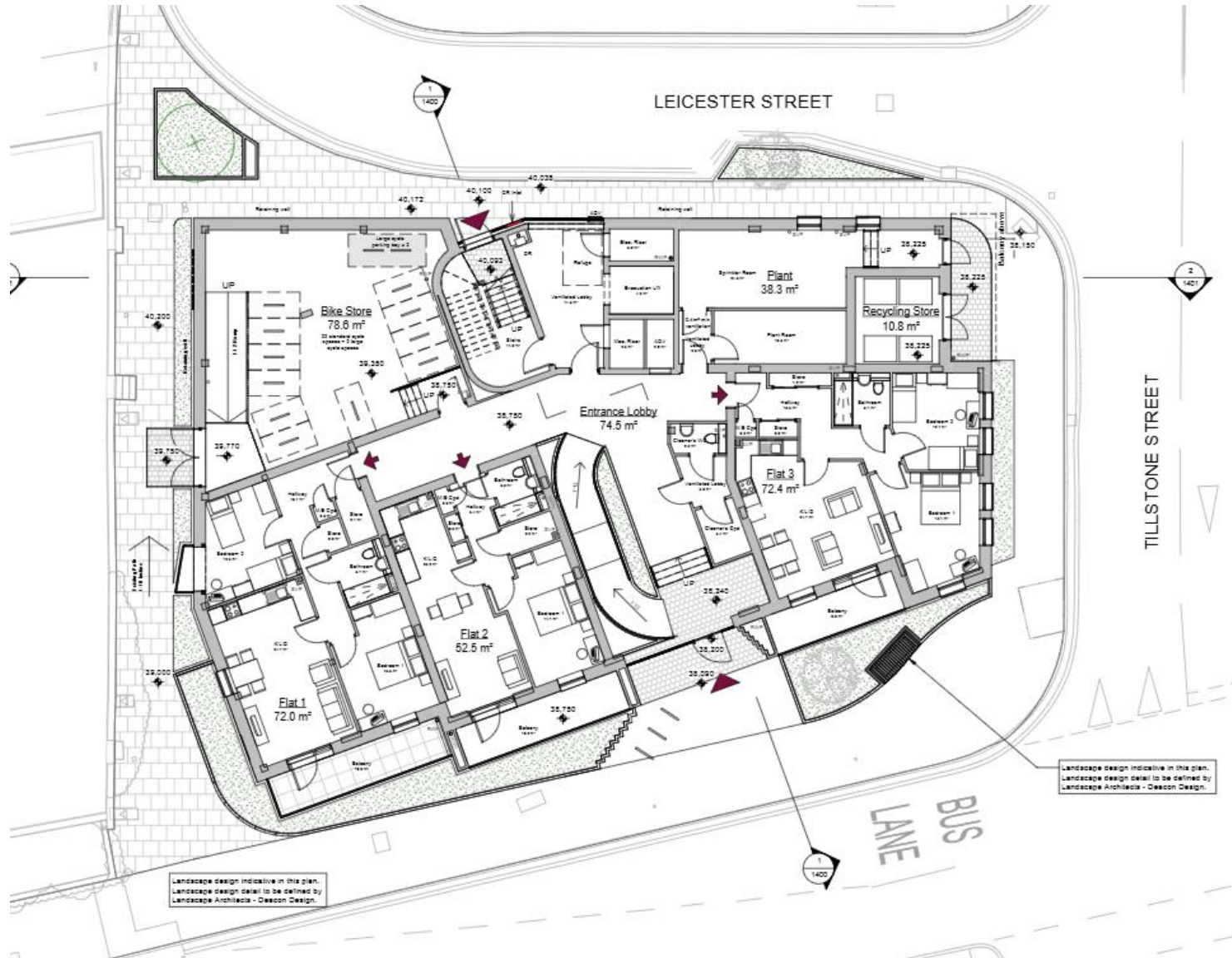


EDS North - Oakley House
C-C Section - Long Section Looking West
1:500@A1



EDS North - Oakley House
D-D Section - Long Section Looking East
1:500@A1

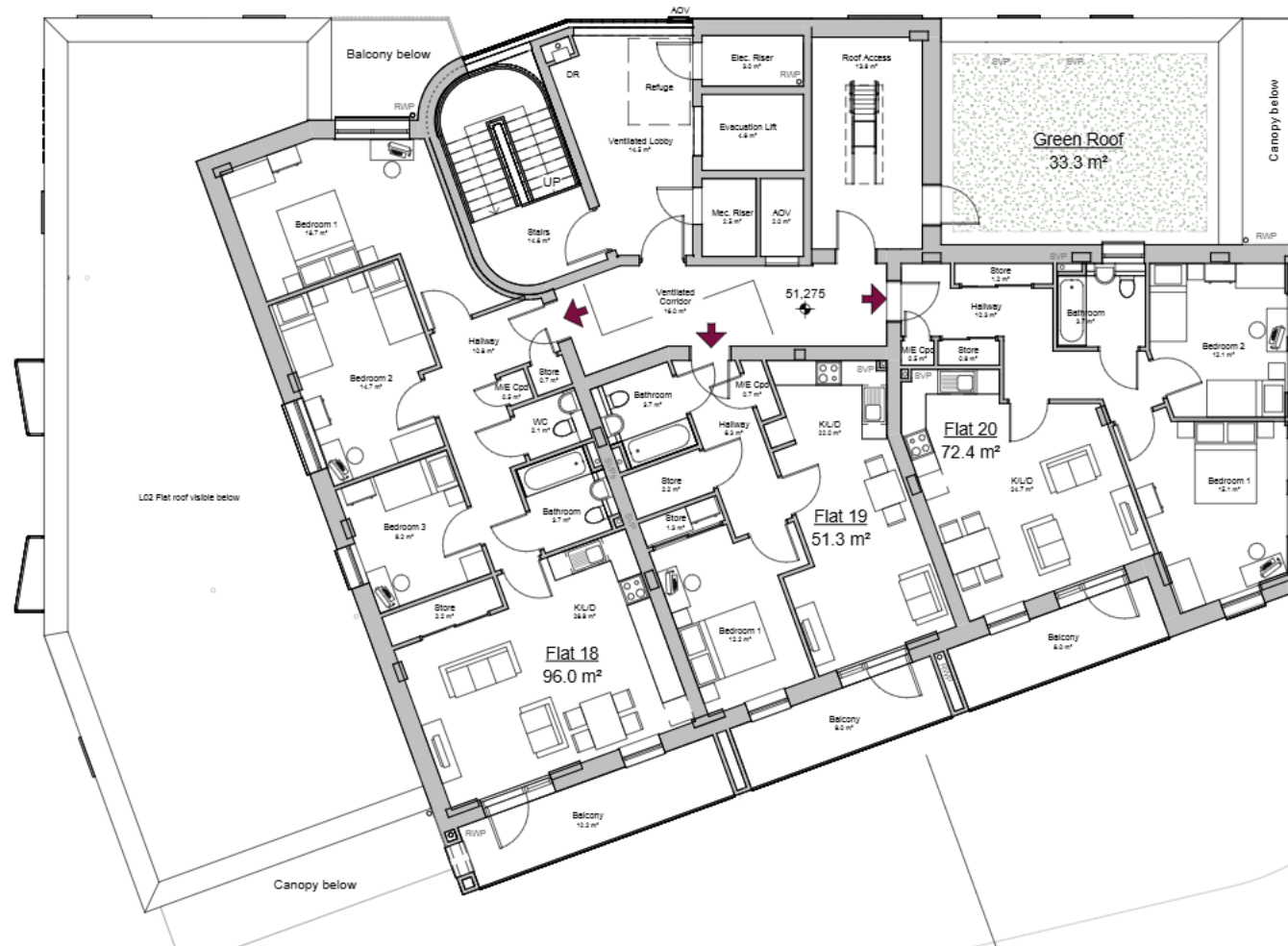
Proposed Ground floor Plan



Proposed first floor



Proposed fourth floor



Application as originally submitted



Proposed view from the east

Application as originally submitted



Proposed view from the south

Number of units

- ▶ The 20 residential units would comprise the following mix:
- ▶ 9 x 1 bed (45%)
- ▶ 8 x 2 bed (40%)
- ▶ 3 x 3 bed (15%)

Representations

Fifteen (15) letters of representation have been received objecting to the proposed development on the following grounds:

- Adverse impact on listed buildings
- Adverse impact on Conservation Area
- Inappropriate height and scale of the development
- Overdevelopment of the site
- Poor design and not in keeping with character of the area
- Proximity to boundaries
- Overshadowing and loss of light to neighbouring properties
- Loss of privacy and overlooking
- Overbearing impact
- Noise impact
- Impacts on neighbouring properties during construction/dust and vibration
- Concern the community areas will attract antisocial behaviour
- Additional traffic and inadequate parking provision
- No improvement is proposed to supporting infrastructure or amenities
- Loss of view
- Impact on property values

Representations

- ▶ One (1) letter of comment has been received which raises the following points:
- ▶ -The development of affordable housing is supported given the need of all housing in Brighton
- ▶ -A strategic plan of our city centre needs to be considered
- ▶ -The city needs to consider the use of all available city land on a large city-wide scale to better meet the needs of urban development and local communities. Certain households may prefer residential areas rather than living in the city centre.
- ▶ -The tall building policy is an effective way of maximising the value of city centre land.
- ▶ -Good architectural design in a city centre location should be one of the priorities, this project could set a good example.
- ▶ -The development should take maximum advantage of the south facing sea view by building tall on Edward Street.

Conclusion and Planning Balance

- ▶ Demolition of Oakley House is considered acceptable given that it is of no architectural or historic significance.
- ▶ Whilst the new building would be taller and have greater visual impact than the existing, the impacts on the setting of nearby heritage assets would be limited.
- ▶ Weight is given to housing delivery and the significant public benefits arising from the delivery of additional affordable homes, which is considered to satisfactorily outweigh any limited heritage harm.
- ▶ During the lifetime of the application the proposed development has been significantly reduced in scale and would result in a well-designed building. Further details in relation to the building's design to include materials and large-scale details are recommended to be secured by condition.
- ▶ Impact on amenity of neighbouring properties considered to be acceptable following reduction in height and scale. DEMP/CEMP can mitigate construction impacts.
- ▶ The proposed units would meet NDSS. Whilst acknowledged that the development would result in some single aspect units, overall standard of accommodation is considered acceptable having regard to site constraints in a central location.
- ▶ The proposals would include suitable outdoor external amenity areas for residents
- ▶ The housing mix proposed is acceptable.
- ▶ No parking provision but this is considered acceptable in a central sustainable location.
- ▶ The proposals include a scheme of highways works to the front and rear of the site.
- ▶ The development offers opportunities to secure public realm improvements, biodiversity opportunities and provides a sustainable building.
- ▶ **Recommend: Approval**

