

100-104 Church Road

BH2023/00722

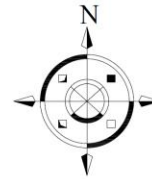
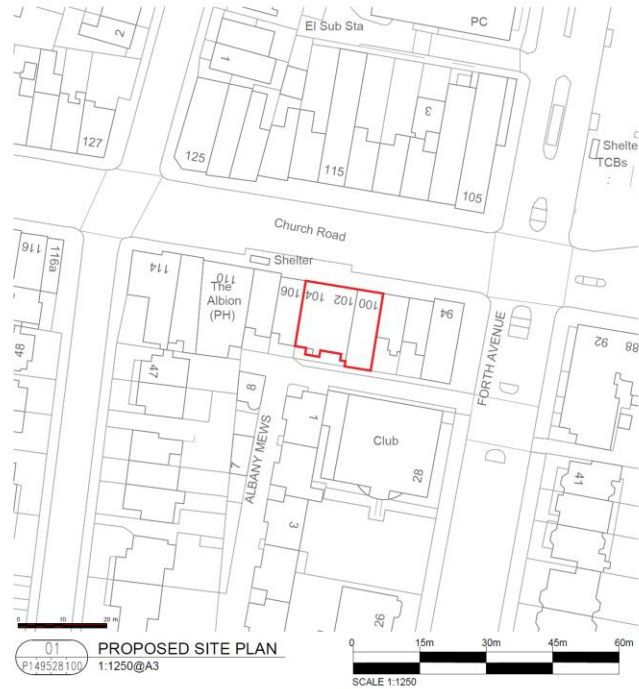


**Brighton & Hove
City Council**

Application Description

- External alterations including changes to rear lift shaft, louvres and boundary wall, installation of new plant and associated works.

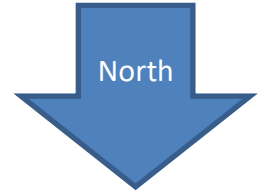
Proposed Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photo of site



Street photo of site – 100 Church Road



Street photo of site – 102 & 104 Church Road



Photo - rear of site



Photo -rear of site

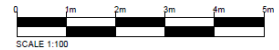


Existing Front Elevation

97



01 EXISTING FRONT ELEVATION
P80041 200
1:100@A3



200 N

Proposed Front Elevation



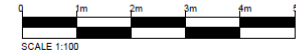
96

02 PROPOSED FRONT ELEVATION
P90541 200 1:100@A3

Existing door to be retained
and Automated gear added

Existing canopy
to be removed

Existing doors to be retained
and Automated gear added

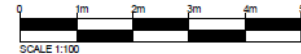


200 N

Existing Rear Elevation



01 EXISTING REAR ELEVATION
P80541 20/ 1:100@A3



66

201 M

Proposed Rear Elevation

100



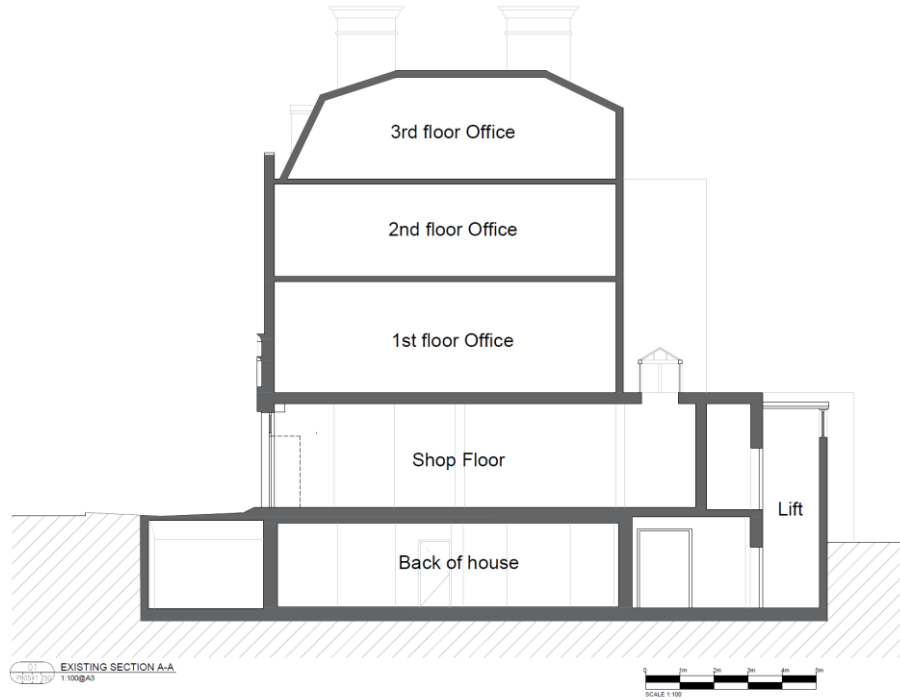
02 PROPOSED REAR ELEVATION
P90541 201 1:100@A3

201 M



Brighton & Hove
City Council

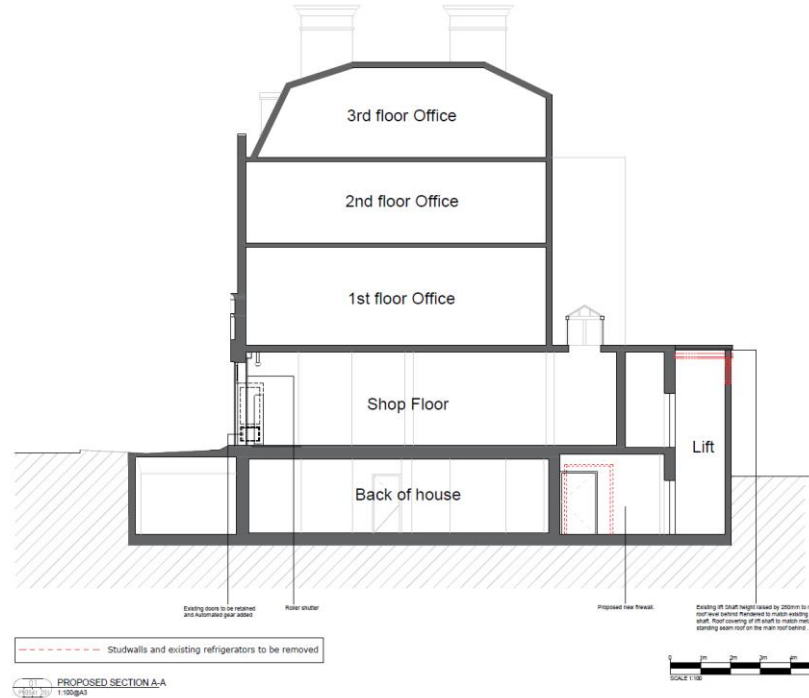
Existing Site Section(s)



101

250 C

Proposed Site Section(s)



102

251 G

Representations

Five (5) letters of objection, have been received raising the following concerns:

- Some elements of the proposals are welcomed
- No deliveries or servicing to the rear is a positive
- Concerns regarding disturbance from the proposed plant units
- Concerns regarding the methodology of the noise assessment as the measurements were taken at the front of the premises and not the rear where the issues previously arose.

Note: Following the consultation of the application, an updated noise survey has been carried out at the rear.

Key Considerations in the Application

- Design, appearance and Heritage
- Impact upon amenity
- Transport and Highways

Conclusion and Planning Balance

- The continued occupation of a retail unit within the Hove Town Centre is supported in principle.
- The proposed external alterations would have a beneficial impact upon the appearance of the grade II listed building and are considered to be acceptable.
- The replacement of the existing, unauthorised plant would have a beneficial impact upon neighbouring amenity.
- The proposed plant is accompanied by an updated Noise Assessment which has been reviewed by the Environmental Health consultee and is considered acceptable.
- The Highways consultee has confirmed that the amendments to retain the front double doors on inward-opening hinges would overcome their previous objection relating to obstruction of the highway.
- As no change of use is proposed it would not be reasonable to restrict deliveries and servicing by condition. However, the applicant has confirmed deliveries would be undertaken from Church Road rather than Albany Mews to the rear.
- **Approval is therefore recommended**, subject to conditions.

