

113 - 118 Davigdor Road

BH2026/01608

28th October 2026

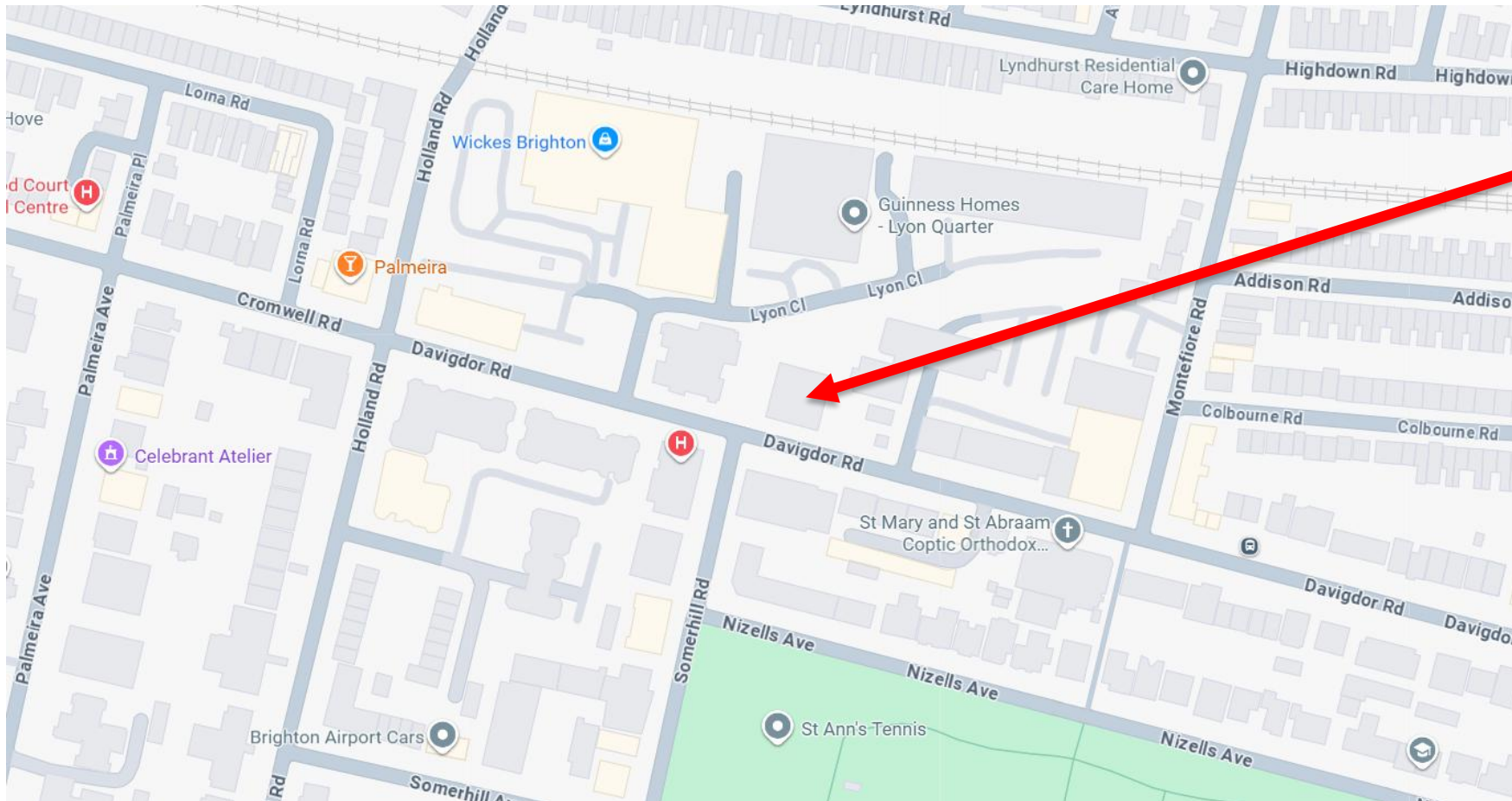


Brighton & Hove
City Council

Application Description

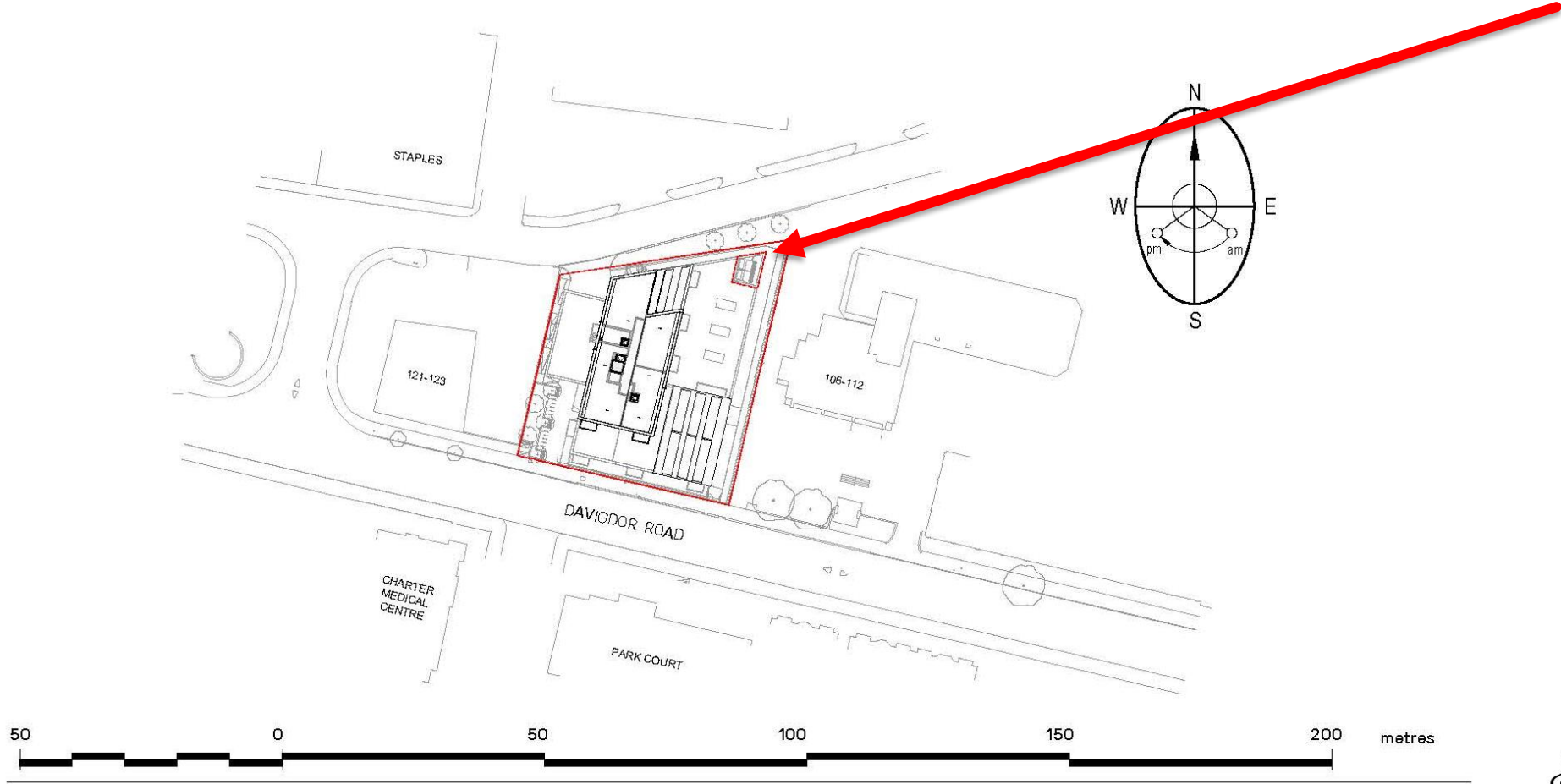
- ▶ Alterations to roof plant on North-Eastern corner at first floor level incorporating installation of enclosure.

Map of Application Site



Site

Existing Location Plan



Aerial Photo of Site

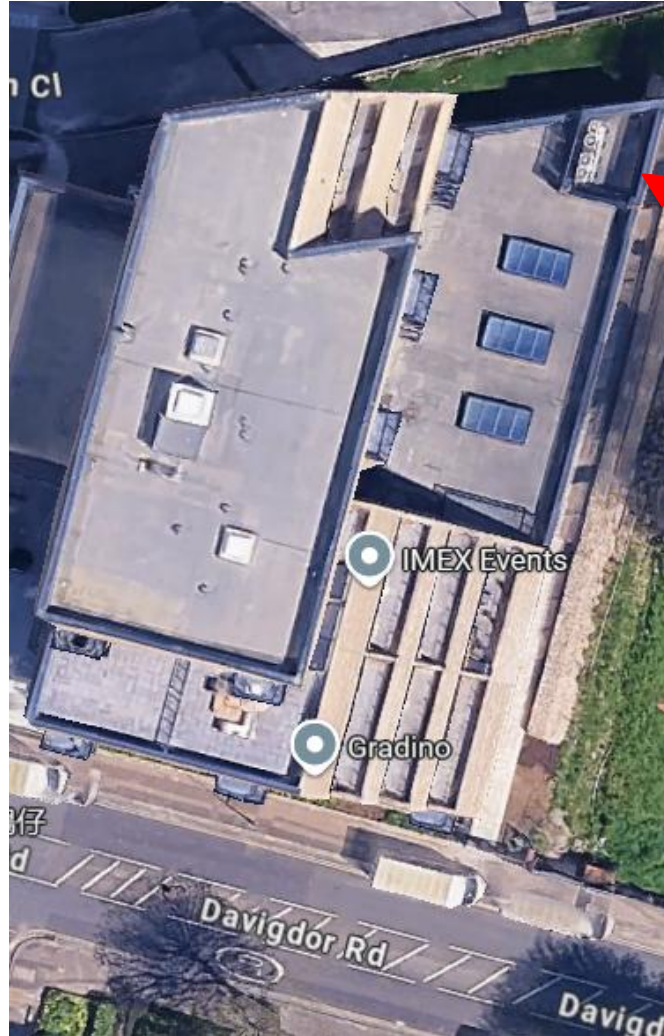


3D Aerial Photo of Site

Existing plant
location - First
floor flat roof



3D Aerial Photo of Existing Roof Plant



Location of the plant

Photos of existing enclosure taken from the rear of adjoining site Palmer and Harvey House

Existing Plant Enclosure



Site Photos



Looking West along Davigdor Road - East elevation of site with the existing plant not visible



Site photos from Davigdor Road – opposite the site

Indication of
the location
of the
existing plan
enclosure



Existing
enclosure
partially visible
from Davigdor
Road



Existing Plant

Existing plant and enclosure currently on the building as part of application the original permission
BH2018/02926



Existing east elevation



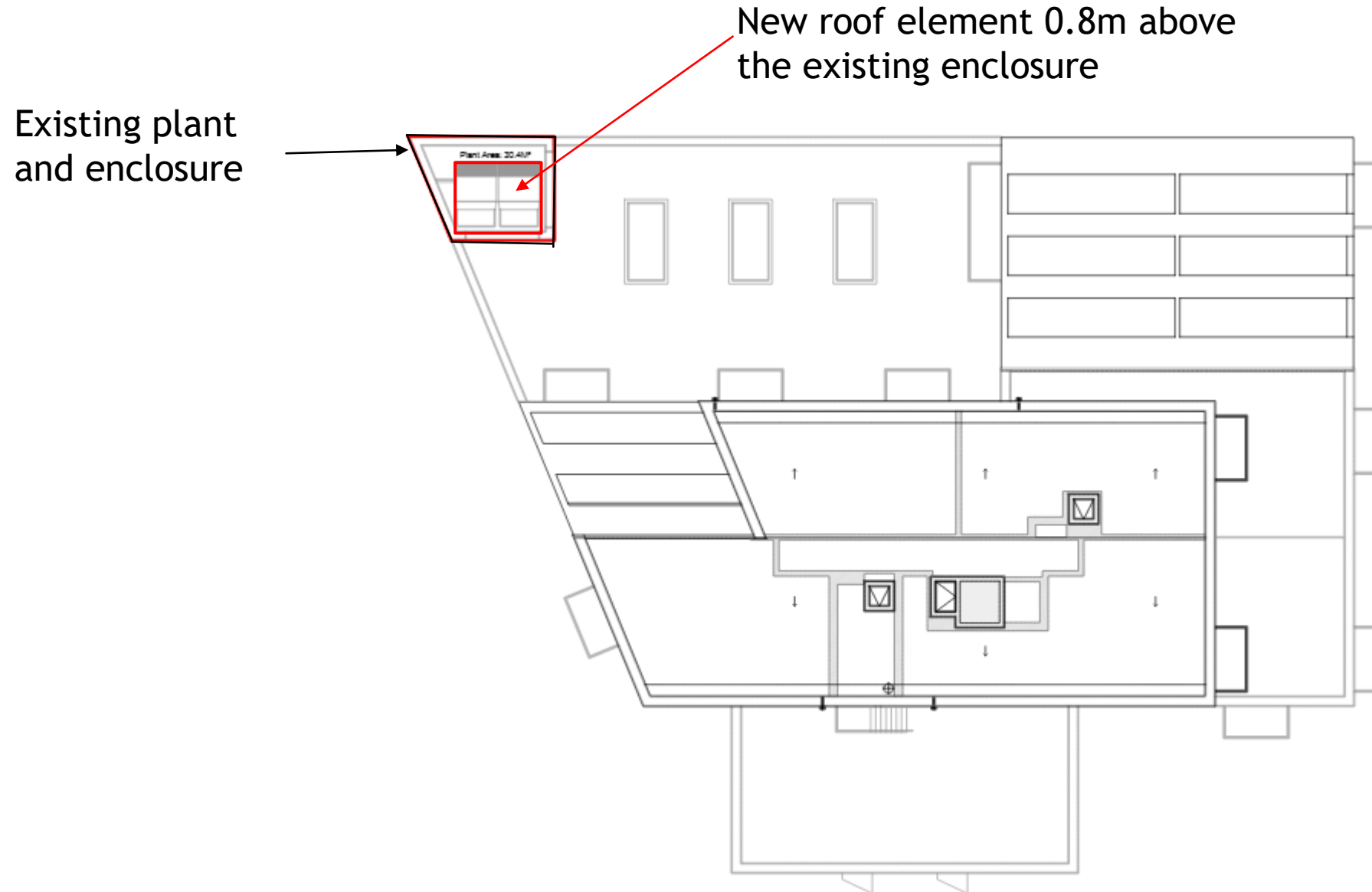
Existing enclosure above the parapet wall of the ground floor

Existing North Elevation

Existing plant enclosure seen above the parapet roof of the ground floor



Proposed Roof Plan



Proposed North Elevation

Red line shows the new roof element on top of the existing plant enclosure

Proposed new element

Existing plant seen above parapet wall

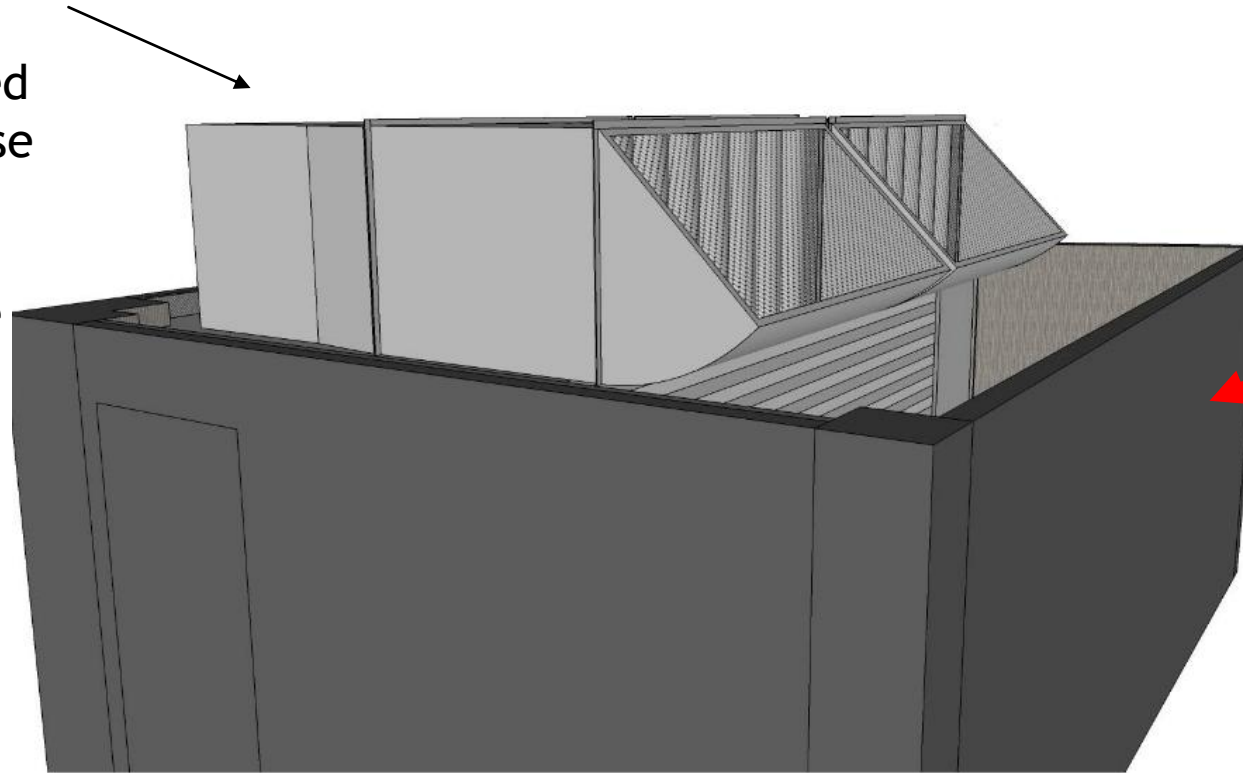


Proposed East Elevation



Proposed Visual

New bespoke roof elements and louvered walls which are designed to reduce the noise and vibration (0.8m above the existing enclosure walls)



Existing Plant enclosure

View discharge cowls fixed to the attenuators located on roof panels and angle to which the discharge air will be emitted.

Recommended Conditions

- ▶ **Approved Plans:** Development to be carried out in accordance with the approved drawings.
- ▶ **Time Limit:** Development must commence within **3 years** of the permission date.
- ▶ **Acoustic Enclosure & Mitigation:** Acoustic enclosure and all associated noise and vibration mitigation measures to be installed within **1 month** of permission and retained thereafter.
- ▶ **Noise Verification Testing:** Post-installation acoustic testing and verification report to be submitted within **6 weeks** of completion to demonstrate compliance with noise limits. Additional mitigation required if standards are not met.
- ▶ **Plant Operating Hours:** Plant and machinery restricted to **07:00–17:00 Monday to Friday only**, with no operation on weekends or Bank/Public Holidays (except for commissioning and acoustic testing purposes).

History of Noise complaints

- **November 2024:** Residents first raised complaints regarding noise and vibration from the rooftop plant serving the IMEX building.
- **2024-2025:** Acoustic mitigation works were undertaken and consultants subsequently reported compliance with planning noise limits (Condition 31).
- **June 2025:** Post-mitigation acoustic assessment concluded the plant was compliant with Condition 31.
- **February 2026:** Council Environmental Health officers undertook monitoring at neighbouring flats and identified noise levels exceeding the Condition 31 target.
- **February 2026:** The Council determined that the plant constituted a **statutory nuisance**.
- **March 2026:** A **Noise Abatement Notice** was served, requiring the nuisance to be abated. The compliance period was subsequently extended to six months.
- **July 2026:** Planning application submitted for new plant enclosure and noise mitigation.
- **20 September 2026:** Six-month compliance period expired.
- **October 2026:** Residents maintain that the nuisance has not been abated and note that mitigation works have not yet been installed pending determination of the planning application.
- **October 2026:** Planning application for the new plant enclosure mitigation to be determined at Planning Committee

Representations

- ▶ Representations have been received from 15 objecting for the following reasons:
- ▶ Poor design and increased height
- ▶ Noise and disturbance
- ▶ Location of plant
- ▶ Loss of Daylight
- ▶ Impact on outlook
- ▶ Sense of enclosure
- ▶ overshadowing
- ▶ Previous mitigation measures haven't been successful

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity including noise and disturbance

Conclusion and Planning Balance

- ▶ Subject to conditions, the alterations to the plant enclosure will ensure that the existing units will not cause noise and disturbance.
- ▶ Given the extent of the external alterations, the development would not result in any significant loss of light, outlook or have an overbearing impact on adjoining flats.
- ▶ Design and appearance acceptable
- ▶ Recommendation: **Approve**