

36 Cheltenham Place

BH2026/00727

28th October 2026



Brighton & Hove
City Council

Application Description

- ▶ Planning permission is sought for a change of use from mixed use Class E (artists studios, sauna and associated facilities) to a sui-generis use for the whole site. This sui-generis use would cover a range of complementary uses on the site. The application can be summarised as follows
- ▶ - Holiday letting rooms at first floor level,
- ▶ - Reinstatement of historic wooden sliding doors fronting Cheltenham Place,
- ▶ - Secondary sauna within yard, (first sauna approved under BH2025/01271)
- ▶ - Small café, primarily to serve site users,
- ▶ - Steam room facility,
- ▶ - Yoga studio,
- ▶ - Massage/therapy rooms,
- ▶ - Provision of disabled access to new and existing facilities,
- ▶ - Expanded changing room facilities,
- ▶ - Retention of 5 artist studio spaces.

Map of Application Site



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site

Access to YoYo
Yard facilities
and artists
studios

Pedestrian Access to
first floor



Other Photos of Site



Existing Block Plan

Access to Sauna
Yard and artist
studios

Pedestrian access
to upper floors

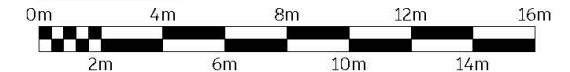


To rear (eastern) part
of the site, the
application relates to
the ground floor only

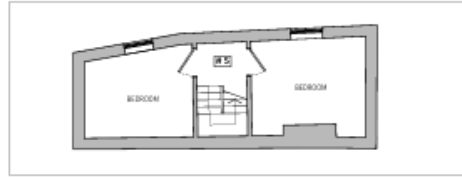


BLOCK PLAN - EXISTING AND PROPOSED

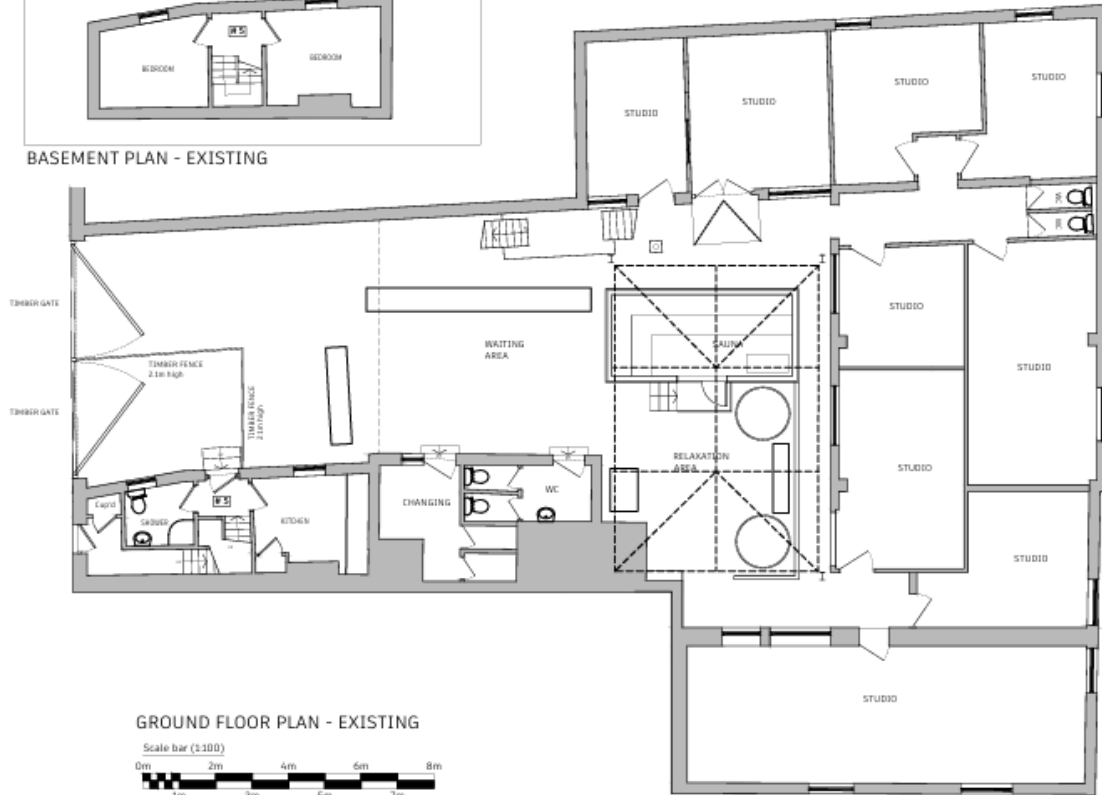
Scale bar (1:200)



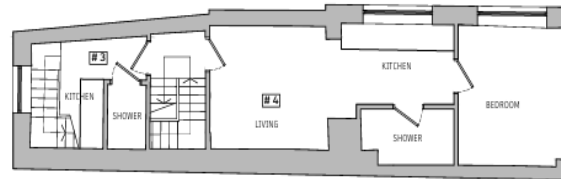
Existing Plan



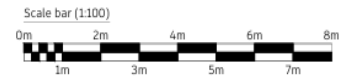
BASEMENT PLAN - EXISTING



GROUND FLOOR PLAN - EXISTING

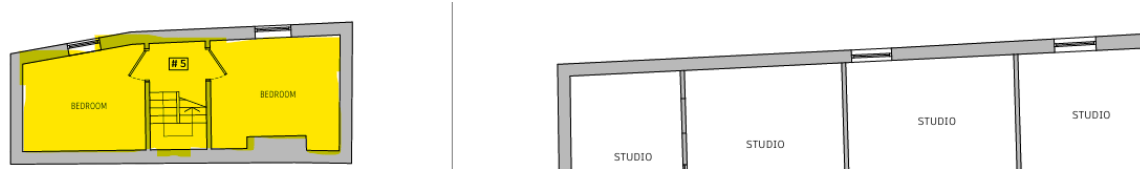


LOWER FIRST FLOOR PLAN - EXISTING

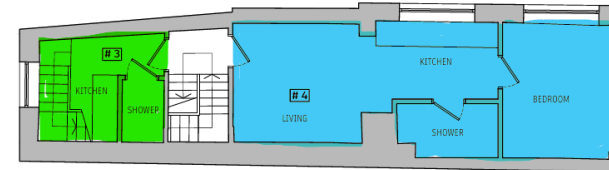
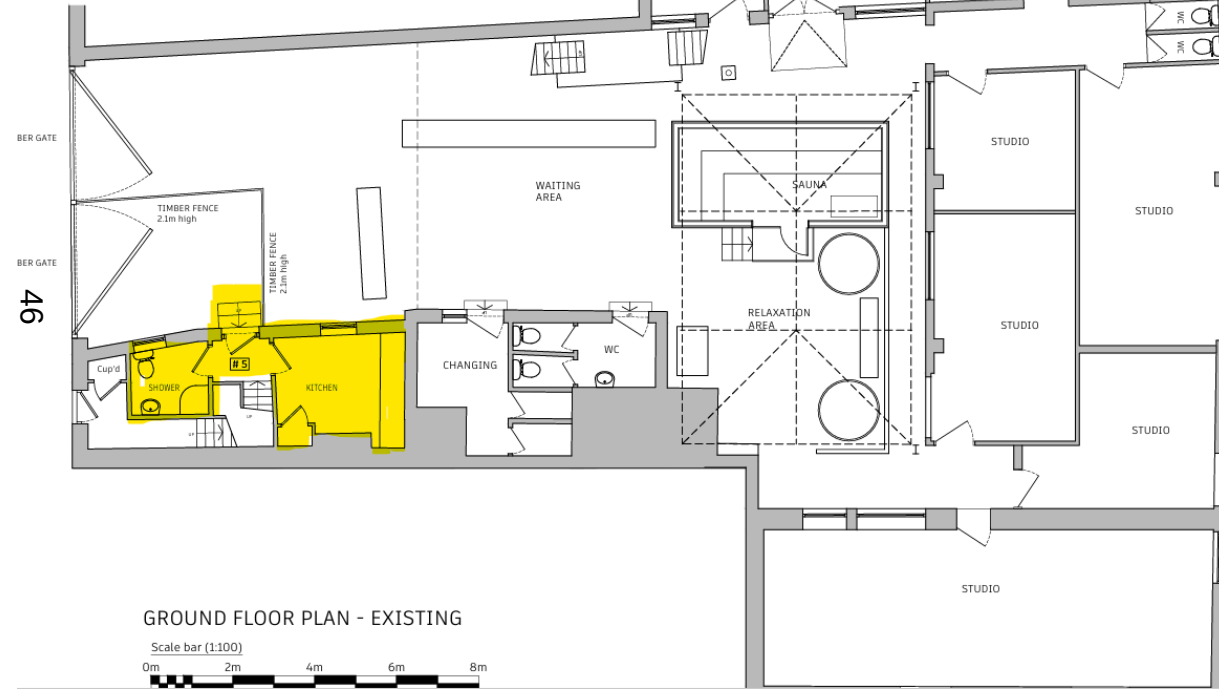


UPPER FIRST FLOOR PLAN - EXISTING

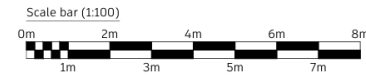
Existing Residential Layout



BASEMENT PLAN - EXISTING

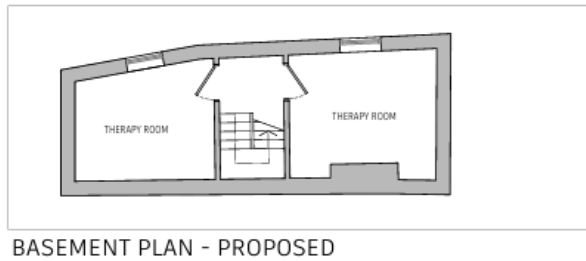


LOWER FIRST FLOOR PLAN - EXISTING



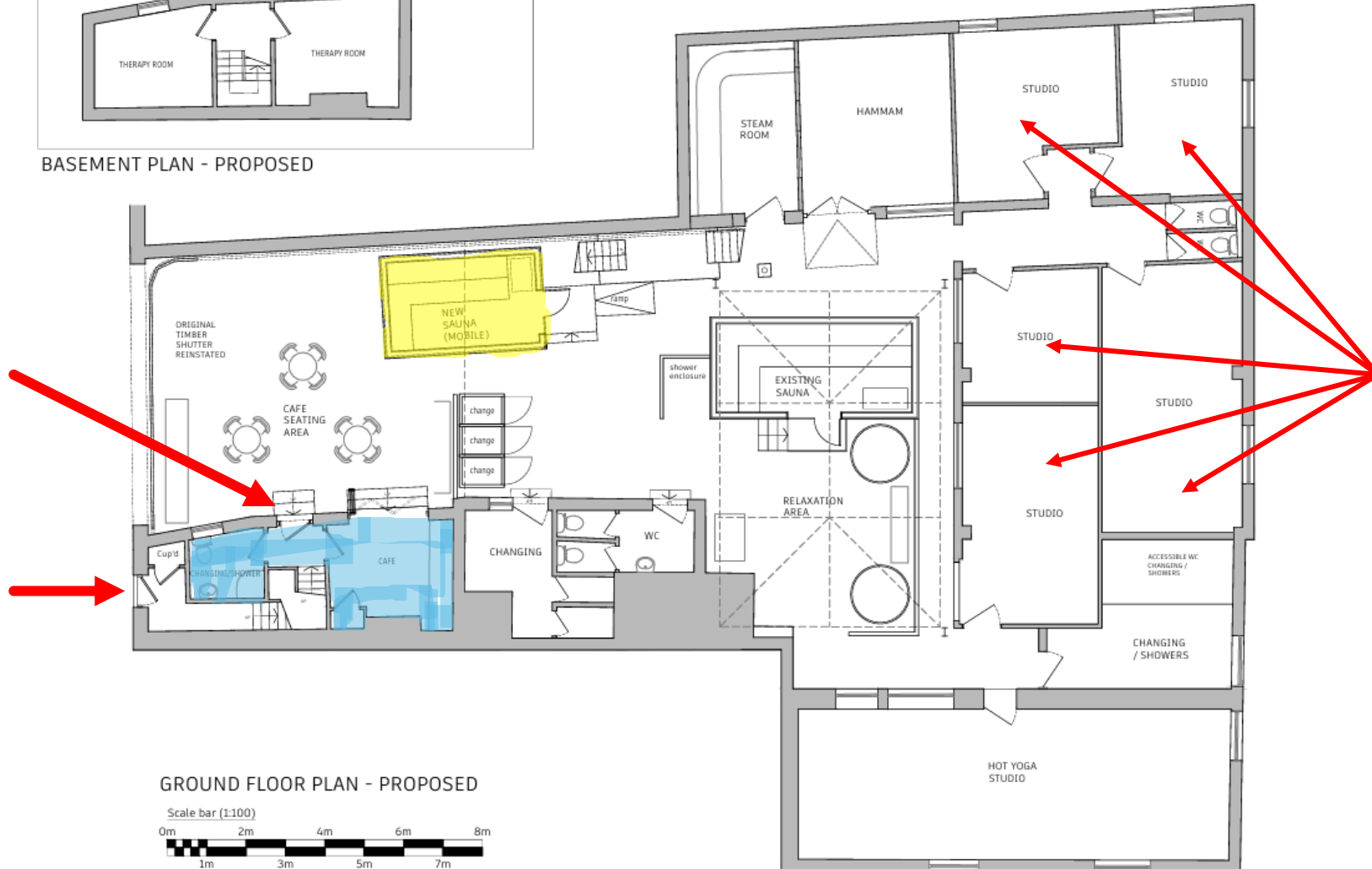
UPPER FIRST FLOOR PLAN - EXISTING

Proposed Plan Basement & Ground



Entrance to
café (area
shown in blue)
within Sauna
yard

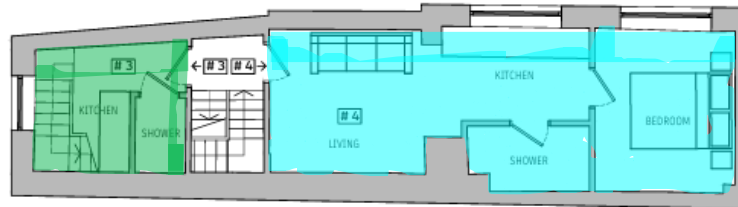
Entrance to
upper floor and
overnight
letting
accommodation



Five Artist
Studios
retained

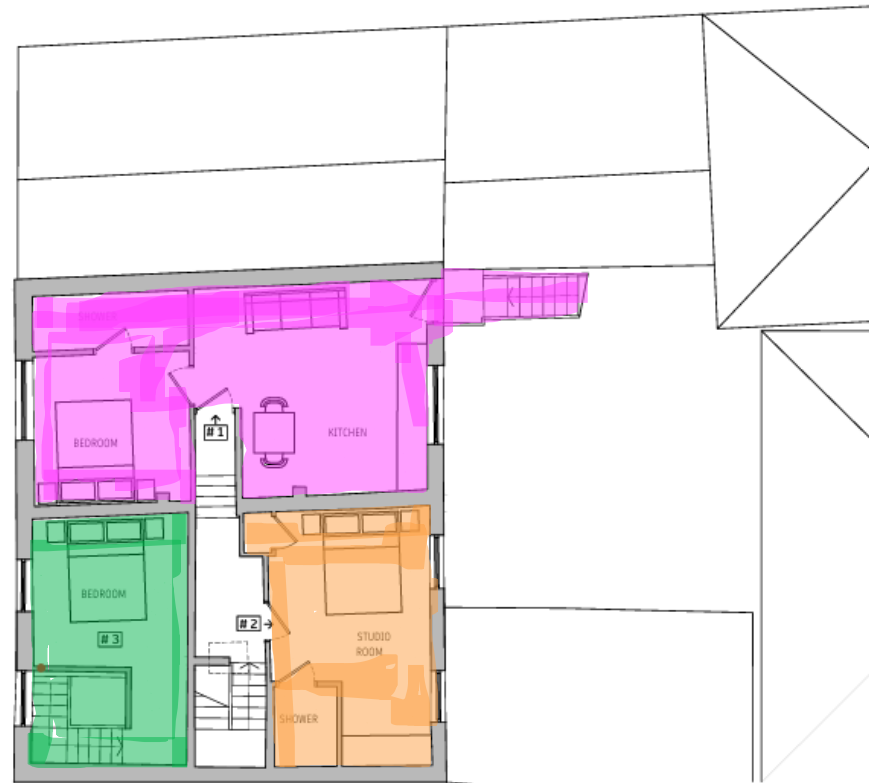
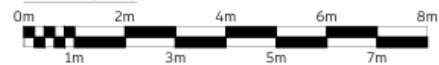
Proposed Plan Lower & Upper First floor

saved: Just now



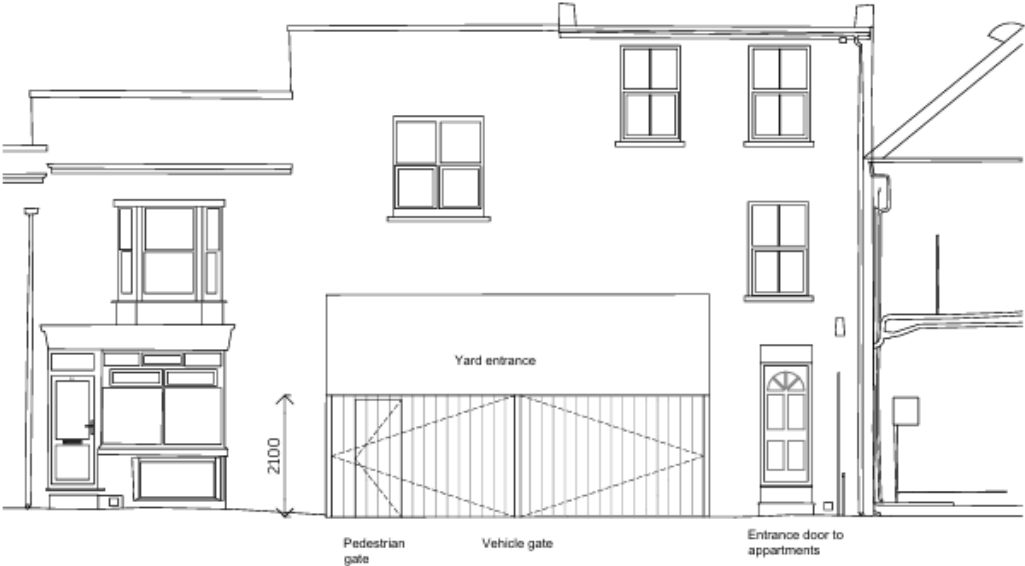
LOWER FIRST FLOOR PLAN - PROPOSED

Scale bar (1:100)



UPPER FIRST FLOOR PLAN - PROPOSED

Existing and Proposed Cheltenham Place Street Elevation Visual



EXISTING FRONT ELEVATION



Original shutters reinstated -
Existing (original) timber shutters to be refurbished
and painted. Top panel glazed.

Entrance door to
apartments

Existing Gates & Proposed Visual



Representations

- ▶ **Thirty-Two (32) representations were received objecting to the proposal for the following reasons:**
- Principle of the change of use/ conflict with planning policy, holiday let, loss of housing & employment space and unwanted precedent
- Impact on amenity, noise & anti-social behaviour from holiday lets
- Highway safety, parking, and increased trip generation
- Environmental concerns, waste, water, litter
- Management concerns, freehold, tenancy issues, retrospective nature of planning application
- Impact on area through proliferation of holiday lets
- Overdevelopment and harm to the conservation area

Representations

- **Twenty-Four (24) representations were received supporting the proposal for the following reasons:**
- Improvement to the existing facilities, inclusion of disabled access
 - Valued and beneficial use to the local community, tourist and the art scene
 - Supports local events and community functions
 - Economic benefits/ supporting a local business
 - The environment is peaceful and relaxing which should be supported
 - Improvement to the access gates benefits the conservation area

Representations

► **North Laine Community Association objects to the application for the following reasons**

- Proliferation of holiday let harms residential communities
- Existing parts of the building already in use as holiday lets
- A Lawful Development Certificate should be obtained to establish lawful history
- Building regulations and fire safety queries
- Impact on residential amenity
- Concerns over the café use
- The proposed works to the gates are welcome

Key Considerations

- ▶ Principle of the sui-generis use, loss of residential floor space
- ▶ Suitability of Holiday Let accommodation within a wider sui-generis floor space
- ▶ Impact on existing artist studios
- ▶ Impact on neighbouring amenity particularly noise and increased activity
- ▶ Impact on the residential character of the area
- ▶ Transport, servicing, refuse and cycle parking
- ▶ Impact on the North Laine Conservation Area

Conclusion and Planning Balance

- ▶ The planning history for the site is unclear, but the existing residential units provide a substandard level of accommodation which cannot easily be converted to meet modern standards. Therefore, a change of use can be justified in this instance.
- ▶ The Sauna use, approved in 2025 has been successful and the proposal would expand this business and retain some artist studios
- ▶ The holiday letting rooms would provide opportunity for well-ness stays and courses within the sui-generis use of the site and connected to this use as controlled by condition
- ▶ The proposal would preserve the character of the Conservation Area
- ▶ Subject to conditions controlling opening hours and the management of the site, the proposal would not cause unacceptable harm to neighbouring amenity.
- ▶ The site is in a sustainable location for transport and would not cause excessive parking demand or highway safety issues. Cycle parking would be delivered by condition

Overall balance: Recommended for **approval**, subject to the conditions

