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Montpelier Inn, 7-8 Montpelier Place

BH2022/02562



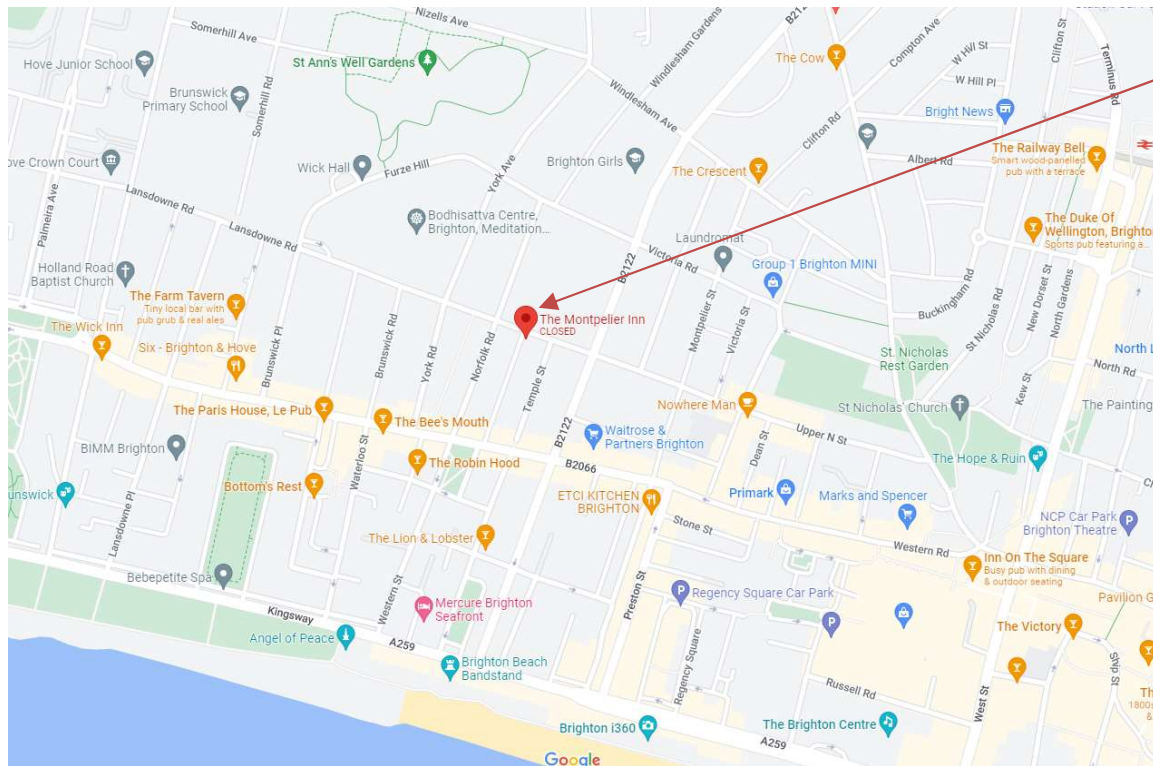
**Brighton & Hove
City Council**

Application Description

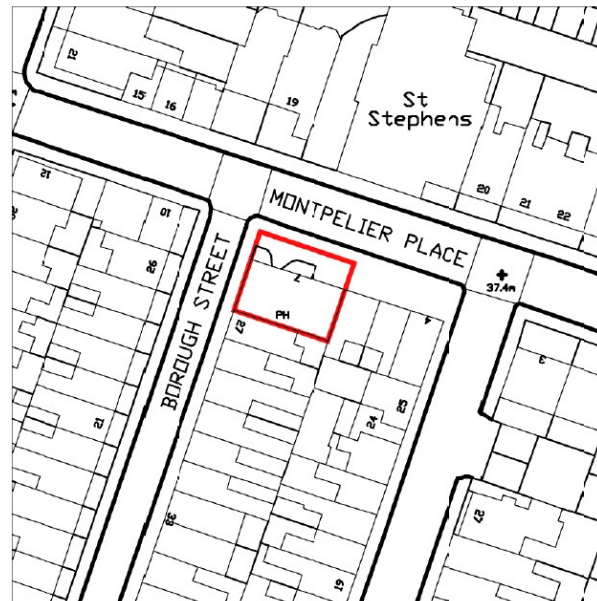
- Conversion of existing public house (sui generis) and maisonette (C3) to form 5no flats and maisonettes (C3) with associated alterations.

Map of application site

Application Site



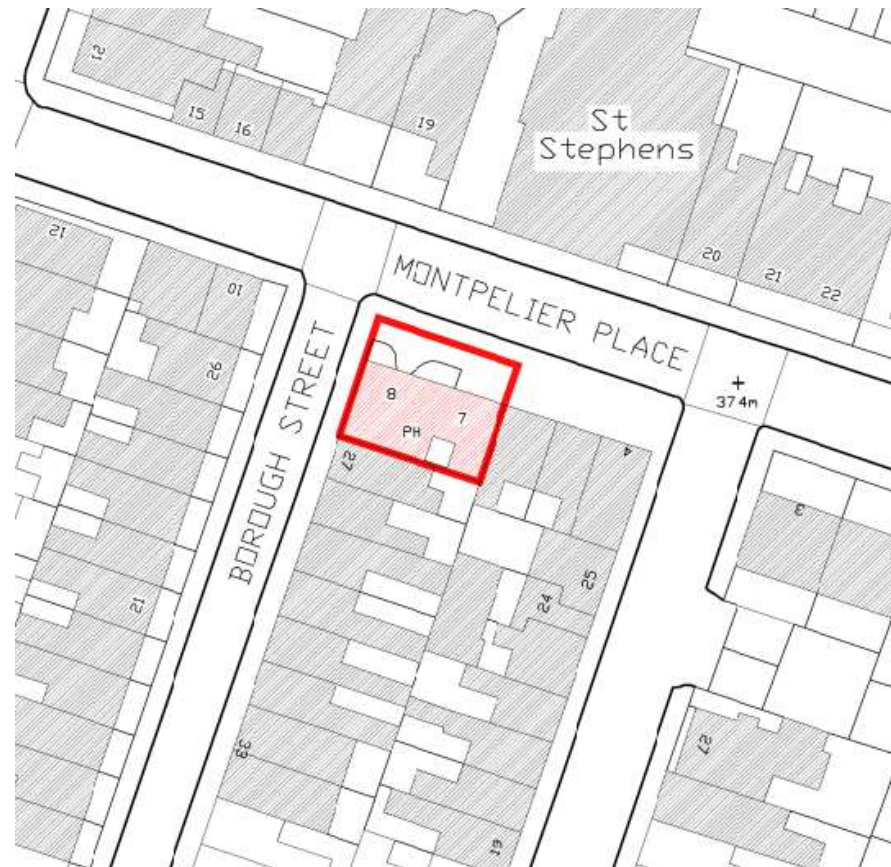
Existing Location Plan



Existing site location plan
Scale 1:1250@A3



Proposed Location Plan

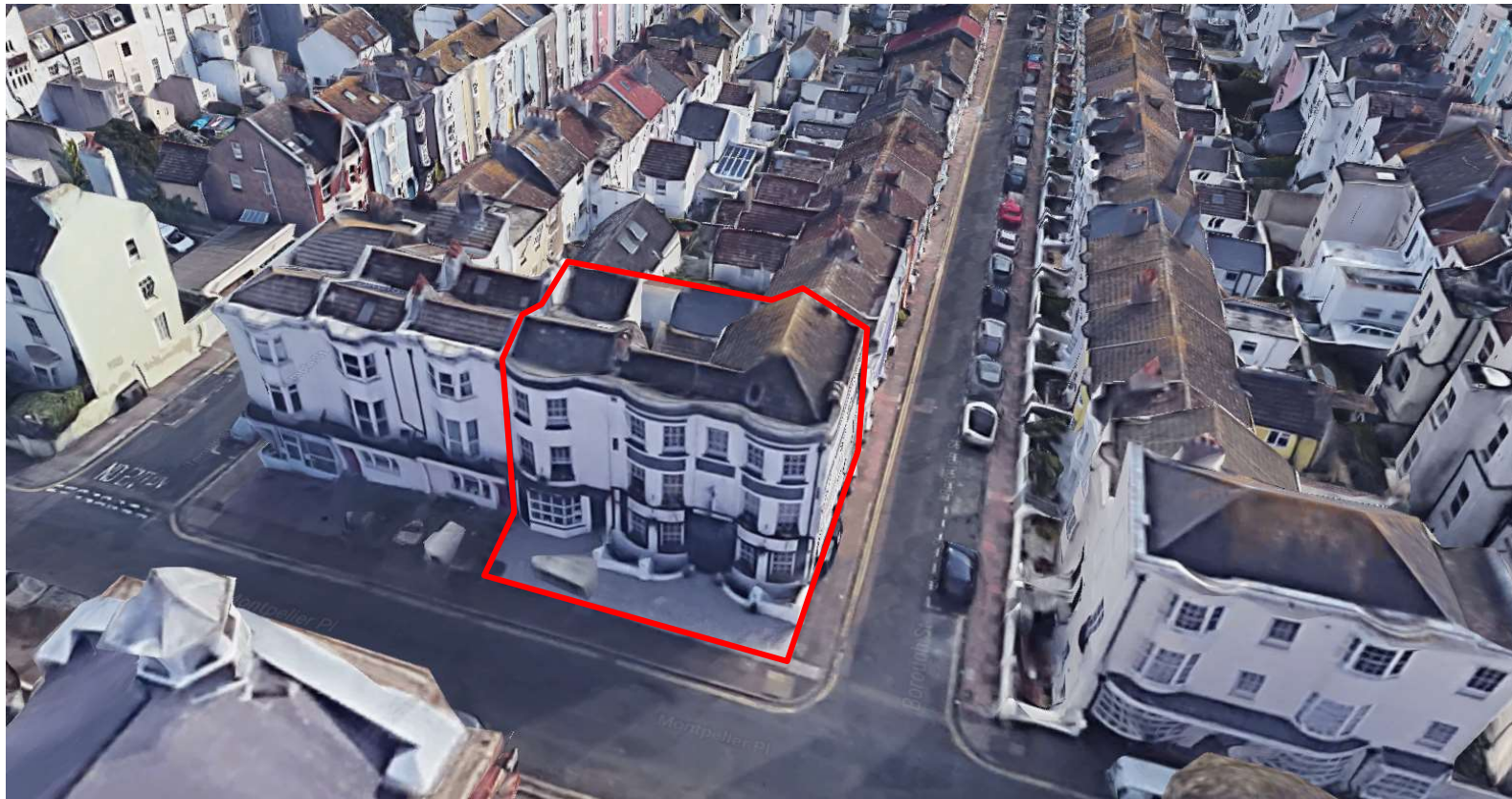


Aerial photo(s) of site



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3D Aerial photo of site



North



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City Council

Street photo from Montpelier Place looking West

Application site



Site photo taken from Montpelier Place looking south

Application Site

Borough Street



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Site photo from junction of Montpelier Place and Borough Street

Application Site

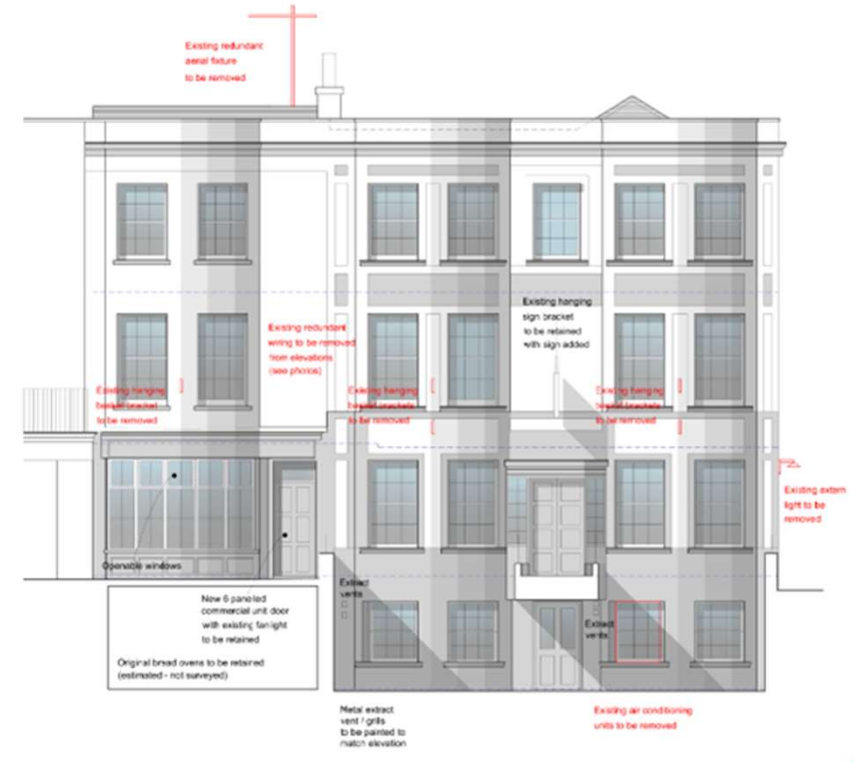
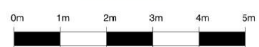


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Existing and proposed Front Elevations



Existing front / north elevation / section JJ
scale 1:50@A1



Proposed front / north elevation / section JJ
scale 1:50@A1

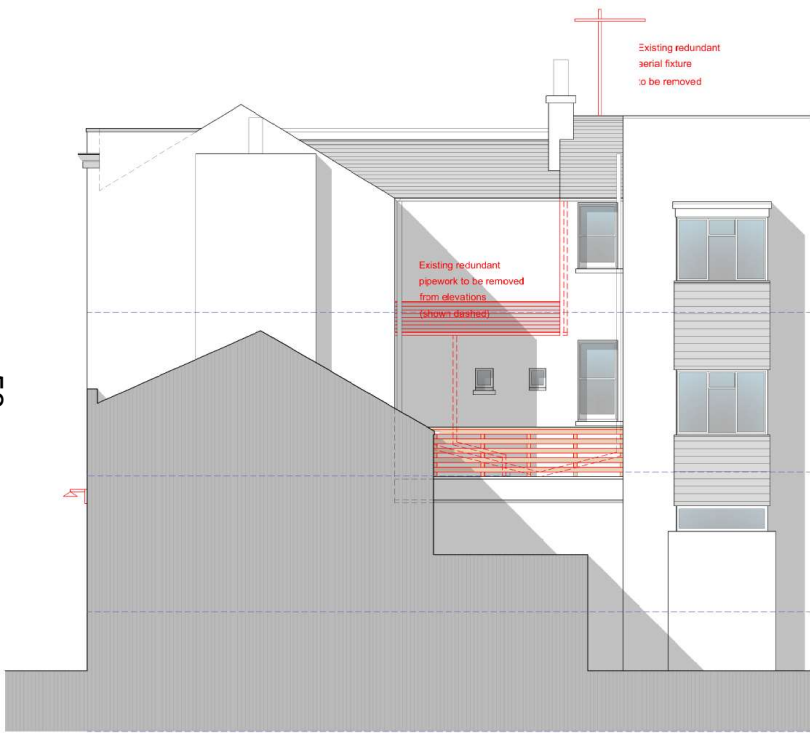


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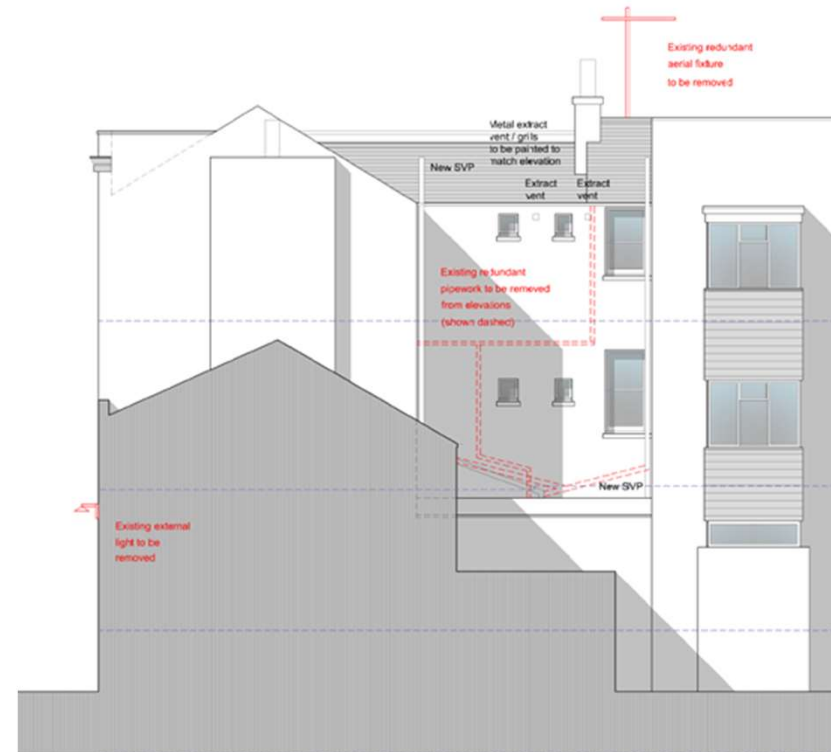


Existing and proposed Rear Elevations

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Existing rear / south elevation
scale 1:50@A1



Proposed rear / south elevation
scale 1:50@A1



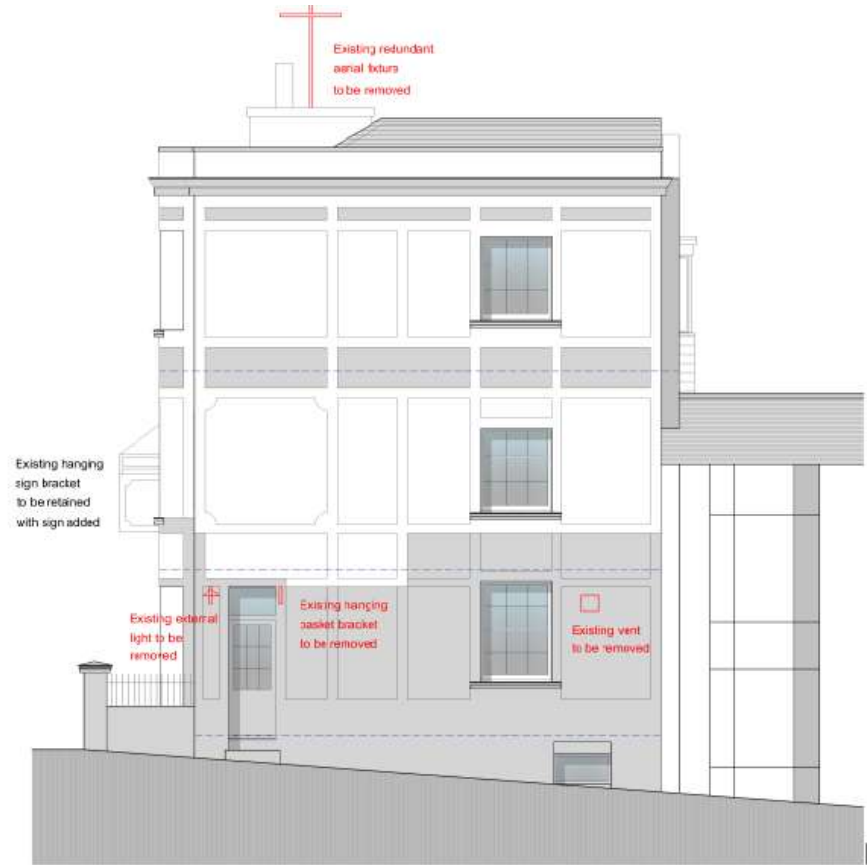
TA1341/04 C



Existing and Proposed side elevations facing Borough Street



Existing side elevation



Proposed side elevation

Proposed Site Sections



Proposed section AA
scale 1:50@A1



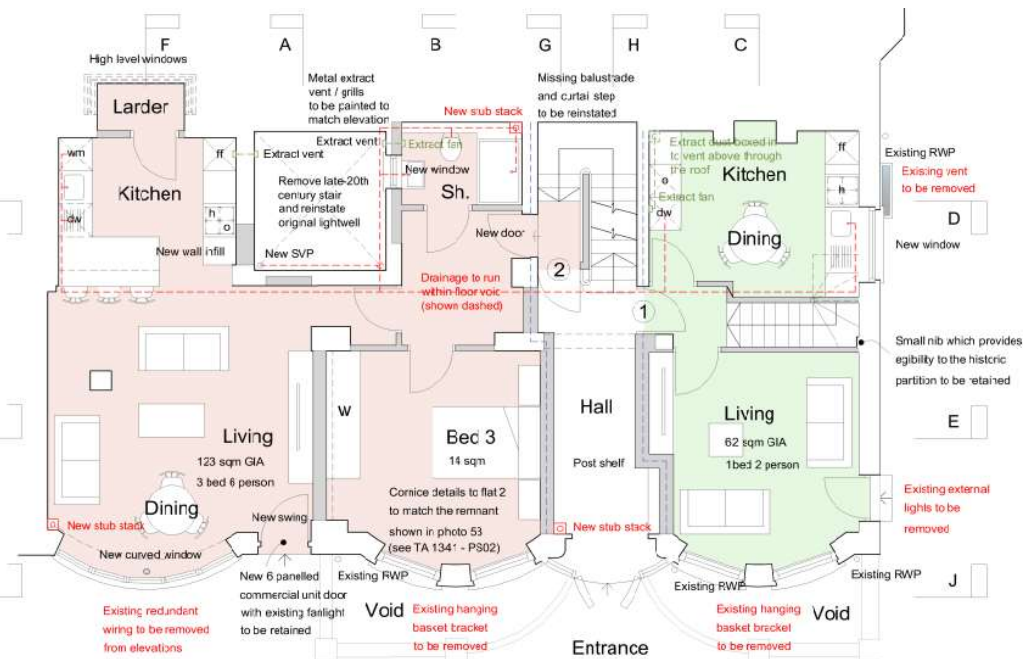
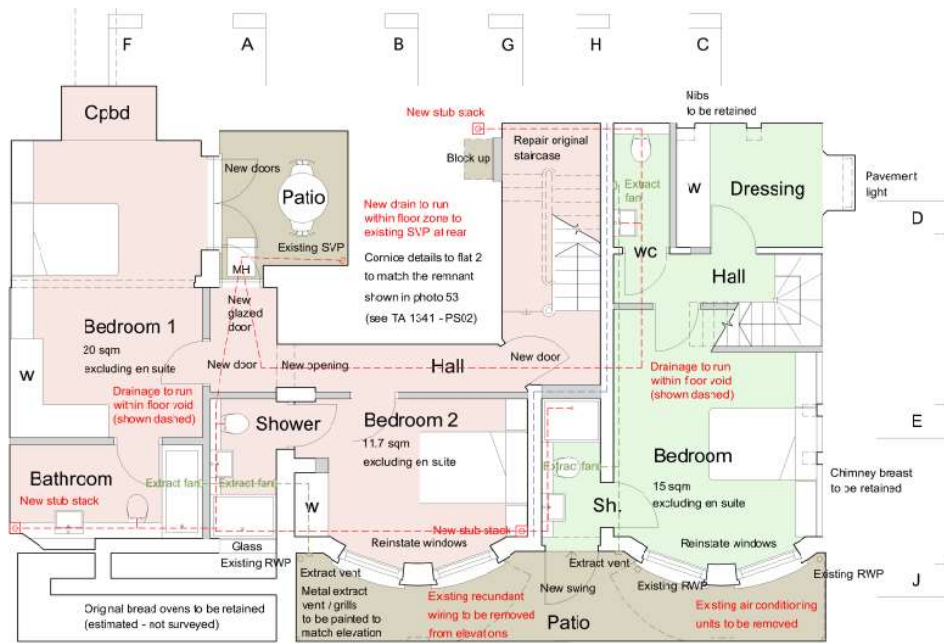
Proposed section DD
scale 1:50@A1



60

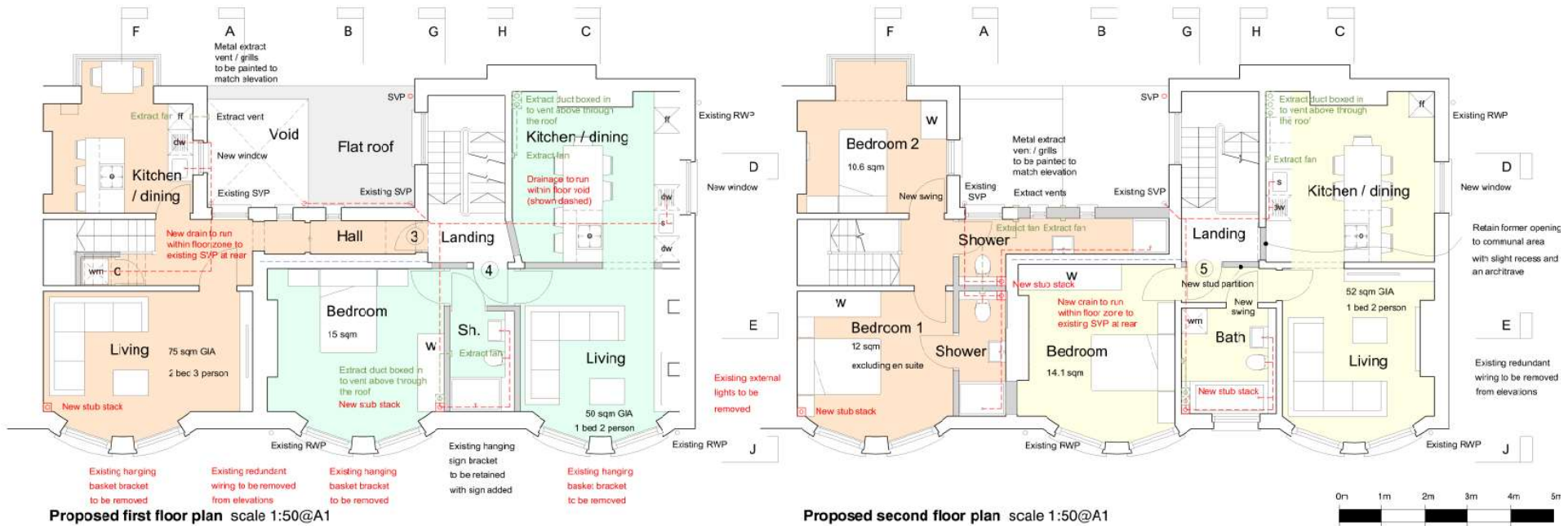
TA1341/12 E

Proposed lower ground and ground floor plans



1 x 3 bedroom maisonette
1 x 1 bedroom maisonette

Proposed first and second floor plans



1 x 2 bedroom maisonette
2 x 1 bedroom flats

Total number of residential units across the site is 5.

Key Considerations in the Application

- Principle of the change of use
- Design, character and appearance
- Impact on amenity
- Standard of accommodation
- Sustainable transport

Conclusion and Planning Balance

- Insufficient information has been provided to demonstrate that robust attempts have been made to secure an ongoing public house use.
- The marketing approach undertaken is not in accordance with policy DM10 (CPP2) and does not demonstrate that the public house is not economically viable and could not be made viable again in the future.
- Even if marketing was satisfactorily proven, and an alternative use justified, Policy DM10 states priority should be given for an alternative community use which is not the case with a residential conversion.
- It is noted that the scheme provides 5 residential units of accommodation which are of an acceptable standard. However in this instance, this does not outweigh the policy objection.
- As such the application is recommended for **refusal**.

