

67

45 George Street

BH2023/01522

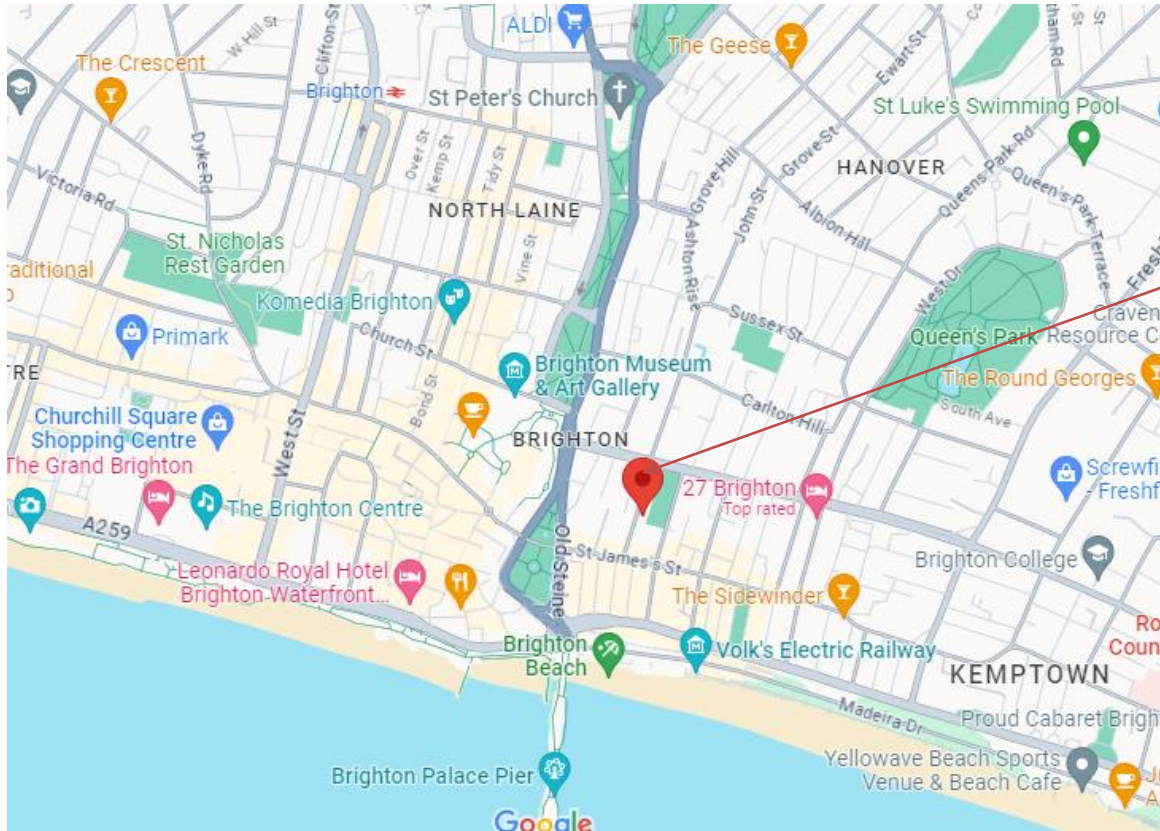


Brighton & Hove
City Council

Application Description

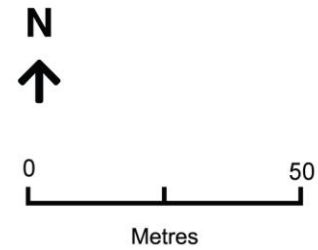
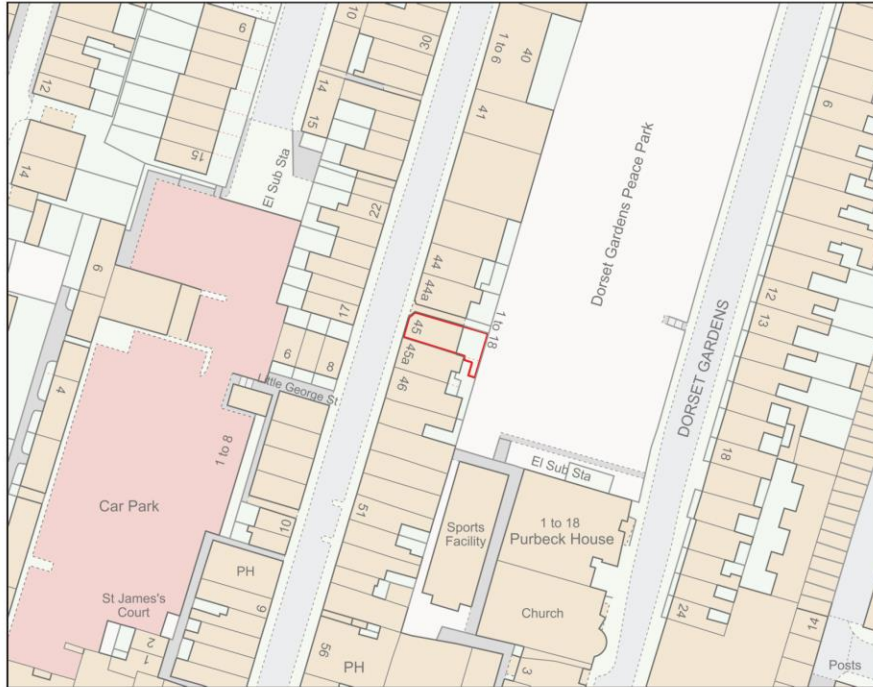
- Change of use from tattoo parlour (Sui Generis) to low/non-alcoholic bar (Sui Generis). (Retrospective).

Map of application site



Application site

Location Plan



70

ID

Aerial photo(s) of site



3D Aerial photo of site



Street photos of site



Application site



Other photos of the site

Application site



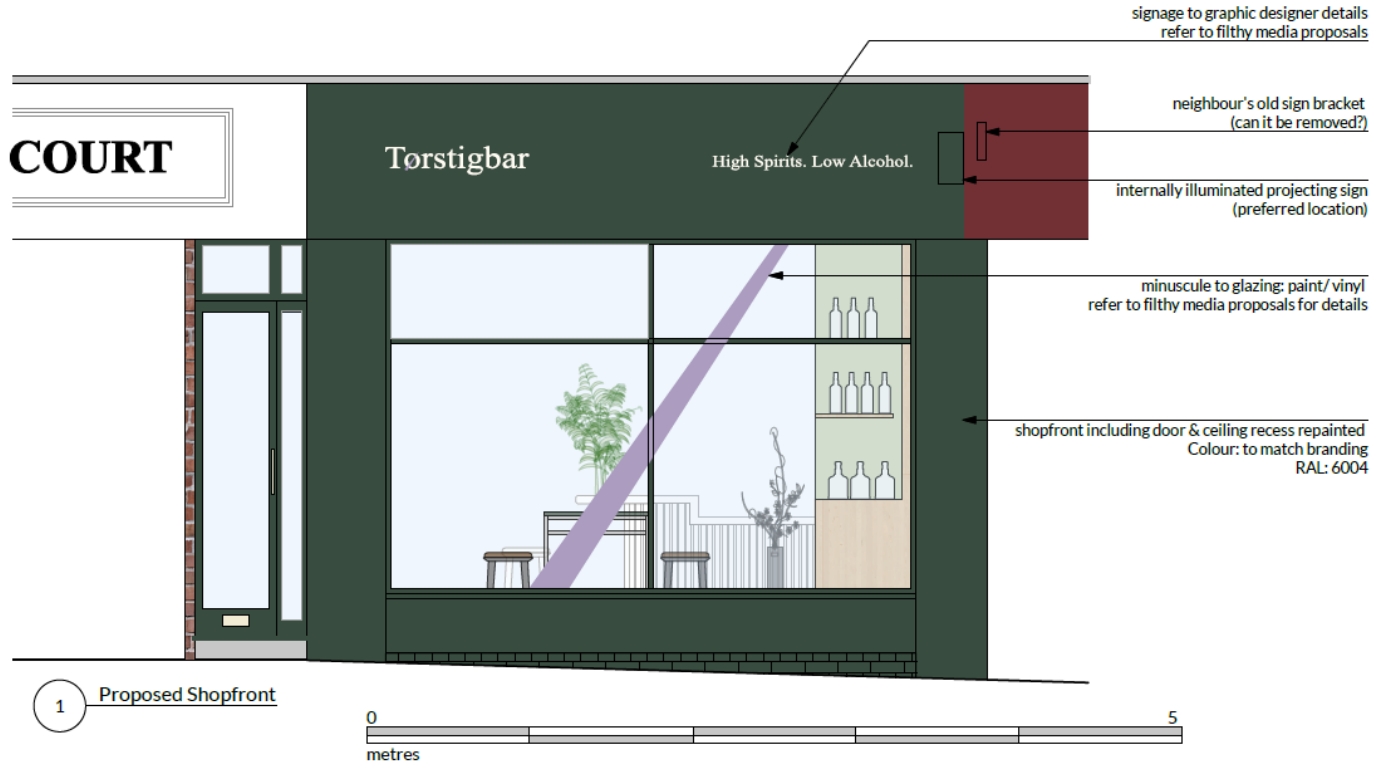
Interior of the bar



Pre-existing front elevation

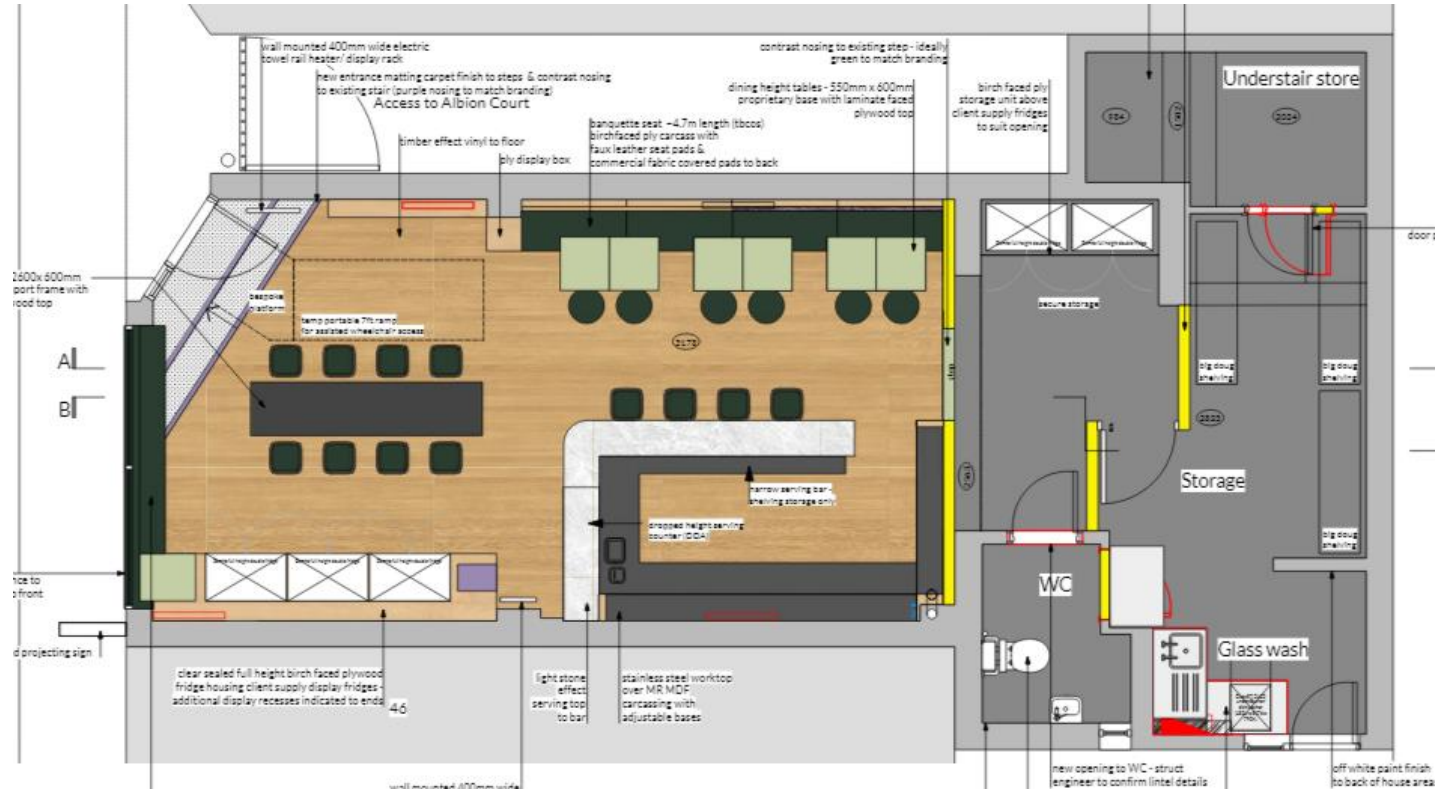


Existing Front Elevation



76

Floor plans of the bar

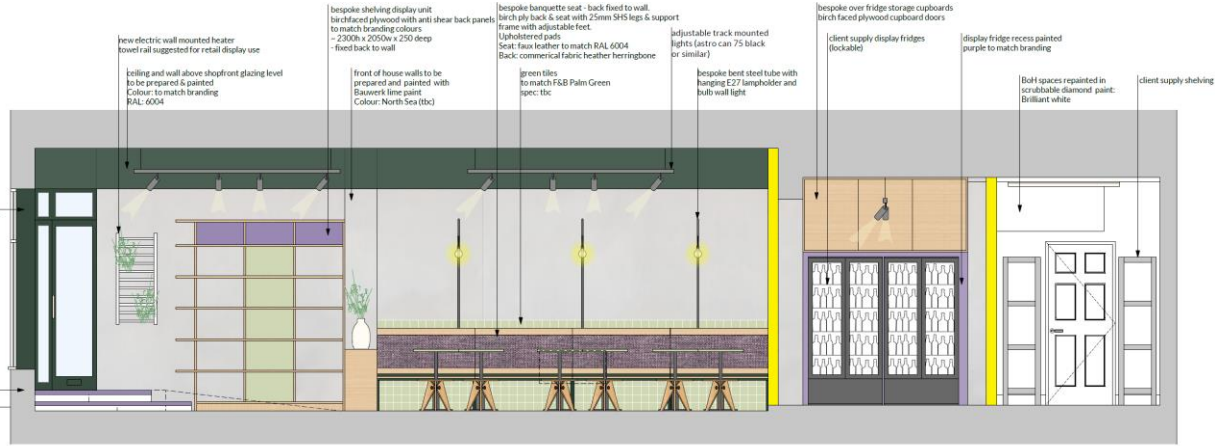


77

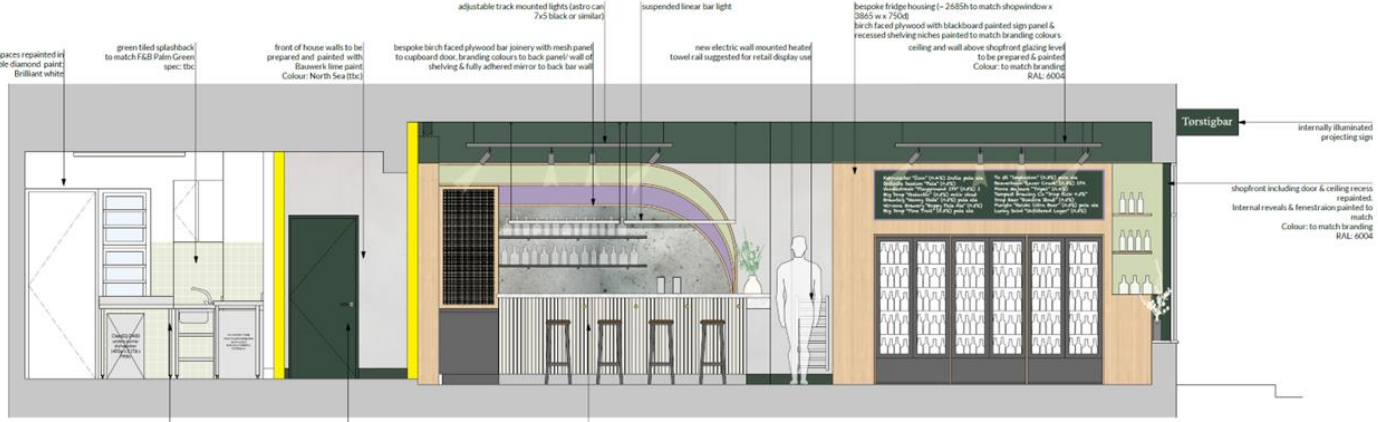
ID

Site Sections

78



D20



2 Internal Elevation BB



Representations

Fifteen (15) letters of representation have been received objecting to the proposed development on the following grounds:

- There have been noise nuisance complaints
- Questioned whether appropriate noise checks have been carried out
- Music played until late at night
- Late opening hours
- The buildings above are residential and suffer frequent disturbance
- The change of use is unsuitable
- The building pre-dates modern construction standards and noise travels throughout the building
- People gather on pavements outside the entrance to the residential units
- George Street already has too many bars/coffee shops
- Impact on property values
- The previous commercial uses have been during the daytime

Representations (cont.)

Ninety Six (96) letters of representation have been received in support of the application on the following grounds:

- The bar is a welcoming, inclusive and safe place
- The bar provides a safe venue for those who cannot or choose to not drink alcohol
- The council should support small and innovative businesses
- People travel into the city to visit the bar and boost the local economy
- The bar is a community and cultural asset
- The bar decreases anti-social behaviour
- This is the only non-alcoholic bar in the city
- The bar is less disruptive than a traditional bar
- The street already has traditional bars/pubs on it
- The bar works alongside local suppliers and businesses
- Never issues with antisocial behaviour
- Supports the mental health of Brighton residents
- The bar is considerate to neighbours
- The bar helps to lift the look of the street
- The bar provides choice and variety for non-drinkers

Key Considerations in the Application

- Principle of the change of use
- Design and appearance
- Impact on conservation area
- Impact on Amenity
- Highways

Conclusion and Planning Balance

- The former use of the site as a tattoo parlour is not protected by local plan policies and the loss of this former use is therefore considered acceptable.
- It is considered that the change of use will still maintain the commercial character of the street at ground floor level, providing an active shop front and therefore will not impact the character of the conservation area.
- The proposed use of the site as a commercial bar is appropriate in this mixed-use location and is not considered to result in harmful amenity impact to neighbouring properties.
- The application is acceptable on highways grounds.
- The application is therefore recommended for **approval**.