

<b><u>No:</u></b>	<b>BH2011/03901</b>	<b><u>Ward:</u></b>	<b>QUEENS PARK</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>106 St James's Street, Brighton</b>		
<b><u>Proposal:</u></b>	<b>Change of use of basement from ancillary retail storage (A1) to tattoo studio (Sui Generis).</b>		
<b><u>Officer:</u></b>	<b>Chris Swain</b>	<b><u>Valid Date:</u></b>	<b>22/12/2011</b>
<b><u>Con Area:</u></b>	<b>East Cliff</b>	<b><u>Expiry Date:</u></b>	<b>16 February 2012</b>
<b><u>Listed Building Grade:</u></b>			
<b><u>Agent:</u></b>	<b>Lewis &amp; Co Planning, Paxton Business Centre, Portland Road, Hove</b>		
<b><u>Applicant:</u></b>	<b>James Robinson Tattoos, C/O Lewis &amp; Co Planning</b>		

## 1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and the policies and guidance in section 7 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

### Regulatory Conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  
**Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
2. The premises shall not be open or in use except between the hours of 08.00 and 20.00 hours on Monday to Saturday, and between 11.00 to 17.00 hours on Sunday.  
**Reason:** To safeguard the amenities of the locality in accordance with policy QD27 of the Brighton & Hove Local Plan.
3. Access to the shared facilities, including adequate storage space and the use of the toilet facilities at basement level of 106 St James's Street should be provided for the use of the A1 retail shop at ground floor level and retained as such thereafter at all times.  
**Reason:** To protect the viability of the ground floor A1 retail use at No.106 St James's Street, in accordance with policy SR5 of the Brighton & Hove Local Plan.
4. The basement level shall only be used as a tattoo studio. Upon cessation of the use hereby approved the premises shall be reinstated to the former retail use (Use Class A1).  
**Reason:** To protect the future vitality and viability of the local shopping centre, in accordance with policy SR5 of the Brighton & Hove Local Plan.
5. The development hereby permitted shall be carried out in accordance with the approved drawings nos. JP/2011/106/1, JP/2011/106/2 and JP/2011/106/3, a Biodiversity Checklist, a Design and Access Statement received on 21 December 2011, two artists impression drawings and an email from the applicant received on 30 January 2012, a Planning Statement and revised drawing no. JP/2012/106/4A received on 1 February 2012.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

Informatives:

1. This decision to grant Planning Permission has been taken:
  - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below,  
(Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-

The proposed use of the basement level as a tattoo studio is considered acceptable within the town centre environment and is not considered to result in any significant adverse impact upon neighbour amenity. The proposal is considered to be in accordance with Local Plan policies.
2. The applicant is advised that they should contact the East Sussex Fire and Rescue Service to discuss whether the proposed use of the basement complies with existing Health and Safety requirements.

**2 THE SITE**

The site relates to three storey, mid terraced property, comprising of a commercial A1 use at ground/basement level with residential on the upper floors. The application refers specifically to the basement of the property, currently in use as ancillary storage to the A1 retail unit at ground floor level. The street scene is characterised predominantly with commercial/retail units at ground floor level with residential above. The property is sited within the defined primary frontage of the St James's Street district shopping centre. The site is located within the East Cliff Conservation Area.

**3 RELEVANT HISTORY**

**BH2005/05884:** Change of Use from A1 to A2 (Retrospective). Approved 5 January 2006.

**94/0666/FP:** Change of use from Class A1 retail to Class A3 restaurant/takeaway. Refused 8 November 1994.

**4 THE APPLICATION**

Planning permission is sought for the change of use of basement level from ancillary retail storage (A1) to tattoo studio (Sui Generis).

**5 CONSULTATIONS**

**External**

**Neighbours: Three hundred & nineteen (320)** letters of representation have been received (Appendix A attached) supporting the application for the following reason:

- The proposed use would increase the vitality of the shopping area and attract additional visitors to the wider Brighton area.

A **petition** (107 signatories) has been received that objects to the proposal on the grounds that there is an over-saturation of tattoo studios within the

surrounding area.

**Internal:**

**Environmental Health:** No objection.

It is noted that in the event of fire or emergency occurring on the premises, there is only one means of escape from the basement level. It is recommended that the applicant contacts East Sussex Fire and Rescue Service to check that the proposed use of premises complies with their requirements. Please note that a letter has been sent to the applicant on 12 January 2012 outlining these concerns.

**Sustainable Transport:** No comment.

**6 MATERIAL CONSIDERATIONS**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The development plan is the Regional Spatial Strategy, The South East Plan (6 May 2009); East Sussex and Brighton & Hove Minerals Local Plan (1999); East Sussex and Brighton & Hove Waste Local Plan (February 2006); Brighton & Hove Local Plan (21 July 2005).

**7 RELEVANT POLICIES & GUIDANCE**

Brighton & Hove Local Plan:

QD27 Protection of amenity

SR5 Town and district shopping centres

TR1 Development and the demand for travel

HE6 Development within or affecting the setting of conservation area

**8 CONSIDERATIONS**

The main considerations in the determination of this application relate to the principle of the loss of retail use on the site and the impact of this on the vitality and viability of the district shopping centre and the impact of the use on adjoining occupiers.

**Principle of Use**

The application site is designated within the Brighton & Hove Local Plan as being within the prime retail frontage of the St James’s Street District Centre. Policy SR5 states:

*With the aim of maintaining and enhancing the defined prime frontages within the district shopping centre a change of use of existing A1 use shops to Class A 2, A 3 (cafes and restaurants), will be permitted provided all of the following criteria are met:*

*a) A clear predominance of Class A1 uses will be maintained;*

*b) There would not be a significant break in the shopping frontage of more than 15 metres;*

- c) *It would have a positive effect on the shopping environment of the area by encouraging combined trips and attracting pedestrian activity to the centre; and*
- d) *The development would not be materially detrimental to the amenities of occupiers of nearby properties or the general character of the area.*

The ground floor is currently in use as retail (A1) with the basement in use as ancillary storage and staff facilities (e.g. WC) for the ground floor shop. The proposal is to convert the basement floor to a tattoo studio with the ground floor to remain in retail use. The ground and basement levels would remain as a single entity and would not be subdivided into two separate units. Access to the tattoo studio would be via the main street entrance at ground floor level.

The A1 retail use at ground floor level and the existing retail frontage would be retained and thus the proposal is not considered to be contrary to policy SR5.

It is not considered that the change of use of the basement floor from A1 to sui generis will harm the vitality of the retail area. The existing A1 use for the basement is as an ancillary use providing storage and staff facilities for the shop above and is not currently used as primary retail floor space and thus the proposed change of use would not result in a reduction of retail floor space when compared to the existing layout.

The change to a tattoo studio use at basement level would not substantially alter the character and mix of the District Shopping Centre. The use of a tattoo studio (sui generis) shares many characteristics of similar A1 uses such as a barber shop and is considered an acceptable use in this location. Whilst there is not considered to be a significant increase in trip generation any additional pedestrian activity into this part of the Town Centre is welcomed and would contribute to the maintenance and enhancement of the vitality and viability of the retail area.

It is noted that a similar application for a change of use from retail (A1) to a tattoo studio (sui generis) at basement level was approved at 80B St James's Street in March 2010 (BH2009/02702).

A petition has been received that has raised concerns that the proposal would result in a saturation of tattoo studios within the Brighton area. Whilst these concerns have been noted, they are not material planning considerations for the assessment of this application.

Overall it is considered that the proposed change of use would result in a suitable mix of units with the District Centre, consistent with the requirements of policy SR5 and would enhance the vitality and viability of the retail area.

#### **Viability of Existing A1 unit**

The proposed change of use is not considered to significantly impact upon the amenity and viability of the A1 shop at ground floor level. The A1 shop currently enjoys ancillary storage, staff facilities and a WC at basement level.

The applicant has stated that the facilities for the A1 ground floor shop would be retained, as will a certain level of storage if required and this is considered to ensure the continued viability of the A1 shop at ground floor level.

A condition is recommended to retain permanent access to the basement level facilities.

### **Impact on Amenity**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

It is not considered that the proposed use would result in any significant increase in noise levels over and above current levels and it is not considered that there would be any significant noise disturbance to neighbouring occupiers. St James's Street is a busy high street and it is not considered that the additional pedestrian trips generated would harm the amenity of neighbouring occupiers.

A condition is recommended stipulating hours of opening should be between 08.00 and 20.00 hours on Monday to Saturday, and between 11.00 to 17.00 hours on Sunday. The evening opening hours from Monday to Saturday are considered appropriate given the vibrant character of the street which includes a number of bars and café's which benefit from evening opening hours. Furthermore the nature of the use, which would result in a limited number of users, on a prior appointment basis, in conjunction with the location, at basement level would ensure that there would not be any significant adverse impact to the amenity of neighbouring occupiers.

The Environmental Health Team have not objected to the proposal.

### **Sustainable Transport**

It is not considered that the proposed change of use would result in any significantly increased trip generation; no objections are raised in this regard. The Sustainable Transport Team have not raised any concerns with regard to this proposal.

### **Additional Issues**

It is noted that the Environmental Health Team have stated that in the event of fire or emergency occurring on the premises, there is only one means of escape from the basement level. They have recommended that the applicant contacts East Sussex Fire and Rescue Service to check that the proposed use of premises complies with their requirements and outlined their concerns in a letter to the applicant dated 12 January 2012. Whilst this concern is not a material planning consideration an informative is recommended outlining that the applicant should contact East Sussex Fire and Rescue Service to discuss this issue.

**9 CONCLUSION**

The proposed use of the basement level as a tattoo studio is considered acceptable within the town centre environment and is not considered to result in any significant adverse impact upon neighbour amenity. The proposal is considered to be in accordance with Local Plan policies.

**10 EQUALITIES IMPLICATIONS**

None.

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**Appendix A - Letters of Support**

<b>Property Name / Number</b>	<b>Street</b>	<b>Town</b>	<b>Postcode</b>
31	Braemore Road	Hove	BN3 4HA
Sideshow Tattoos	Portland Road	Hove	BN3 5QJ
9a	West Town Avenue	Bristol	BS4 5DH
6, Central House		Telscombe Cliffs	BN10 7LJ
9	Southwater Close	Brighton	BN2 0FJ
68	Crayford Road	Islington	N7 0ND
16	Chaucer Avenue	Stockport	SK5 6JF
27a	Western Road	Hove	BN3 1AF
34	Stirling Place	Hove	BN3 3YU
	Queen street	Brighton	BN1 4NP
15a	College Terrace	Brighton	BN2 0EE
13	Deyn Court	Durham	DH1 3QB
1	New Dorset Street	Brighton	BN1 3LL
9	Napier Close	Dorchester	DT2 9BQ
50	Kensal Road	Bristol	BS3 4QU
55	Graham Avenue	Brighton	BN1 8HB
13	The Deeside (x2)	Brighton	BN1 8SA
71	Ockley Way (x3)	Hassocks	BN6 8NF
14	Downside (x4)	Brighton	BN1 5EQ
16	Cotsworld Road	Sutton	SM2 5NW
12	The Chase (x4)	Worthing	BN14 0TF
58	St Leonards Road	Hove	BN3 4QS
20	Adur Avenue (x3)	Worthing	BN13 3LF
36	Cuthbert Road	Brighton	BN2 0EN
35	Faygate Close	Bexhill-on-Sea	TN39 5EE
22	Pound Way	Angmering	BN16 4GW
6a	Montpelier Terrace	Brighton	BN1 3DF
	Cumbernauld Road	Glasgow	G33 2BH
1	Bowden Rise	Seaford	BN25 2HZ
LGF Flat, 22	Brunswick Place	Hove	BN3 1NA
103, Eaton Manor	The Drive	Hove	BN3 3QB
Flat 1, 26	Wilbury Road	Hove	BN3 3JP
10a	Landsdowne Square (x2)	Weymouth	DT4 9QT
106	Ashdown	Hove	BN3 3AR
	De Beauvoir Road	London	N1 5SX
Flat 3, Richmond Heights	John Street	Brighton	BN2 9PE
81	Downhills Park Road	London	N17 6AS
Second Floor Flat, 18	Burlington Street	Brighton	BN2 1AU
59	Gundry Road	Bridport	DT6 4SE
27	Greenway Road	Weymouth	DT3 5BE



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	(x2)		
	North Road	Brighton	BN1 1YA
137	Nevill Road	Hove	BN3 7QE
7 Clarendon Mansions	East Street	Brighton	BN1 4NF
1B	Millicent Road	West Bridgford	NG2 7LD
5a	St Leonards Road	Brighton	BN2 3AJ
114	Wick Hall (x4)	Hove	BN3 1NH
8	Basque Court	London	SE16 6XD
5	Kitchener Road (x2)	Weymouth	DT4 0LN
88a	Queens Park Road	Brighton	BN2 0GL
2	Cricketfield Road	London	E5 8NS
52	Albion Hill	Brighton	BN2 9NW
33	Bonchurch Road	Brighton	BN2 3PJ
55	Meadway Court (x2)	Southwick	BN42 4SL
19	Stanley Street	Brighton	BN2 0GP
14	Oriental Place	Brighton	BN1 2LJ
29	Underwood Rise	Tunbridge Wells	TN2 5RY
407a	Chickerell Road	Weymouth	DT4 9SX
5	Grove Street	Brighton	BN2 9NY
5	Montreal Road	Brighton	BN2 9UY
101	Oaklands Avenue (x2)	Brighton	BN2 8PD
21	Witts Hill	Southampton	SO18 4QE
81	Holland Street	Radcliffe	M26 2RE
	Market Street	Brighton	BN1 1HH
11	Main Street	Fermanagh	BT93 0DN
29a	Shaftesbury Road	Brighton	BN1 4NF
20	Walpole Road	Brighton	BN2 0EA
665	Cleckheaton Road	Bradford	BD12 0LJ
	Meadow House	Andover	SP11 6JJ
16-17	Kings Road	Brighton	BN1 1NE
31	St Leonards Avenue	Hove	BN3 4QH
3	Mayfield Avenue	Bolton	BL3 2PE
6	Weavers Close	Whitwick	LE67 5 DU
12	North Road	Swansea	SA4 6QE
75	Botany Bay Road	Southampton	SO19 8FE
10	Hillbrook Court	Crickhowell	NP8 1SE
45a	Cliffe High Street	Lewes	BN7 2AN
100	Grange Close	Heathfield	TN21 0EG
61	Qoub Fram Close	Southampton	SO30 3HE
1	Knockbraken Walk	Coleraine	BT52 1XP
22	Park Street	Abergavenny	NP7 5EE
31	Park Gate	Hove	BN3 1RL
77a	Preston Road	Brighton	BN1 4QG
Flat 4, 22	Belvedere Terrace	Brighton	BN1 3AF
53	The Mount	Selby	YO8 9BD
Flat 1, 34	Sackville Road	Hove	BN3 3FB



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34	Sackville Road	Hove	BN3 3FB
11	The Martlets	Hove	BN3 6NT
17	The Gables	Sale	M33 3SU
21b	Bloomsbury Place	Brighton	BN2 1DB
	Hove Park Villas	Hove	BN3 6HH
33	Devonshire Place	Brighton	BN2 1QB
7	Grove Terrace	Canterbury	CT1 3SZ
Flat 10, Clarendon Mansions	East Street	Brighton	BN1 1NF
141	Packington Square	London	N1 7UB
10	Hill Farm Way	Southwick	BN42 4YJ
Unit 7,	Hatfield Heath Road	Sawbridgeworth	CM21 9HY
23	Hollilngbury Park Ave	Brighton	BN1 7JG
106	Langley Crescent	Brighton	BN2 6NQ
86	Central Avenue	Northfield	B31 4JQ
38	Westmeston Avenue	Brighton	BN2 8AN
22	Clarendon Road	Shoreham-by-Sea	BN43 6YG
85	Brading Road	Brighton	BN2 3PE
Craven House	High Street	Cheltenham	GL52 3AR
36	Tamworth Road	Ashby-De-La- Zouch	LE65 2PR
14	Church Road	Portslade	BN41 1LA
40	Castle Street	Brighton	BN2 5NF
28	Temple Avenue	Birmingham	B28 9LJ
	Rugby Road	Brighton	BN1 6EB
74	Marine Parade	Brighton	BN2 1AE
24a	York Road	Hove	BN3 1DL
56a	Grande Parade	London	N4 1AF
1	Percival Mansions	Brighton	BN2 1FP
5a	Vernon Terrace	Brighton	BN1 3JG
Flat 8, 36	Sussex Square	Brighton	BN2 5AD
16, St Anne's Court	Burlington Street	Brighton	BN2 1AA
2	Cambridge Road	Hastings	TN34 1DJ
110a	Caerphilly Road (x3)	Cardiff	CF14 4QG
13	Alexandra Villas	Brighton	BN1 3RF
72	East Avenue	Bournemouth	BH3 7DB
204	Marsh Street	Bristol	BS1 4AQ
47	Buckingham Road	Brighton	BN1 3RQ
Flat 3, 17	Belgrave Place	Brighton	BN2 1EL
30	Jesty's Avenue	Weymouth	DT3 5NN
16 Braemar House	Norfolk Road (x2)	Brighton	BN1 3AR
Flat 3, 36	Brunswick Square	Hove	BN3 1ED
3	Severn Cottages	Worcester	WR8 0HU
21	Crown Gardens	Brighton	BN1 3LD

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10	Tillingham View	Rye	TN31 6EL
51	Chambord Street	London	E2 7NJ
10	Dyke Road Avenue	Brighton	BN1 5LB
Flat 4, 12	New Steine	Brighton	BN2 1PB
12a	Fielding Road	Maidenhead	SL6 5DE
247	Greengairs Road	Manchester	M16 7SZ
Flat 11, 3	Cornfield Terrace	Eastbourne	BN21 4NS
20	The Broadway	Brighton	BN2 5NF
83B	Aghaderg Road	Banbridge	BT32 4LB
	Kings Road	Brighton	BN1 1NA
8	Popes Court	Brighton	BN2 4AQ
41	Orange Row	Brighton	BN1 1UQ
	Livingstone Road	Hove	BN3 3WP
8	Queens Park Terrace	Brighton	BN2 9YA
22	Firle Road	Brighton	BN2 9YH
10	Minard Road	London	SE6 1NS
Flat 1, Princes Court, 11	First Avenue (x2)	Hove	BN3 2FG
12	Peacock Lane	Brighton	BN1 6WA
Flat 7, 40	Stanford Avenue	Brighton	BN1 6EA
34	Jersey Street	Brighton	BN2 9NU
93	Pembroke Crescent	Hove	BN3 5DE
140	Queens Park Road (x3)	Brighton	BN2 0GG
Flat 7, 18-20	Stanford Avenue	Brighton	BN1 6AA
	Lugger Close	Weymouth	DT3 4PJ
9A	Wyke Avenue	Brighton	BN1 1PB
4	Gearge Street	Brighton	BN2 1RH
120a	Lyttlesdale	Garvagh	BT51 5EA
118	Gauden Road	London	SW4 6LU
89	Albert Embankment	London	SE1 7UQ
3	Hanover Terrace (x2)	Brighton	BN2 9SN
87	Troughton Road	London	SE7 7QF
55	Bridlebank Way	Weymouth	DT3 5RP
6	Cheltenham Place (x2)	Brighton	BN1 4AB
105	White Horse Way	Devizes	SN10 2JR
26a	Hartington Road	Brighton	BN2 3LS
62	Challinor	Harlow	CM17 9XB
21	Stackfield	Harlow	CM20 2LA
217	Northbrooks	Harlow	CM19 4DH
16	Rivercroft Mansions	Hertfordshire	SG12 0FQ
14	Frith Park (2)	East Grinstead	RH19 2BU
35	Melcombe Avenue	Weymouth	DT4 7TF
15	Warrington Walk	Dorset	DT11 7FN
203	Kingsway	Hove	BN3 4FD

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Flat 1, 33	Cowper Street (x2)	Hove	BN3 5BP
30	Norway Street	Portslade	BN41 1GN
40	Southall Avenue	Brighton	BN2 4BB
32	Stamer Park Road	Brighton	BN1 7JJ
33	Hardy Avenue (x4)	Weymouth	DT4 0RQ
36	St Thomas Street	Weymouth	DT4 8EH
45	Prestonville Court	Brighton	BN1 3UG
1	Highdown Road	Hove	BN3 6EE
299	Foreglen Road	Londonderry	BT47 4PJ
74	Winchcombe Road	Eastbourne	BN22 8DE
49	Dorchester Road	Dorchester	DT2 0BD
59	York Road	Hove	BN3 1DJ
26	Elms Avenue (x2)	Ramsgate	CT11 9BJ
The Farmhouse	Finches Avenue	Rickmansworth	WD3 4LN
	Bryn llwyni	Clawddnewydd	LL15 2NG
7	Llwyn Bedw	Gwernaffield	CH7 5GA
21 Regency Court	Withdean Rise	Brighton	BN1 6YG
29	Solway Avenue (x2)	Brighton	BN1 8UJ
12a	Rose Hill (x2)	Brighton	BN2 3FA
70	Clifton Road	Darlington	DL1 5DX
3	Deanery Place (x2)	Godalming	GU7 1ER
24	Chapel Terrace	Brighton	BN2 1HB
Flat 22, 1	Chapel Terrace	Brighton	BN2 1HB
6	Turner House	Portslade	BN41 1HT
5	Moreton Road	Owermoigne	DT2 8HT
27	Widdicombe Way	Brighton	BN2 4TH
41	Ashley Road	Salisbury	SP2 7DD
Flat 1, 8	Stafford Road	Brighton	BN1 5PF
Flat 5, 64	Warrender Park Road	Edinburgh	EH9 1EX
	Kiln Lane	Brockham	RH3 7LX
68	Manor Road	Harlow	CM17 0BG
Churchill Cottage	London Road	Henfield	BN5 9JJ
3	Overhill	Southwick	BN42 4WL
66a	East Street	Brighton	BN1 1HQ
27	Church Meadows	Braintree	CM7 5SL
50	Newberry Road	Weymouth	DT4 8LW
6	Manor Close	Henfield	BN5 9LB
154	Newstead Road	Weymouth	DT4 0DY
	Ewart Street	Brighton	BN2 9UQ
Flat 20	Downview Road	Worthing	BN11 4QH
45	Plymouth Avenue	Brighton	BN2 4JA
18	St George's Terrace	Brighton	BN2 1JH
11	St Marks Court	London	NW8 9AN
2	Yew Tree Close (x2)	Weymouth	DT3 6GA
Coldthorn Barn	Coldthorn Lane	Hailsham	BN27 3PJ
44	Cliveden Court	Brighton	BN1 6HD

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Flat E3, 57	152/158 Dyke Road Talbot Road	Brighton London	BN1 5PA N6 4QX
63	Burleigh Way	Crawley	RH10 4UG
15	Holly Terrace	Hove	BN3 2TN
	Milton Mount	Crawley	RH10 3DP
Flat 3, 62a	North Street	Brighton	BN1 1RH
23	Davigdor Road	Hove	BN3 1QB
10	Jenkyn Road	Bedford	MK43 9HD
20	Wheatlands	Portland	DT5 2EB
109	Tumulus Road	Brighton	BN2 8HG
2	Coarse Barn Farm	Battle	TN33 0LZ
Flat 4, 17	College Terrace	Brighton	BN2 0EE
73	Rose Hill Terrace	Brighton	BN1 4JL
10	Le Petit Per	Jersey	JE2 7QL
174	Bexhill Road	Brighton	BN2 6QB
Front Basement Flat, 19a	Holland Road	Hove	BN3 1JF
22	Bramber Road (x2)	Worthing	BN14 8QB
The Villa Agency	Meeting House Lane	Brighton	BN1 1HB
17	Bowden Road	Ascot	SL5 9NJ
70	Bonchurch Road	Brighton	BN2 3PH
61	Carlton Hill	Brighton	BN2 0GW
Flat 3	Russell Road	London	W14 8HT
50 Ashburnham Mansions	Ashburnham Road	London	SW10 0PB
	Bayview Road	Kingsdown	CT14 8EG
4	Brecon Close	Bournemouth	BH10 7DX
Flat 6, Central House	Central Avenue	Peacehaven	BN10 7LJ
12	Boscawen Road	Falmouth	TR11 4EN
Flat 1, 58	Warrington Cres	London	W9 1EP
90	Kennington Lane	London	SE11 4XD
51	Oxford Gardens	London	W10 5UF
52	Vale Road (x2)	Chesham	HP5 3HH
55	Unwin Road	Isleworth	TW7 6HY
38b	Brunswick St West	Hove	BN3 1EL
2	Highview Close	Tadworth	KT20 5GR
56	Ferring Street	Worthing	BN12 6QS
	Bushey Croft	Harlow	CM18 6RH
24	New Barn Close (x2)	Portslade	BN41 2GQ
70	Wardcliffe Road	Weymouth	DT4 0HP
76	Chetnole Close	Poole	BH17 8BE
118	Clay Hill	Enfield	EN2 9AE
119	Strathnairn Street	Cardiff	CF24 3JQ
	Monton Street	Manchester	M14 4LT
49	Chislet Close	Beckenham	BR3 1UB

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600b	High Street	Leytonstone	E11 3DA
31	Upper High Street	Epsom	KT17 4QY
49	Jersey Street	Brighton	BN2 9NU
7	Church Road (x2)	Wimborne	BH21 6RQ
10	Old Parish Lane	Weymouth	DT4 0HY
17	Pither Road	Odiham	RG29 1QE
Apartment 82	Colquitt Street	Liverpool	L1 4DR
17	Hastings Road	Brighton	BN2 3AF
45	Plymouth Avenue	Brighton	BN2 4JA
470	Footscray Road	London	SE9 3UA
19	Cranbourne Close	Horley	RH6 8PA
Flat 4, 29	The Drive	Hove	BN3 3JE
42	Eleanor Close	Lewes	BN7 1DD
8	The Warren	Radlett	WD7 7DX
Flat 3, Hereford House	Goring Street	Worthing	BN12 5SG
29	Lovett Road	Portsmouth	PO3 5EU
14	Blomfontien Road	London	W12 7BX
	Portland Lane	Hove	BN3 5SW
	The Drive	Shoreham-by-Sea	BN43 5GB
	5-9 Berkley Avenue	Reading	

# BH2011/03901 106 St James's Street, Brighton.



**Brighton & Hove  
City Council**



**Scale: 1:1,250**