

Le Carbone, The Old Brewery

BH2022/03260

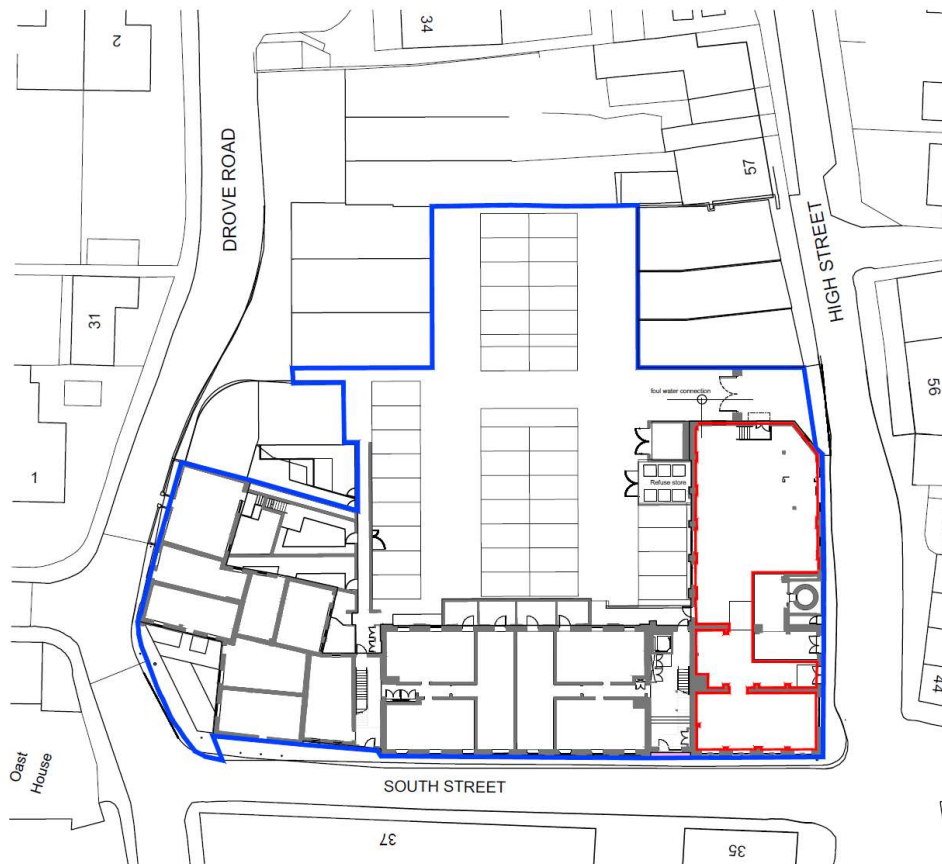


Brighton & Hove
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Application Description

- Change of use definition from Class B1 to Class E to previously approved commercial areas
 - i.e. to allow the approved commercial units on the ground and first floors to change from B1 use, to Class E use.

Existing Site Plan



Site Plan Ground Floor
Scale 1-500



Aerial photo(s) of site



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3D Aerial photo of site



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Ground floor unit from High Street



Ground Floor/First Floor from High Street



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From South Street



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Key Considerations in the Application

- Principle of provision of gym/Class E uses
- Transport impacts
- Neighbour amenity impacts

Conclusion and Planning Balance

- No policy objection to use as a gym on ground floor and Class E use on first floor
- Subject to compliance with condition – no adverse transport issues
- Subject to compliance with condition – no adverse neighbouring amenity impacts
- The application is therefore recommended for **Approval.**