

118A St James's Street

BH2022/01324

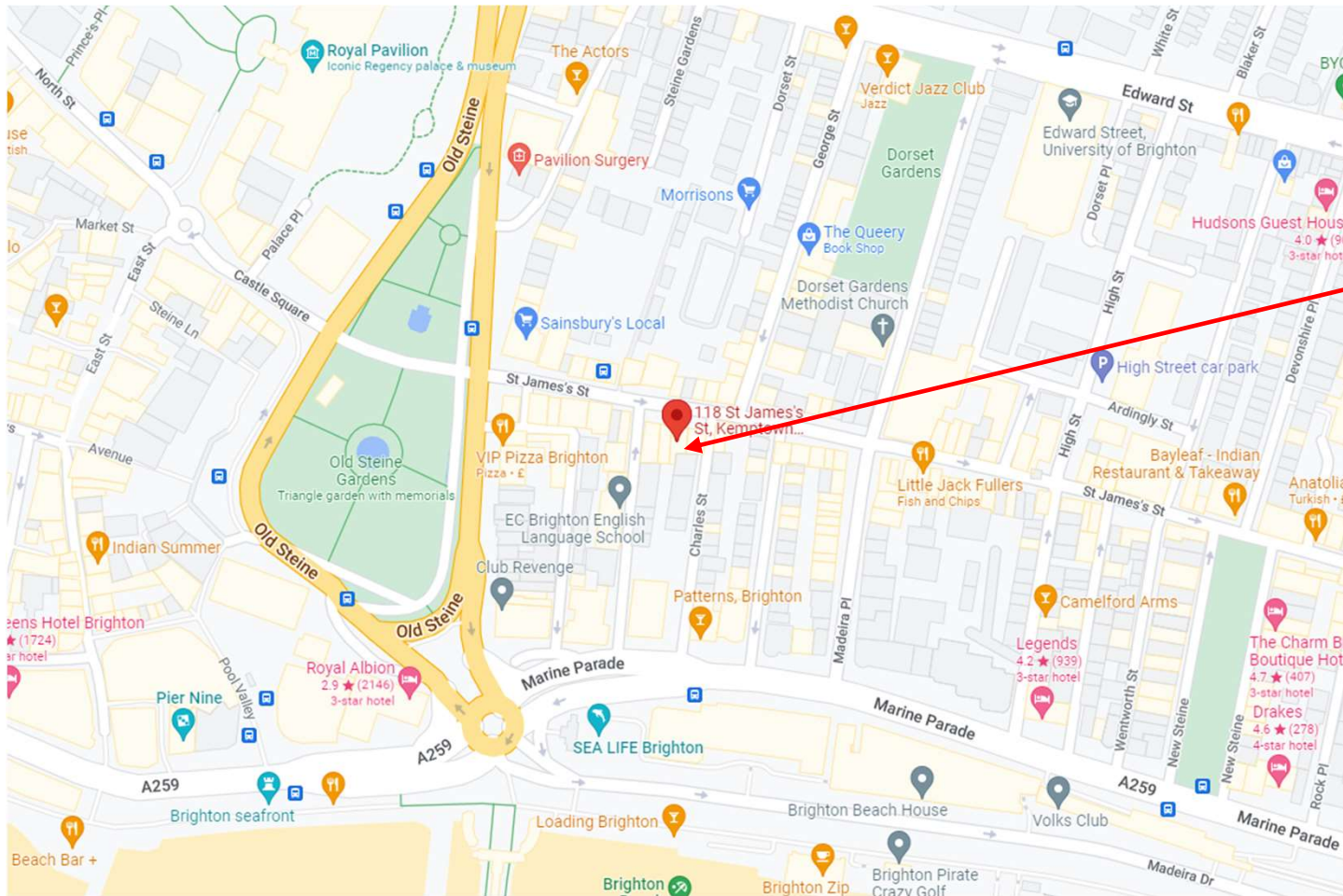


**Brighton & Hove
City Council**

Application Description

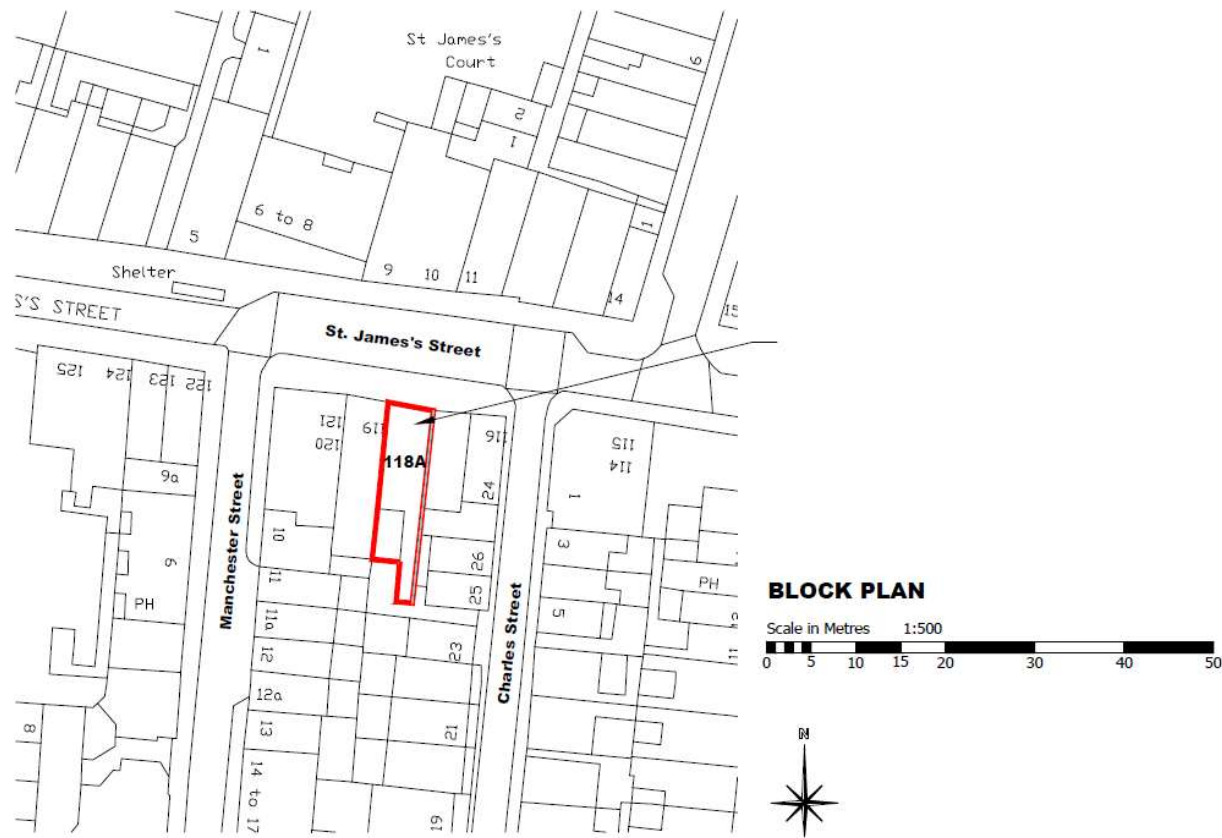
- Change of use from residential dwelling (C3) to a 3no bedroom house of multiple occupation (C4) incorporating replacement of glazed roof to conservatory with timber roof and clay interlocking tiles, installation of metal railings to first floor roof terrace with revised fenestration and associated works. (Part retrospective).

Map of application site



Site

Location / Block Plan

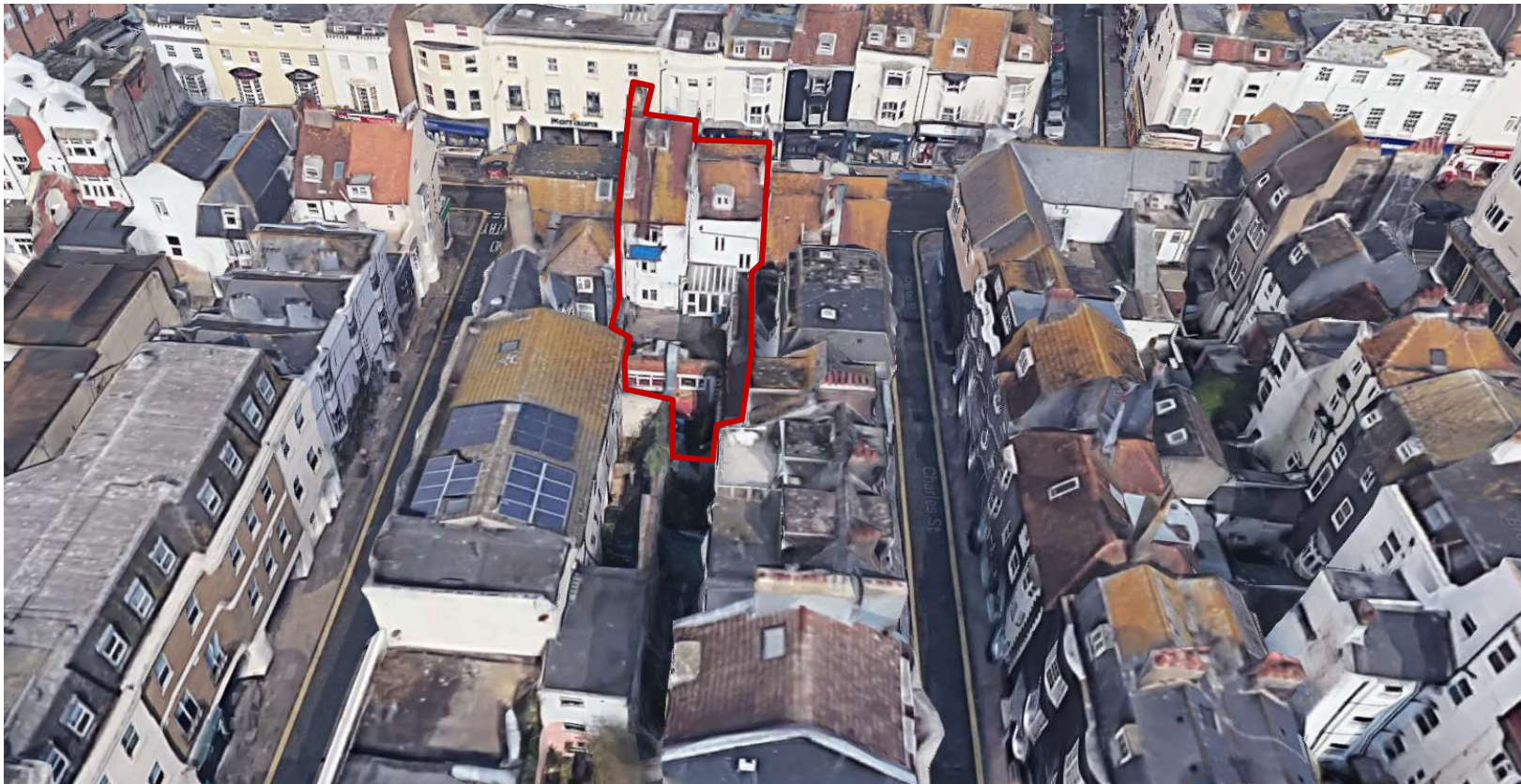


Aerial photo(s) of site



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City Council

3D Aerial photo of site



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City Council

Street photo(s) of site



Other photos of site – rear and west to neighbouring property



Other photo of site (rear access)



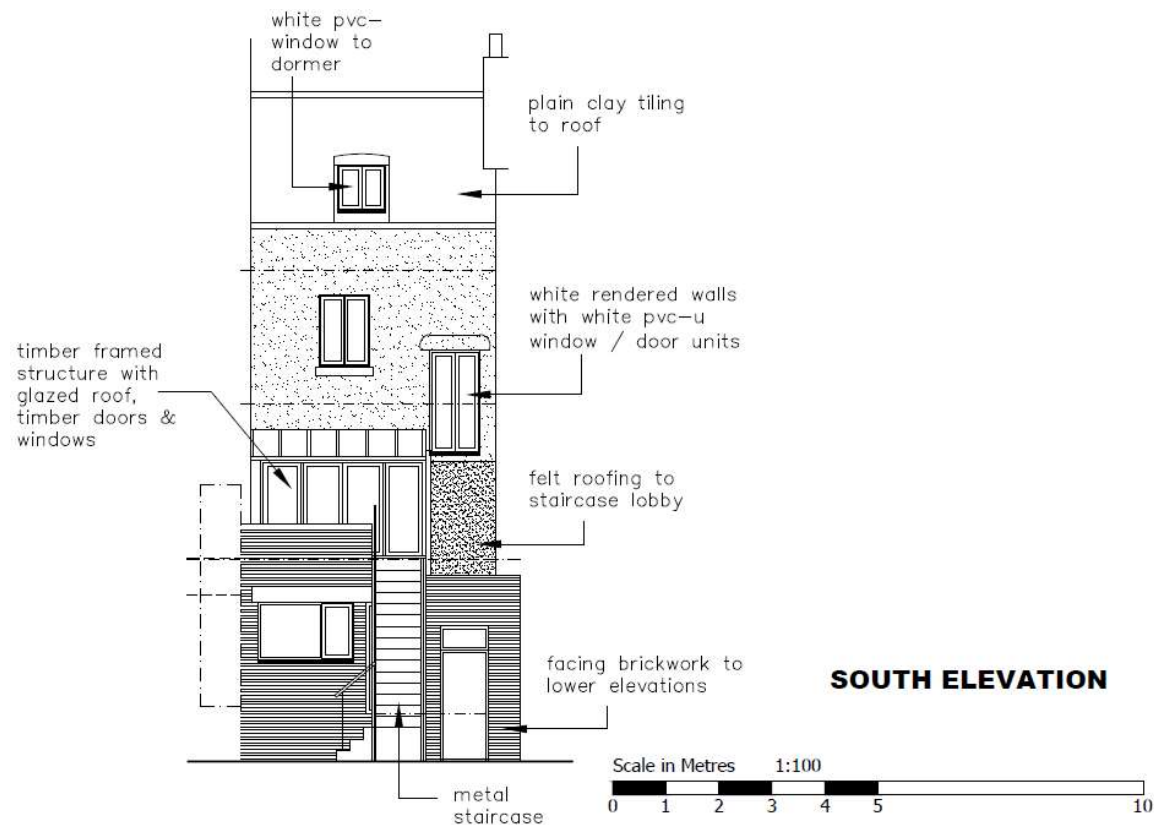
Other photos of site (internal communal)



Other photos of site (3rd floor front and rear rooms)



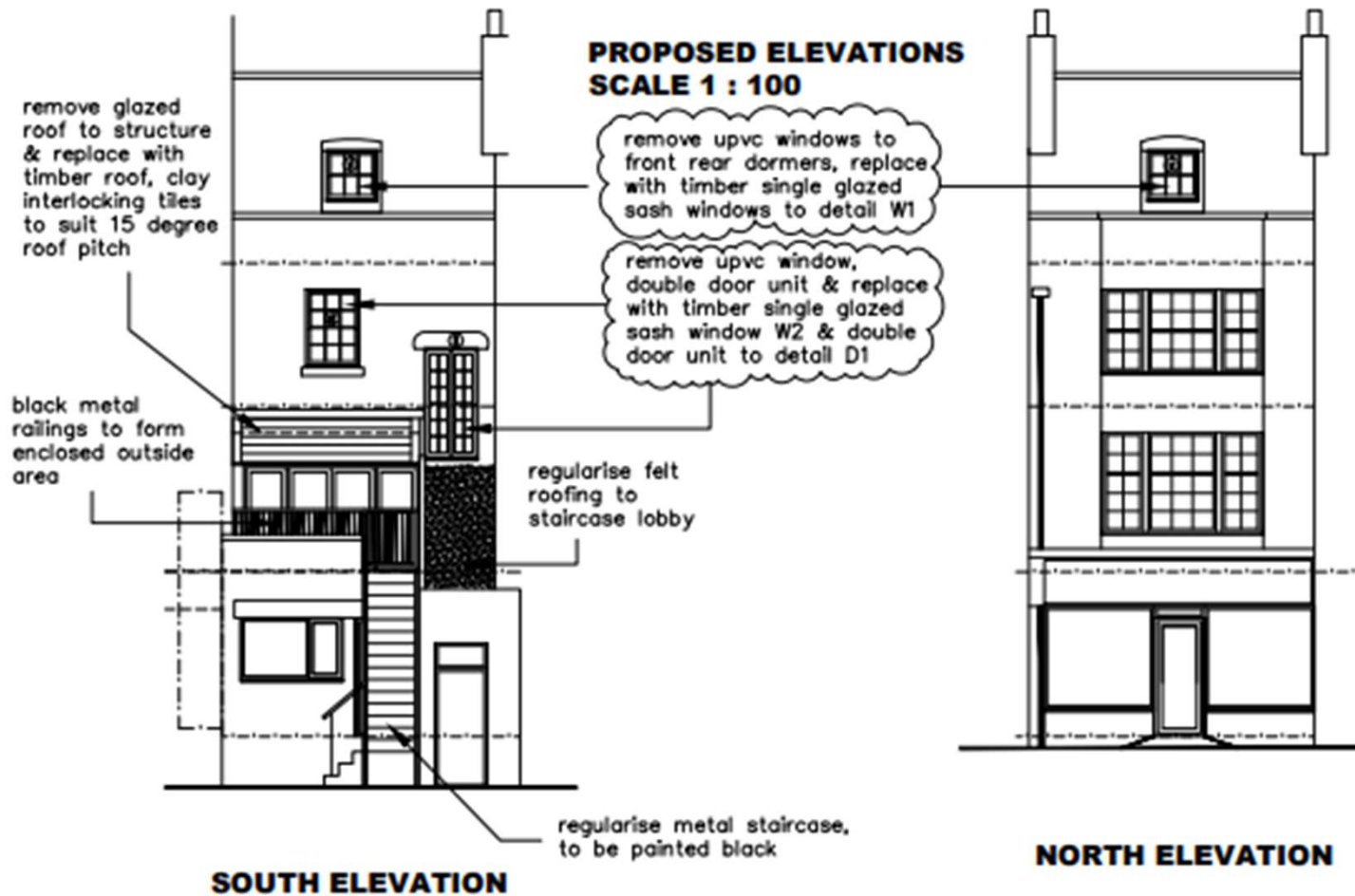
Existing Rear Elevation



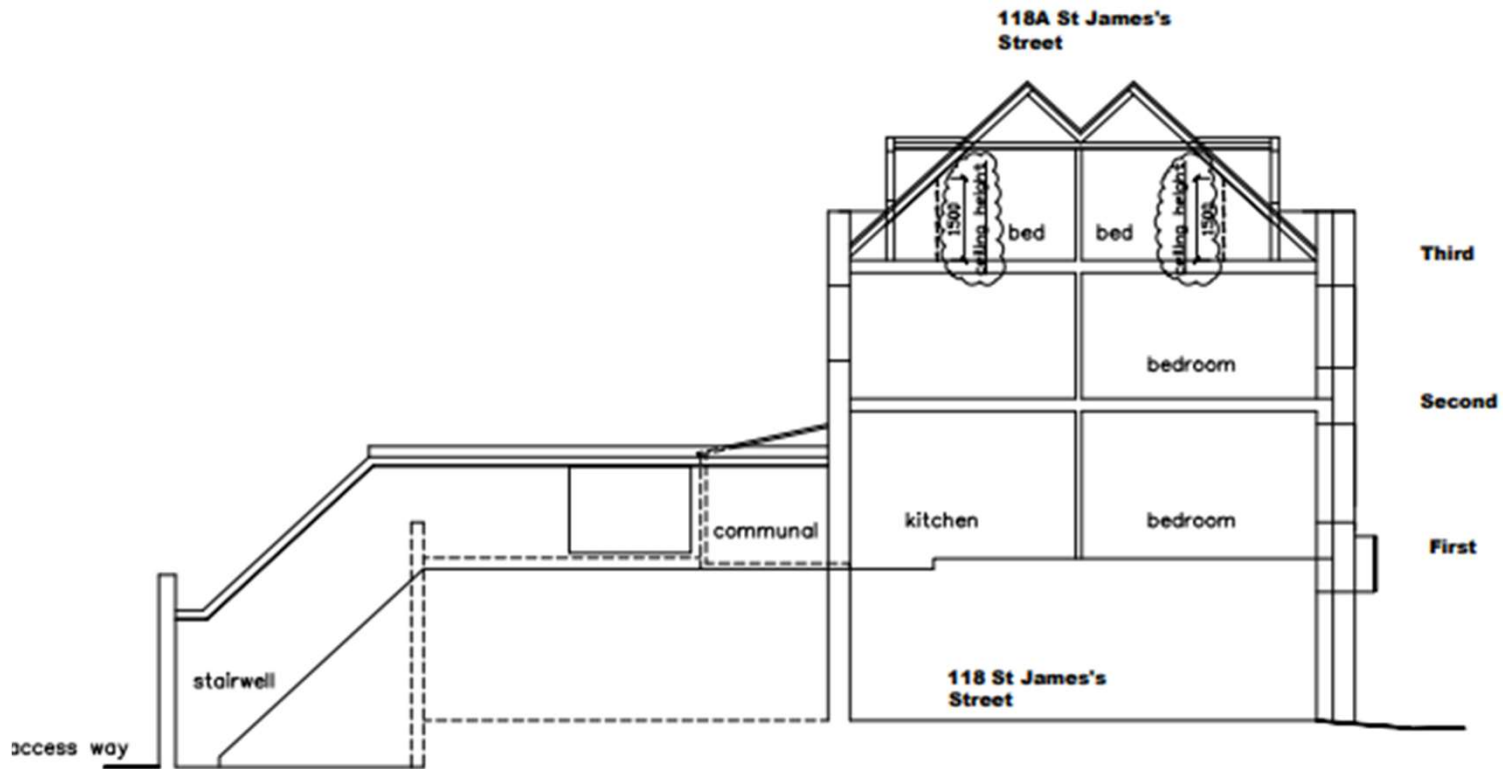
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977 B

Proposed Rear and Front Elevation

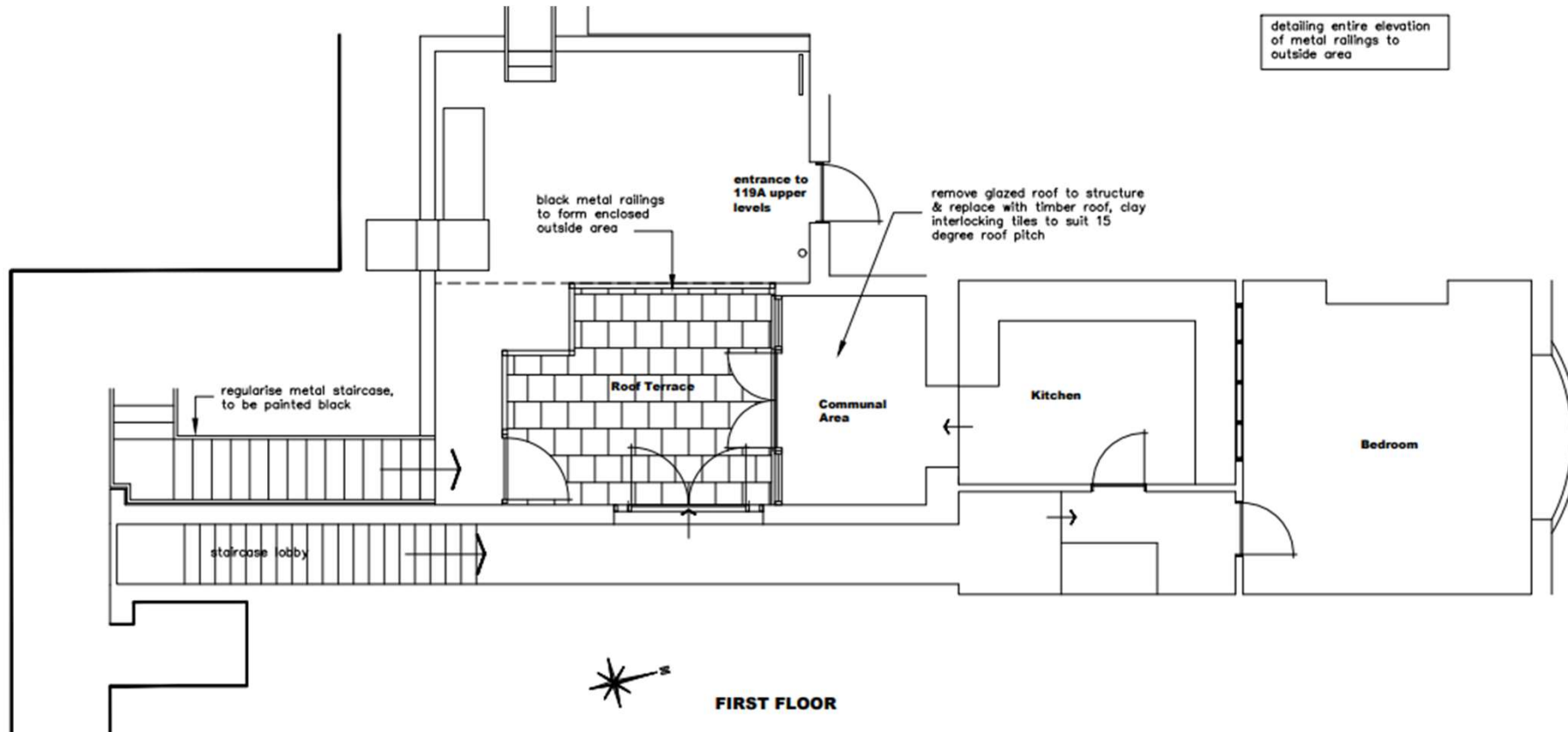


Proposed Site Section(s)

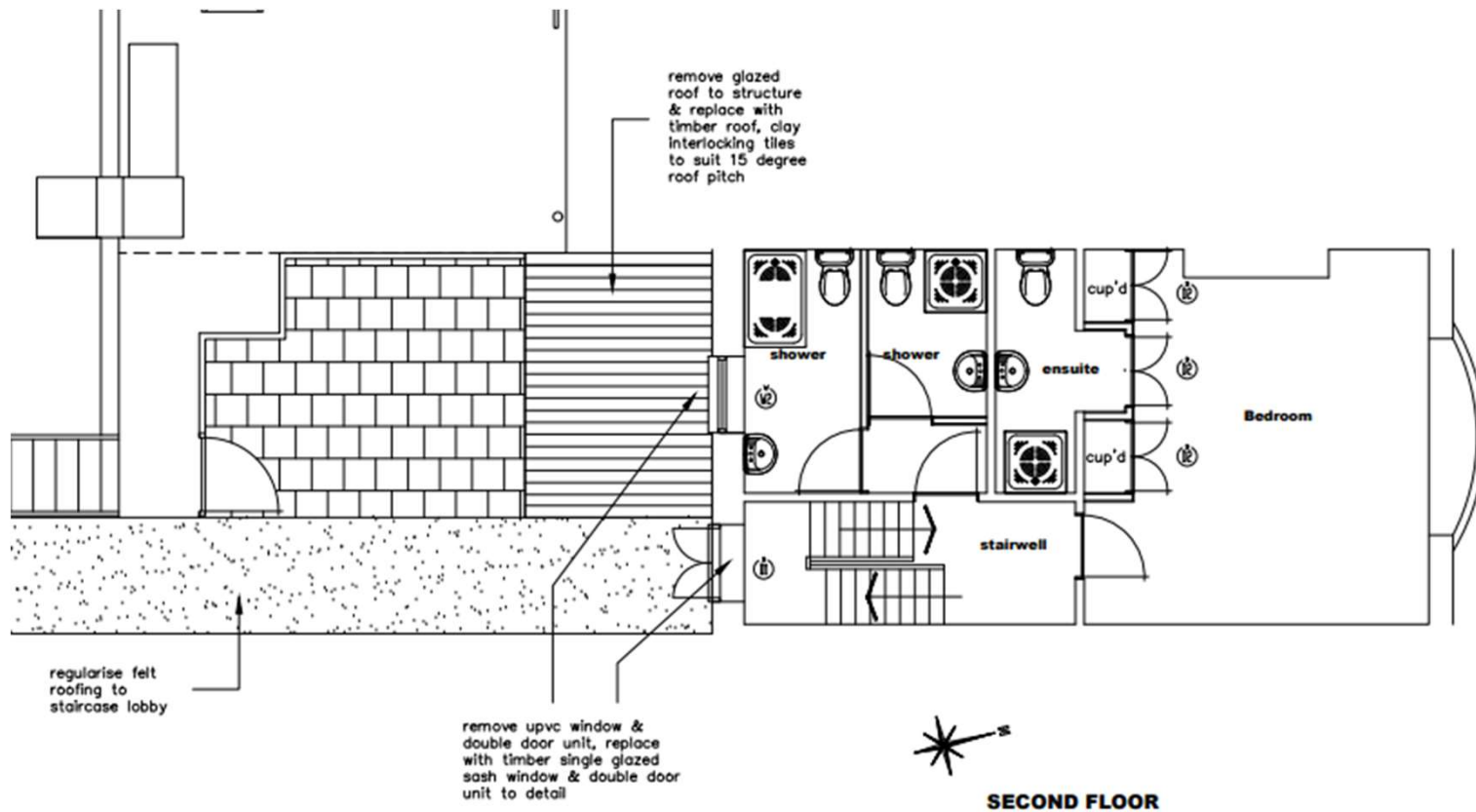


EXISTING / PROPOSED SITE SECTION
SCALE 1 : 100

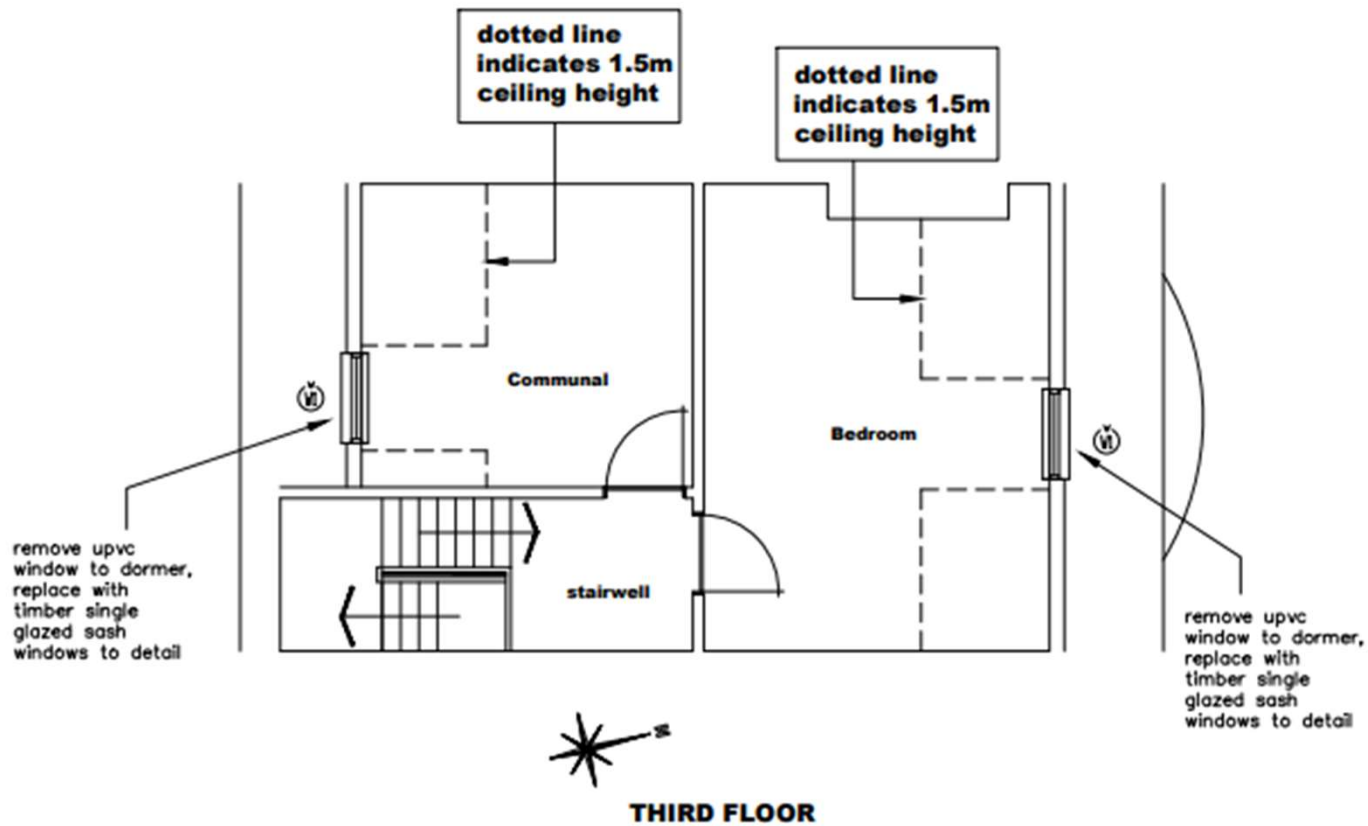
Proposed First Floor Layout



Proposed 2nd Floor Layout



Proposed 3rd Floor Layout



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3

Key Considerations in the Application

- Principle of HMO
- Impact on Amenity
- Standard of Accommodation
- Impact on Listed Building

Conclusion and Planning Balance

- Principle of HMO acceptable and meets policies CP21 and DM7
- Standard of Accommodation on balance acceptable
- Scheme provides public benefit with improvements to Listed Building
- **Recommendation: Approval**

