

101

16 Lewes Road

BH2026/01449

28th October 2026



Brighton & Hove
City Council

Application Description

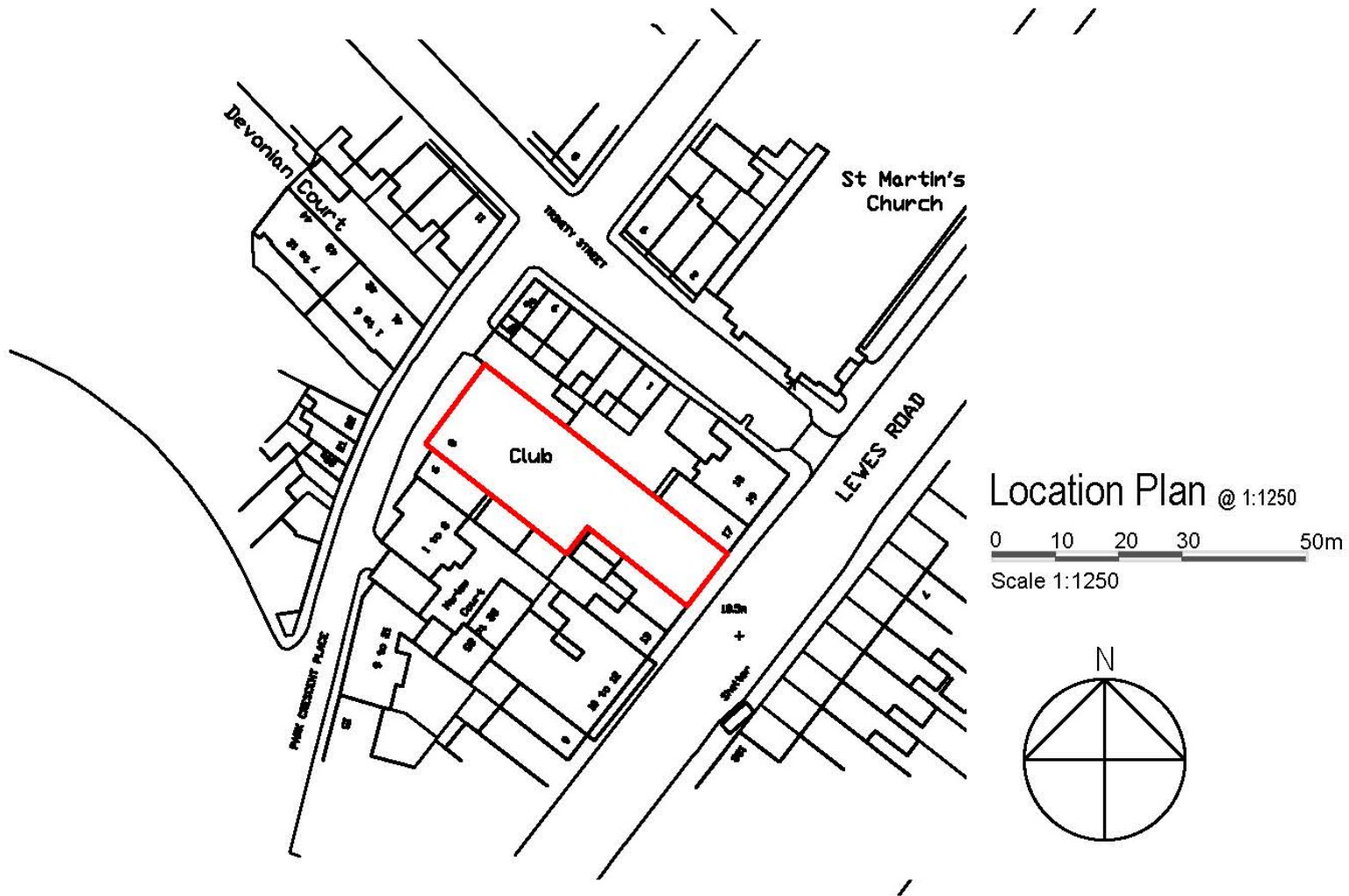
Part conversion of social club (F2) to place of worship (F1(f)) with 5no priest rooms providing occasional sleeping accommodation.

Map of Application Site



Site

Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photos of Site – Front Elevation



Street Photos of Site – Rear Elevation



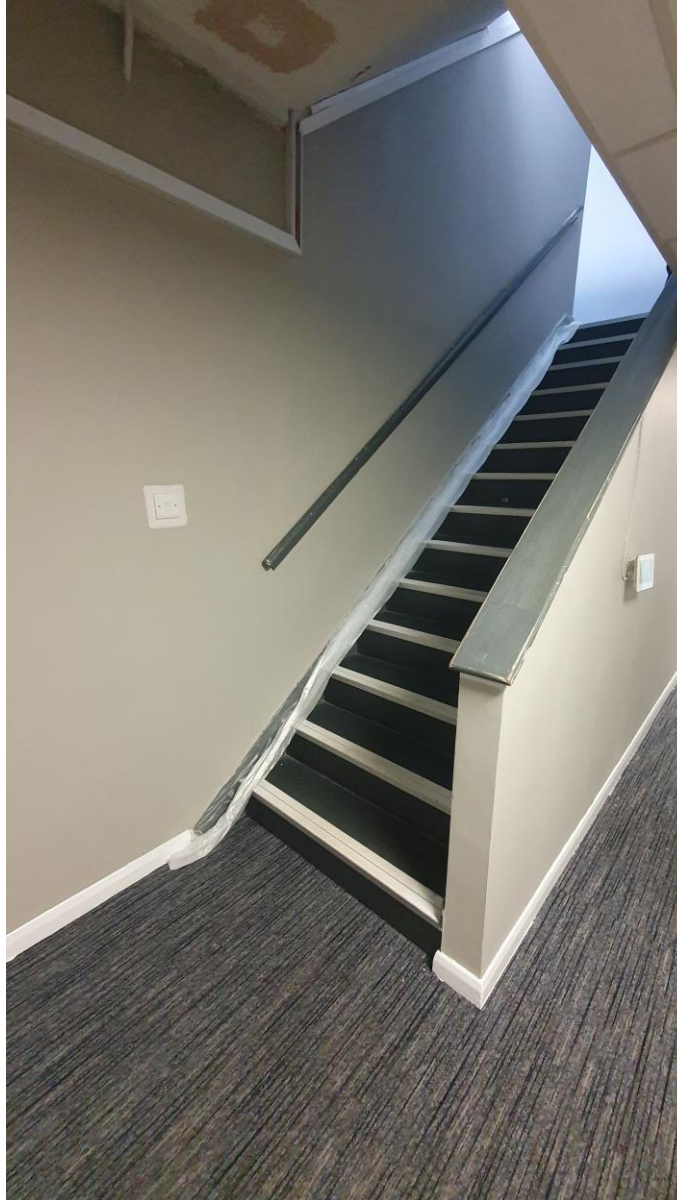
Street Photos of Site – Rear Elevation



Street Photos of Site – Rear Elevation



Internal Photos – Ground Floor



Entrance Corridor and stairs

Internal Photos – Ground Floor



Main Hall and Stage

Internal Photos – Ground Floor



Main Hall and Stage

Internal Photos – Ground Floor



Main Hall

Internal Photos – Ground Floor



Lounge

Internal Photos – Ground Floor



Lounge and bar

Internal Photos – Ground Floor



Bar

Internal Photos – Ground Floor



Bar and kitchen

Internal Photos – Ground Floor



Kitchen

Internal Photos – Ground Floor



Kitchen

Internal Photos – First Floor



Lounge/Dance Floor/Bar

Internal Photos – First Floor



Lounge/Dance Floor/Bar

Internal Photos – First Floor



Office

Internal Photos – First Floor



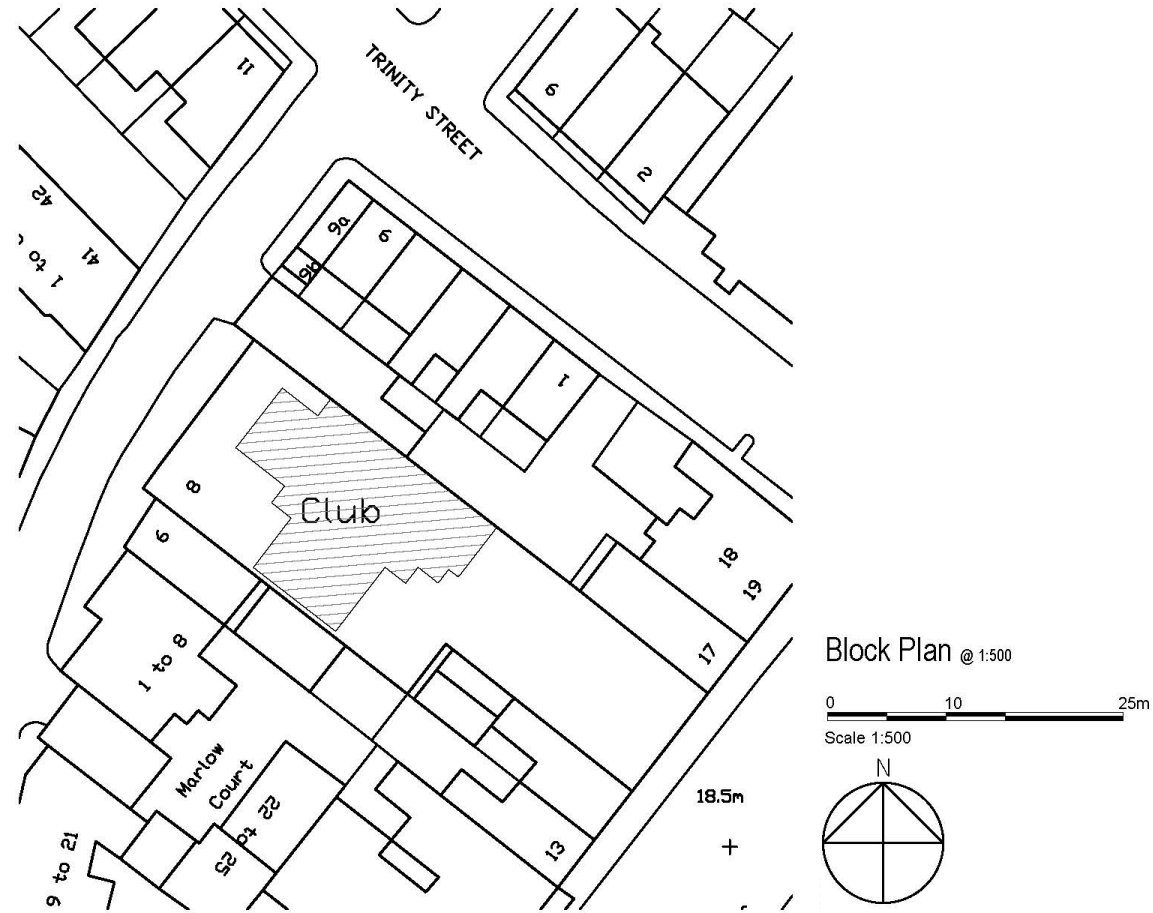
Office

Internal Photos – First Floor

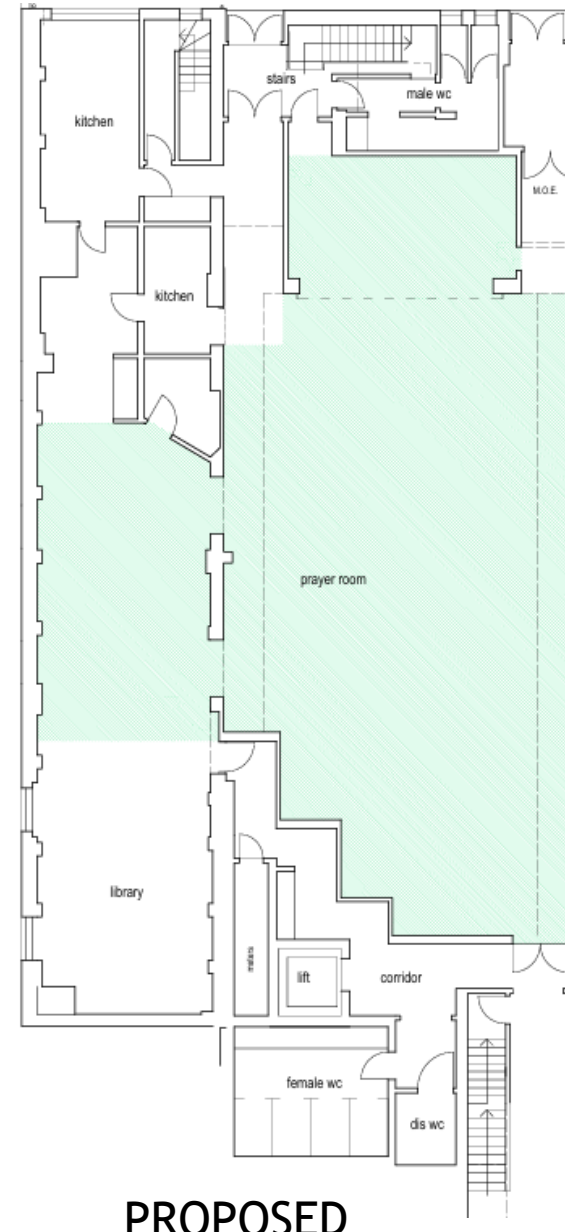
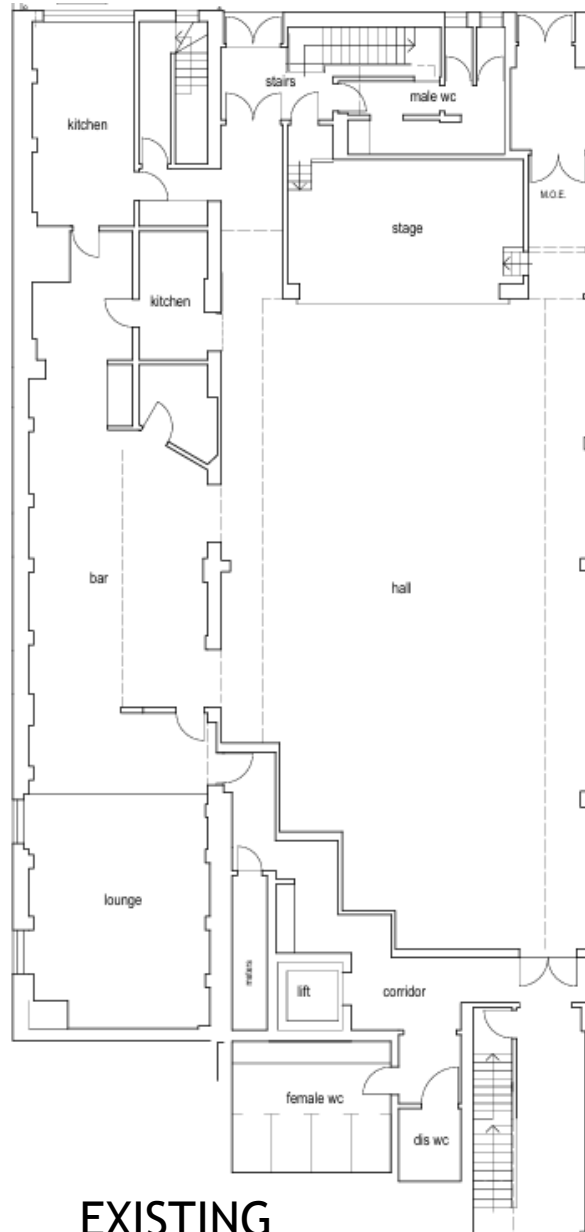


Office

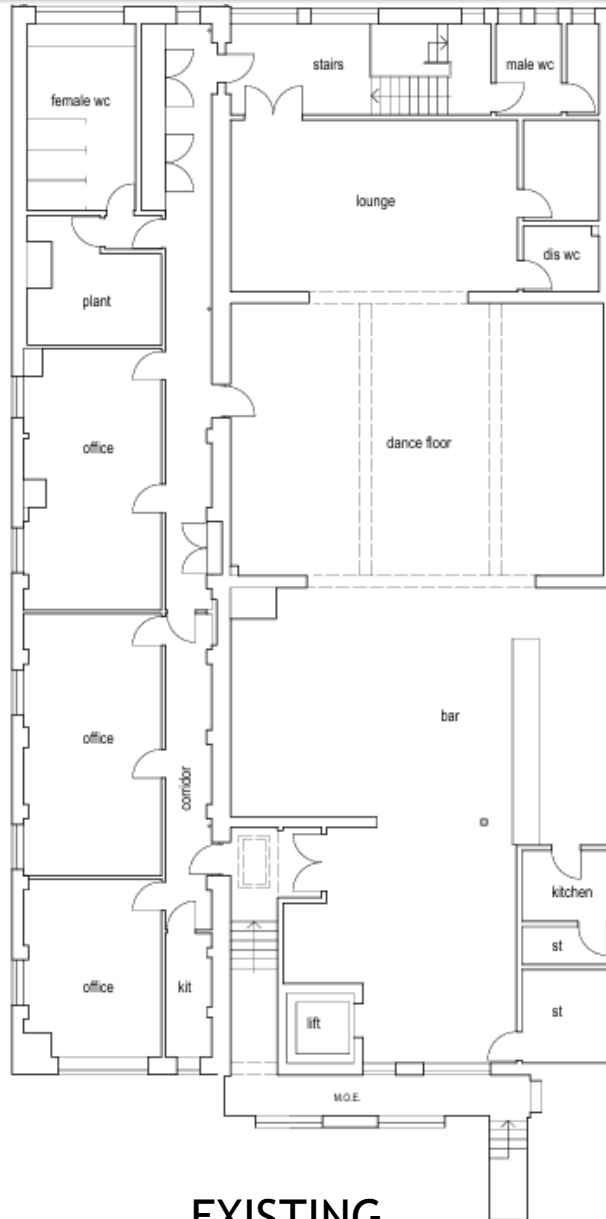
Block Plan



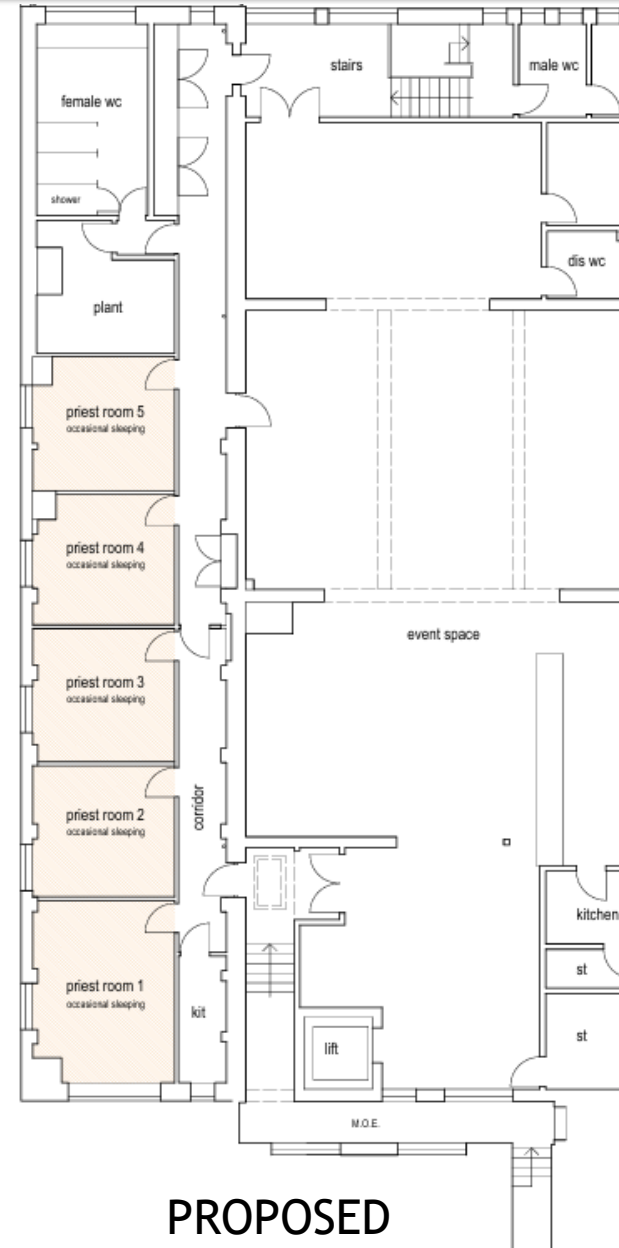
Ground Floor Plans



First Floor Plans



EXISTING



PROPOSED

Representations

Ten (10) Representations received objecting to the application:

- ▶ Additional Traffic
- ▶ Noise
- ▶ Highway safety
- ▶ Regular crowd gathering resulting in congestion/blocking of the narrow footway
- ▶ Unsuitable location for place of worship
- ▶ Harm to residential amenity
- ▶ Building entrance on a red route, adding parking pressure to surrounding residential streets
- ▶ Lack of information and noise assessment for event space
- ▶ Loss of inclusive community facilities
- ▶ Loss of existing F2 community floorspace
- ▶ Contrary to Policy DM9 (Community Facilities) of the City Plan Part 2
- ▶ Detrimental effect on property value
- ▶ Adjacent neighbours not consulted
- ▶ Overdevelopment
- ▶ Groups of males gathering
- ▶ Concerns regarding LGBTQ+ inclusion and gender equality

Representations

Fifteen (15) Supports, including Councillor Raphael Hill raising the following:

- ▶ Utilising underused building
- ▶ Serves the local community
- ▶ Benefits the Muslim community
- ▶ Positive economic benefits
- ▶ Good design
- ▶ Educational benefits
- ▶ Benefit to residential amenity
- ▶ Improve social cohesion/connections
- ▶ Opportunities for youth engagement
- ▶ Charity and volunteering opportunities

Key Considerations

- ▶ Principle of Development
- ▶ Impact on Amenity
- ▶ Impact on Public Highway

Conclusion and Planning Balance

- ▶ Part conversion of existing social club (Use Class F2) to a place of worship (Use Class F1(f)) is policy compliant. Remains a designated community facility
- ▶ No external extensions or alterations
- ▶ Transport impacts acceptable subject to conditions for cycle parking and refuse
- ▶ Impact on amenity acceptable, subject to conditions requiring:
 - Acceptable details of Mosque Management Plan
 - Limited hours
 - Ancillary use for the priest rooms
 - A Noise Impact Assessment

Application is recommended to **approve**

Recommended Conditions

- ▶ 3 Scheme for the storage of refuse and recycling
- ▶ 4 The premises shall only be used for worship, meetings and associated activities between 08:00 and 22:00 Monday to Saturday and between 08:00 and 21:00 on Sundays and Bank Holidays. Noise to not exceed the existing LA90 background noise level.
- ▶ 5 The priest rooms shall be used solely for ancillary occasional sleeping accommodation associated with the place of worship and shall not be occupied as independent residential units, HMOs, hostels or short-term holiday lets.
- ▶ 6 Noise Impact Assessment to identify the likely noise impacts arising from the proposed use and noise mitigation measures.
- ▶ 7 The development shall operate at all times in full accordance with the approved Mosque Management Plan.
- ▶ 8 No external loudspeakers, tannoy systems, public address systems or other means of external sound amplification shall be installed or used at the site at any time.

Mosque Management Plan

- ▶ Arrivals & Departures: Stewards manage arrivals and departures and encourage quiet behaviour. Doorways unobstructed.
- ▶ Stewarding of Larger Events: Additional stewards provided for events with over 20 attendees.
- ▶ Complaints Procedure: Complaints investigated, recorded and retained for two years.
- ▶ Responsible Manager: Oversees operations, compliance and community liaison.
- ▶ Preventing Congregation: Stewards, signage and announcements discourage gathering outside.
- ▶ Amplified Sound: No external speakers and doors/windows kept closed during use.
- ▶ CCTV Monitoring: Internal and external CCTV monitored during opening hours.
- ▶ Notice Board: Displays operational rules, stewarding requirements and opening hours.
- ▶ Operating Hours: Open 9:30am, guests from 10am, close 10pm.
- ▶ Attendance & Stewarding: Typical attendance 10–20 people, maximum capacity 150.
- ▶ Noise Control: Announcements limited to the prayer room with windows closed and mechanical ventilation provided. 80dB maximum.