

Palmer And Harvey House
106 - 112 Davigdor Road
BH2026/01622

28th October 2026

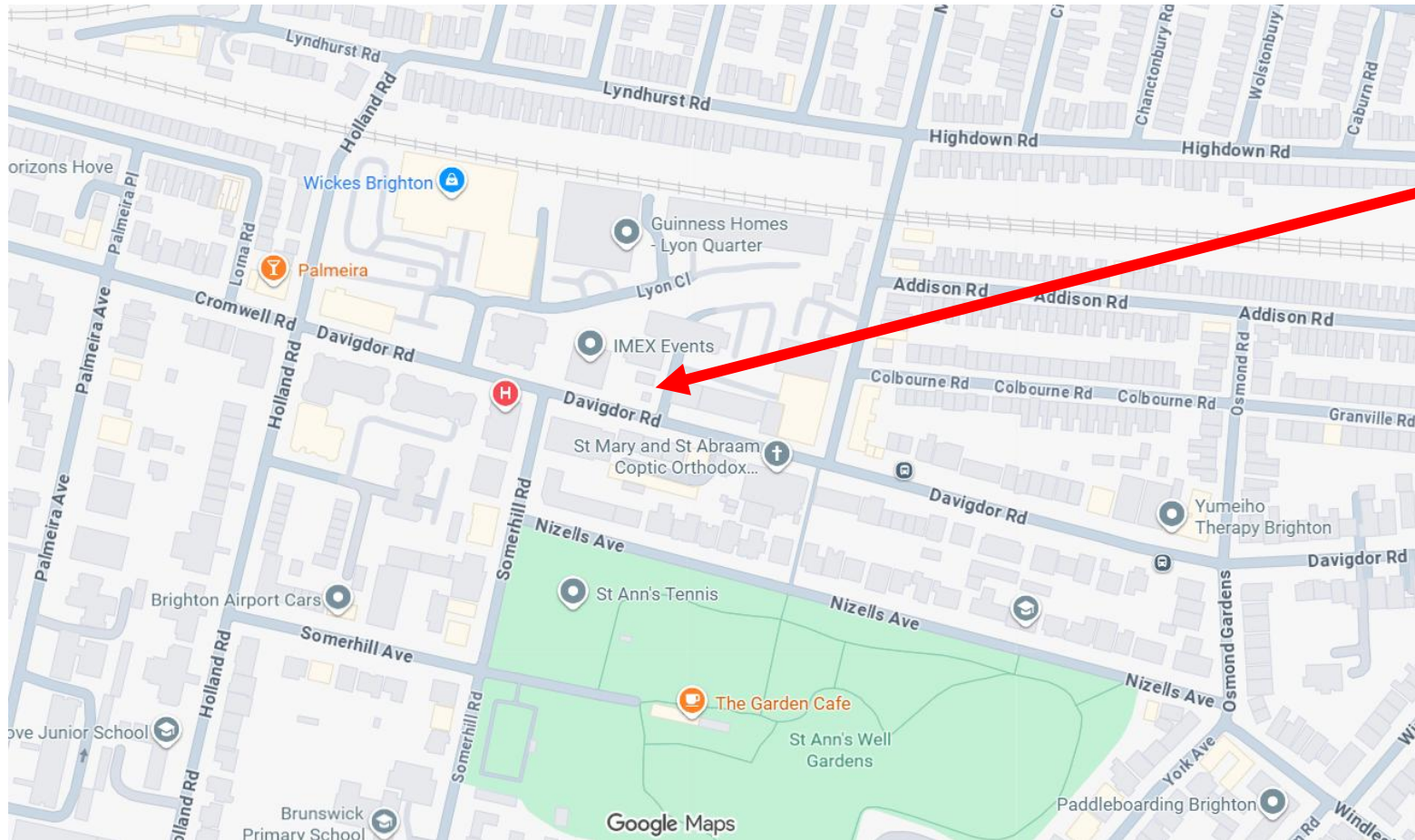


Brighton & Hove
City Council

Application Description

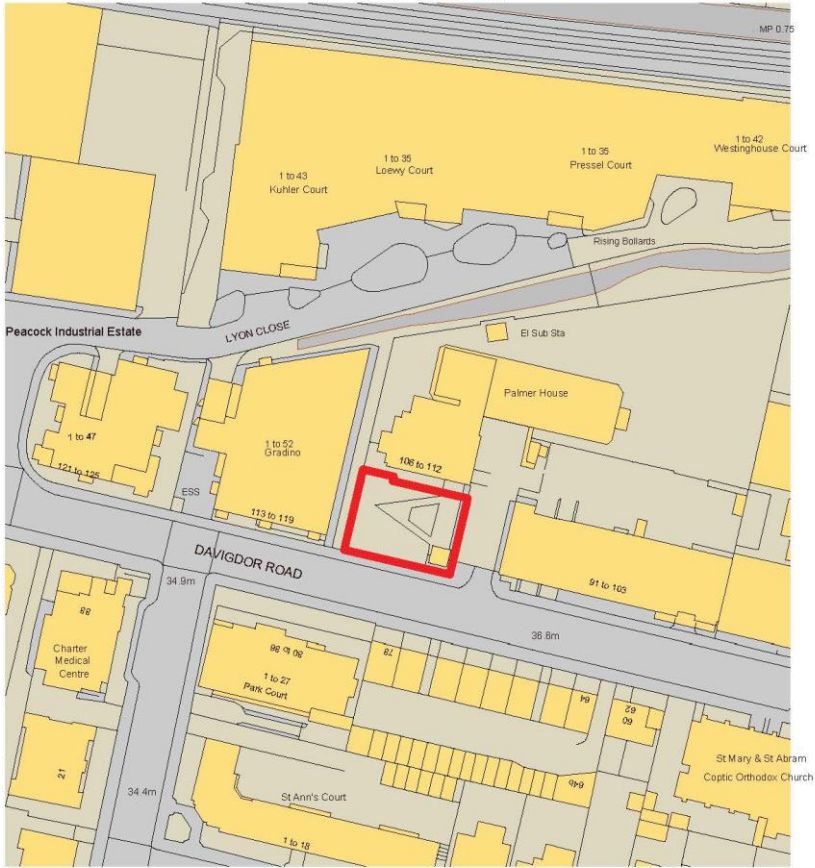
- ▶ Application to vary condition 1 (approved drawings) and 5 (landscaping) of planning permission BH2022/01365 to construct basement level to provide ancillary office floorspace, alterations to elevations and internal layout, new photovoltaic panels and plant at roof level, alterations to site layout including revised scheme of hard and soft landscaping, relocated bicycle and bin store and accessible parking spaces and other associated works.

Map of Application Site

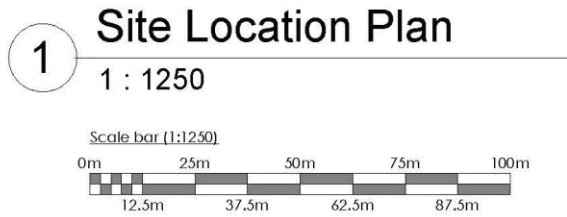
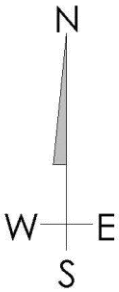


Site

Existing Location Plan



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Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site

Development site within the hoarding
adjoining Davigdor Road

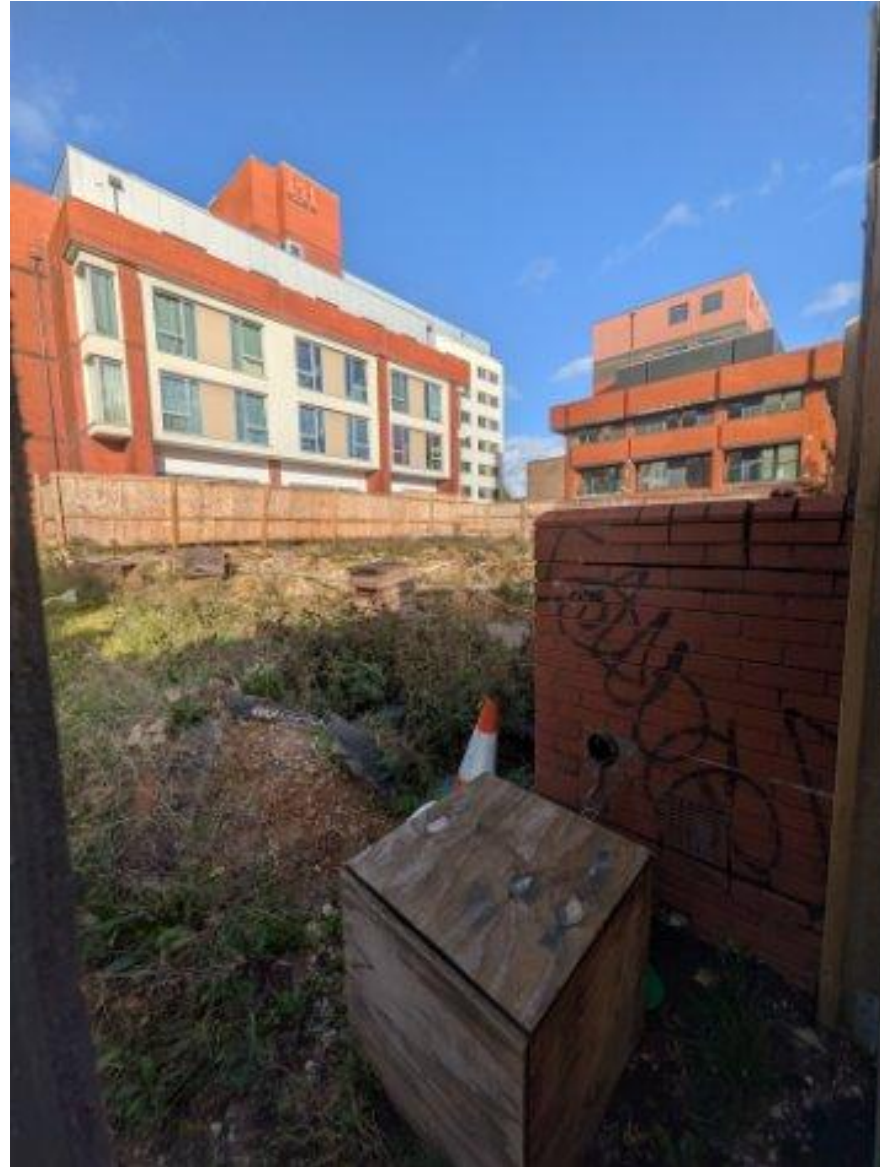
Palmer and Harvey
Building



Other Photos of Site



View of development site through the hoarding



Evidence of site clearance and foundations dug

Existing Block Plan



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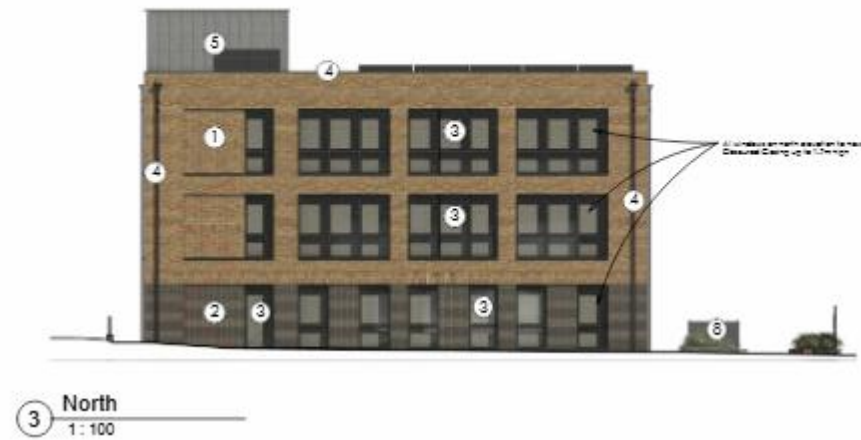
Approved and proposed South Elevation

Approved under BH2022/01365



Approved and proposed North Elevation

Approved under BH2022/01365



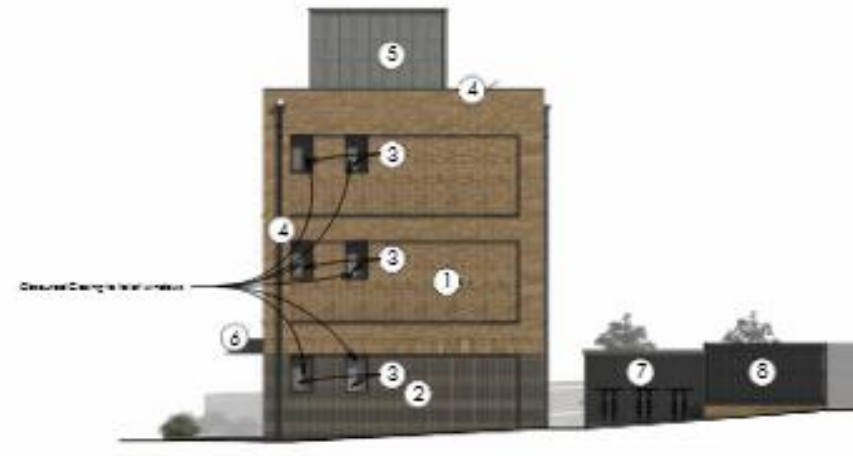
Approved and proposed East Elevation

Approved under BH2022/01365



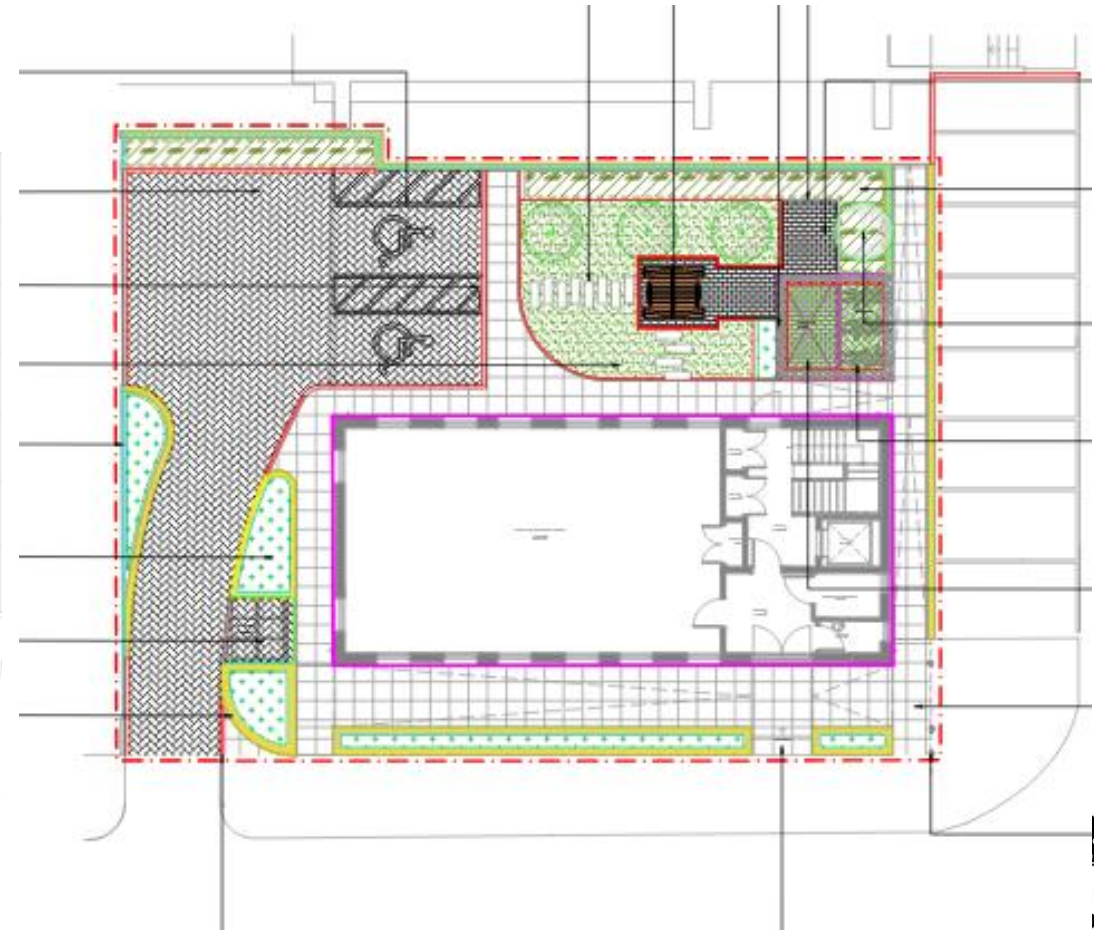
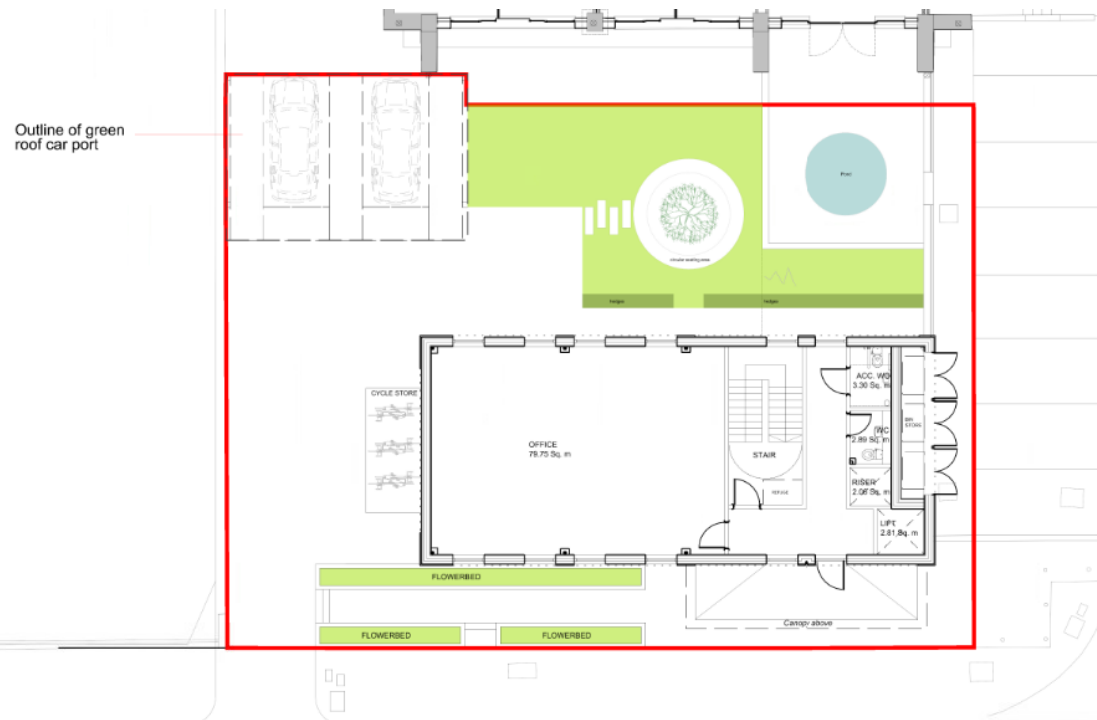
Approved and proposed West Elevation

Approved under BH2022/01365

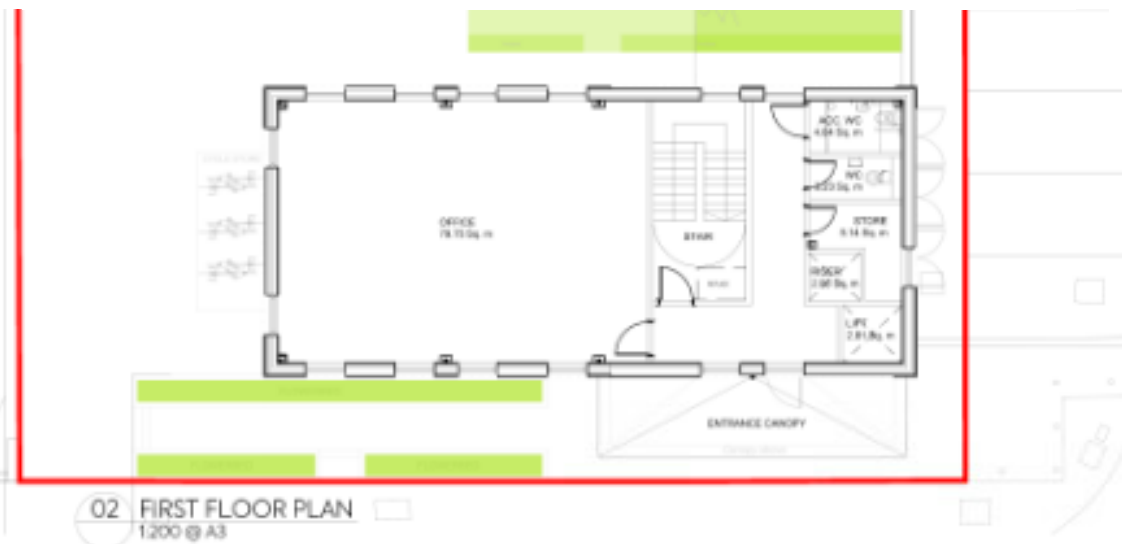
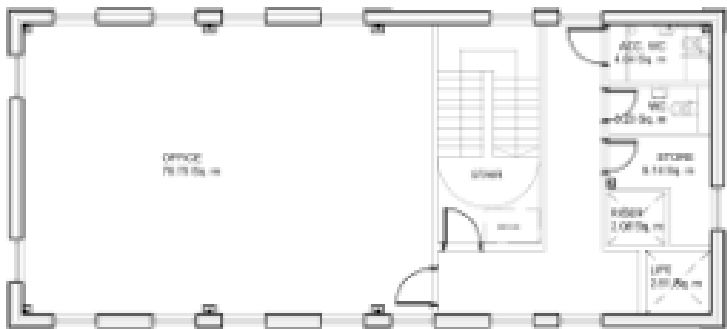
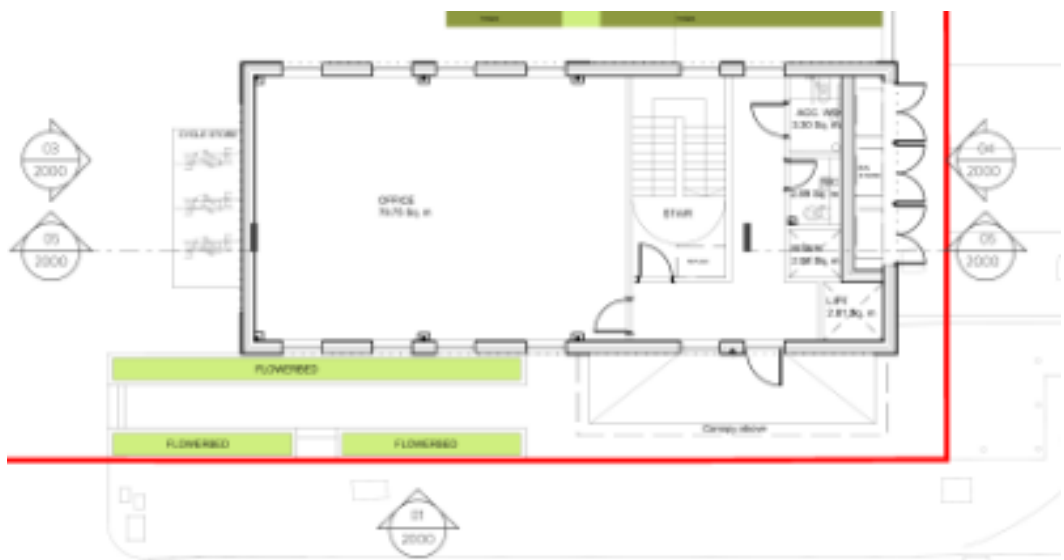


Approved and proposed site plan incl. Car parking, cycle parking and landscaping layouts

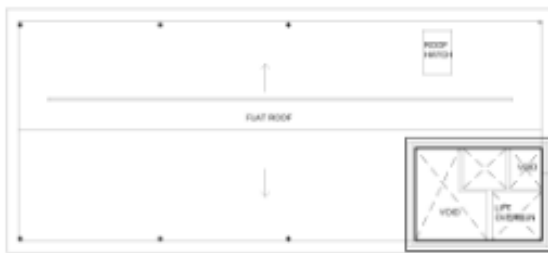
Approved under BH2022/01365



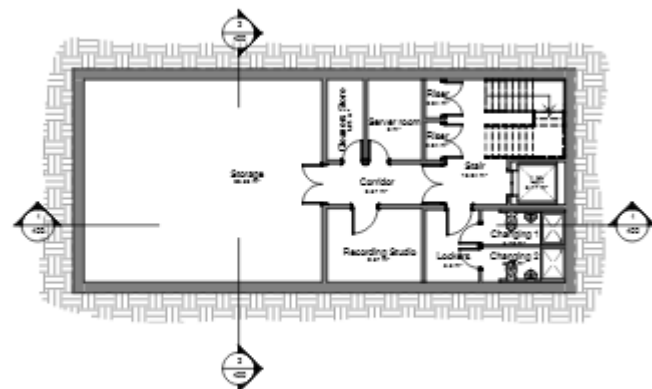
Approved Floor Plans BH2022/01365



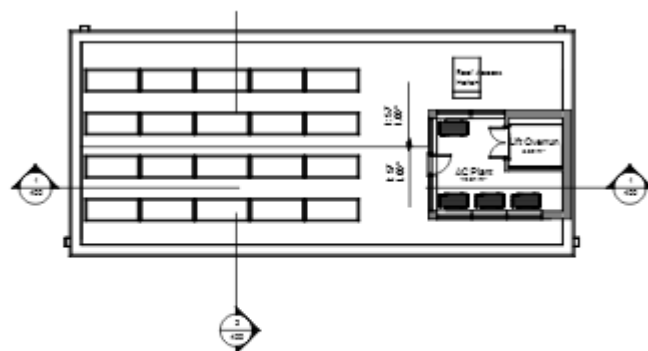
05 ROOF PLAN
1:200 @ A3



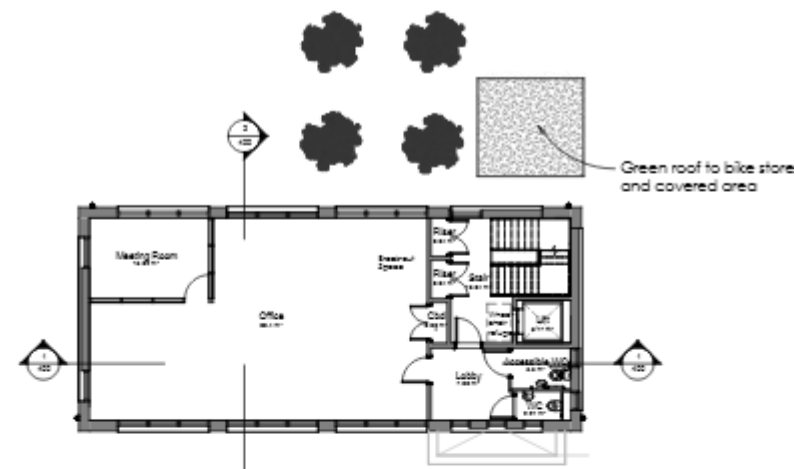
Proposed floor plans



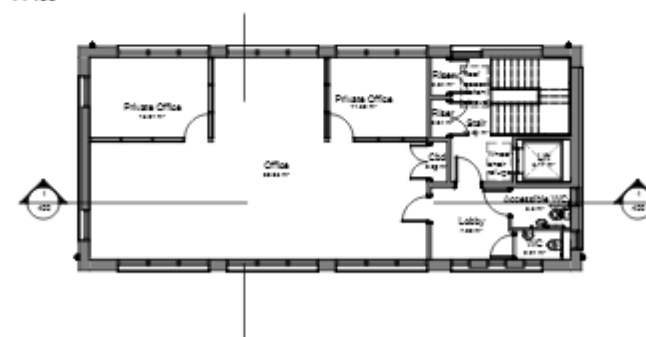
2 -1 - Basement
1:100



5 3 - Roof Plan
1:100



3 1 - 1st Floor
1:100



4 2 - 2nd Floor
1:100

Recommended Conditions

- ▶ **Approved Plans:** Development to be carried out in accordance with the approved plans and drawings.
- ▶ **Materials:** Samples and details of all external materials (including brickwork, cladding, windows, doors and surfacing) to be submitted and approved before development above ground floor slab level.
- ▶ **Accessible Parking:** Disabled parking spaces to be provided prior to first occupation and retained thereafter.
- ▶ **Landscaping:** Landscaping to be implemented in accordance with approved plans, with replacement planting required for any failures within 5 years.
- ▶ **Restriction on Use:** Building restricted to **Class E(g)(i) and E(g)(ii) office use only**, with no further change of use without planning permission.
- ▶ **Cycle Parking:** Approved cycle parking to be provided before occupation and retained permanently.
- ▶ **Sustainability:** Development to achieve a minimum **BREEAM 'Very Good'** rating, with certification submitted within 6 months of occupation.
- ▶ **Hours of Use:** Office use restricted to **08:00–20:00 daily**, including weekends and bank holidays.
- ▶ **Plant & Noise Mitigation:** Mechanical plant to be installed and operated in accordance with the approved acoustic assessment, including acoustic enclosures, attenuators and noise controls.
- ▶ **Plant Operating Hours:** Rooftop condensers and ventilation plant restricted to **08:00–20:00**, except the server room condenser which may operate continuously within its approved acoustic enclosure.
- ▶ **Contamination:** Any unexpected contamination encountered during construction to be investigated, remediated and approved by the Local Planning Authority.

Representations

- ▶ Representations from 32 people **Objecting** on the following grounds;
- ▶ Loss of views
- ▶ Loss of light
- ▶ Noise and disturbance
- ▶ Overdevelopment and intensification of the approved building
- ▶ Loss of outlook
- ▶ Loss of privacy
- ▶ Changes to the wider site since the original permission and pedestrian routes
- ▶ Loss of open space
- ▶ Traffic/parking and cycle storage

Key Considerations

- ▶ Original permission is extant (BH2022/01365). A recent Certificate of Lawfulness has confirmed that the ground works carried out on site have commenced the development.
- ▶ Principle of the additional office floor space (at basement level)
- ▶ Impact on character and appearance of approved development
- ▶ Impact on amenity
- ▶ Transport issues
- ▶ Sustainability issues

Conclusion and Planning Balance

- ▶ The proposed addition of a basement level for ancillary office space/storage and staff facilities is considered acceptable.
- ▶ The proposed external alterations would not materially detract from the approved scheme and would not harm the character and appearance of the site.
- ▶ The amendments would not have a significant impact on neighbouring amenity and conditions are recommended in relation to the roof top plant to ensure that no significant noise disturbance occurs.
- ▶ No transport/cycle impacts
- ▶ Landscaping plans are considered acceptable
- ▶ Recommendation: **Approve**

