

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 1 SEPTEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page
A	BH2021/01328 - Dolphin House, 2-6 Manchester Street, Brighton - Full Planning	1 - 18

**Dolphin House,
2-6 Manchester Street
BH2021/01328**



**Brighton & Hove
City Council**

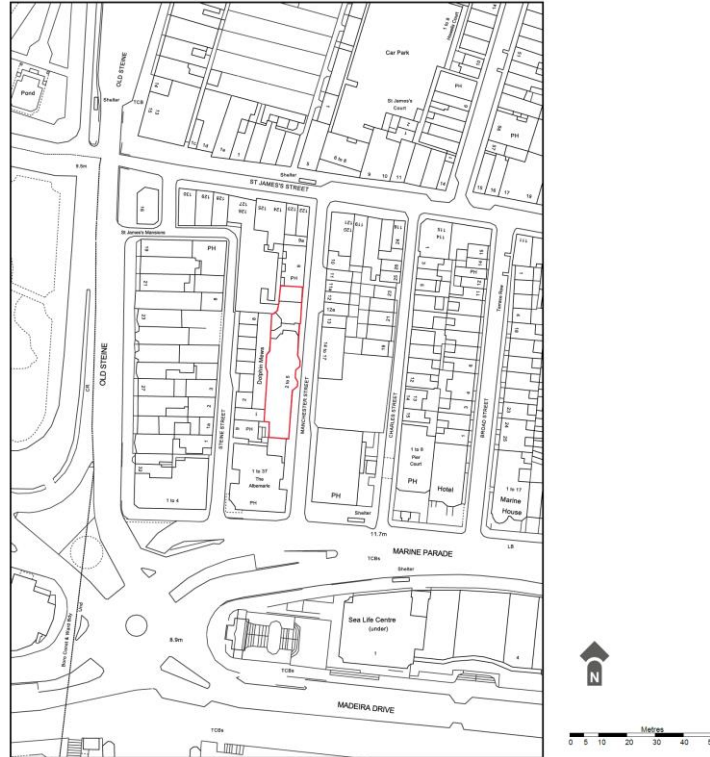
Application Description

- Change of use from language school to music school (F1).

Map of application site



Existing/Proposed Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photo of site – southern end of property



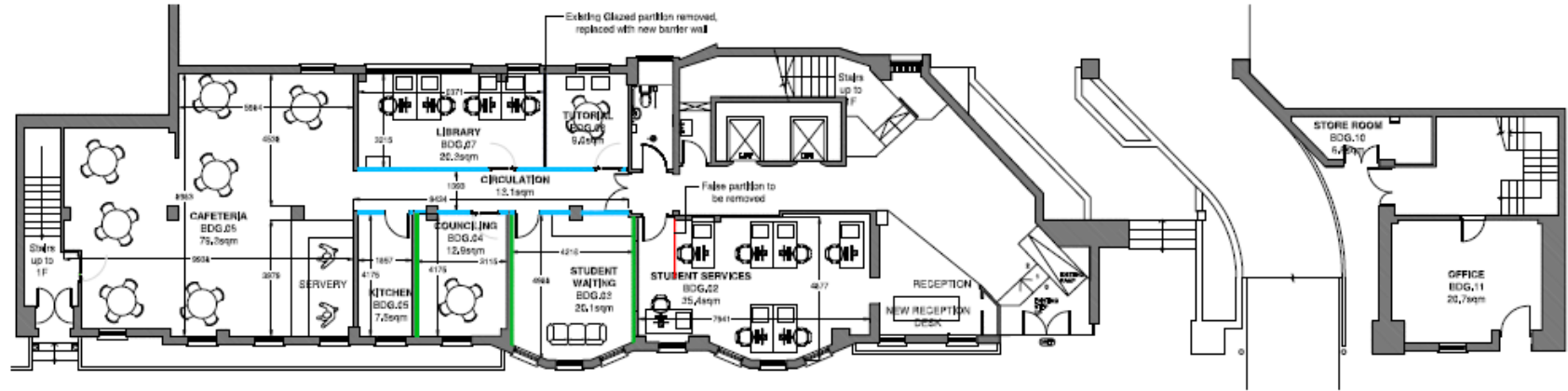
Street photo of mid part of the site



Street photo of site – northern end of property



Proposed GF Plan



STRUCTURAL LEGEND

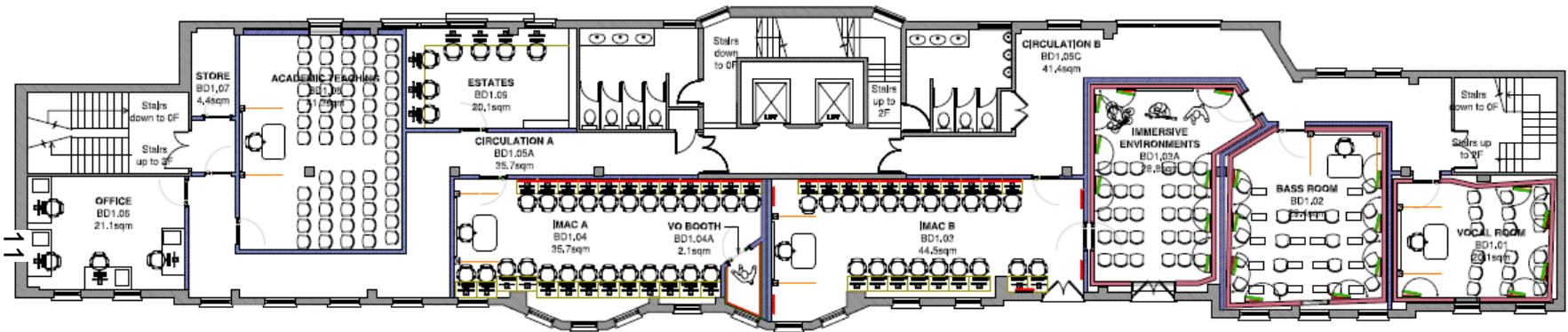
-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

[1:100] 0 2 4 6 8 10 m

GROUND FLOOR

PLAN @ 1:100 (A1)

Proposed 1st Floor Plan



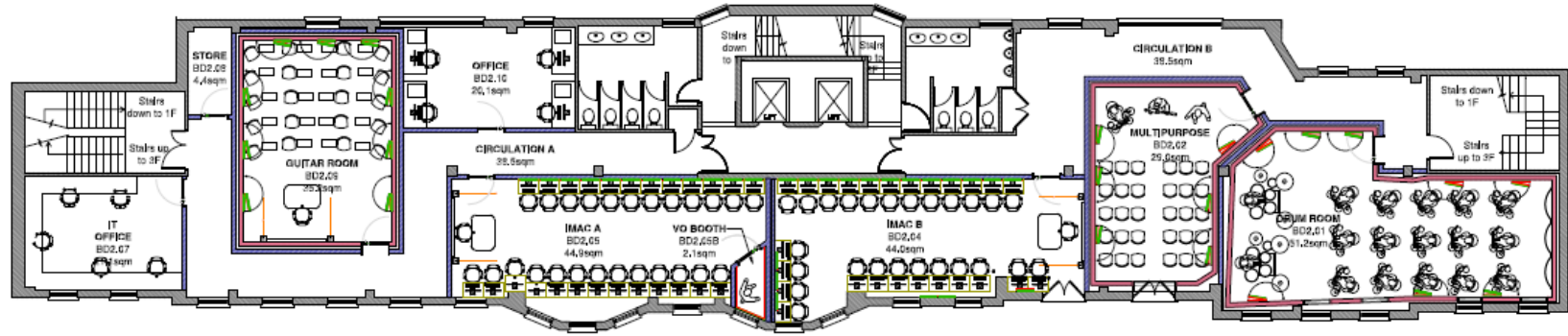
[1:75] 0 1 2 3 4 5 6 7 7.5m

FIRST FLOOR
PLAN @ 1:100 (A1)

STRUCTURAL LEGEND

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

Proposed 2nd floor plan



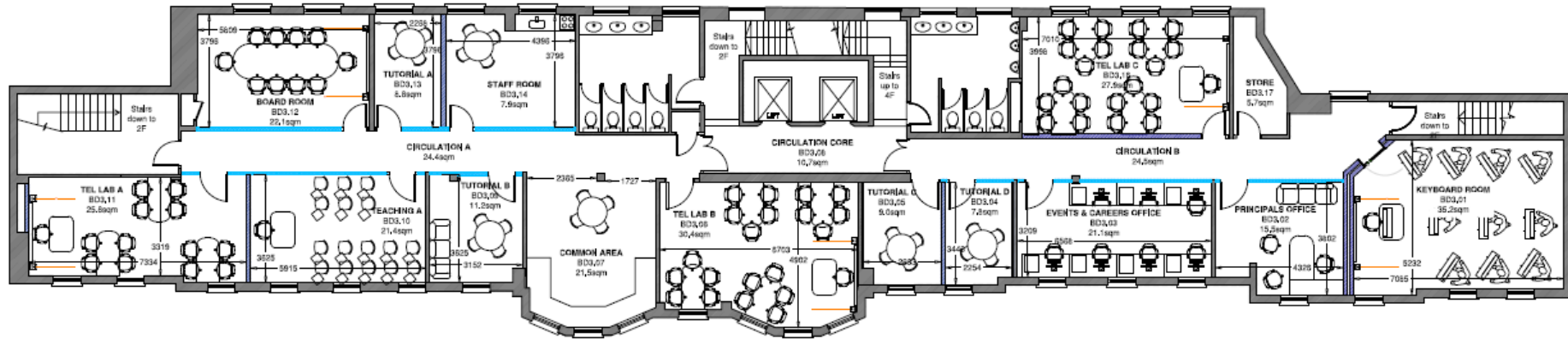
[1:100] 0 2 4 6 8 10m

SECOND FLOOR
PLAN @ 1:100 (A1)

STRUCTURAL LEGEND

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

Proposed 3rd floor plan

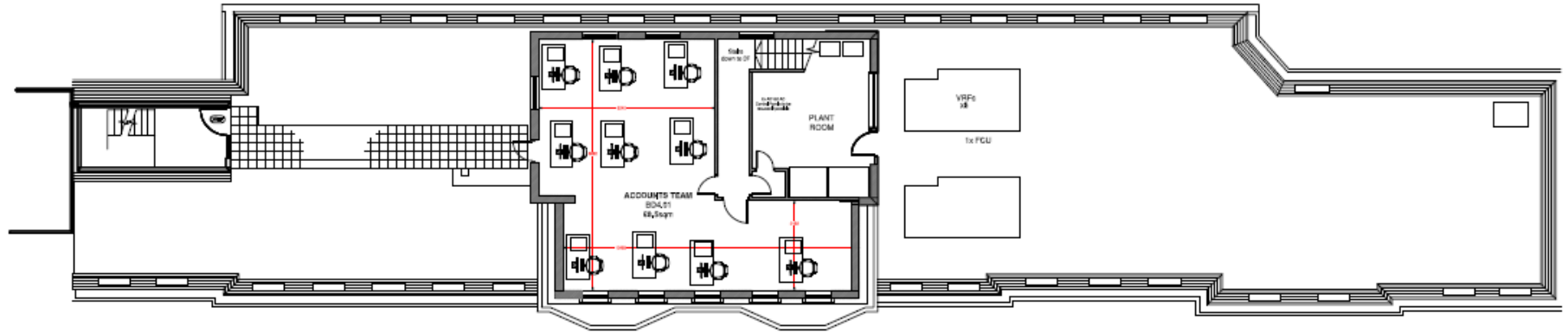


[1:100] 0 2 4 6 8 10 m

THIRD FLOOR
PLAN @ 1:100 (A1)

-  EXISTING STRUCTURE TO BE RETAINED
-  NEW ACOUSTIC BARRIER WALL
-  NEW ACOUSTIC STUDIO WALL
-  NEW ACOUSTIC TREATMENT
-  EXISTING GLASS PARTITION

Proposed 4th floor plan



[1:100] 0 2 4 6 8 10 m

FOURTH FLOOR
PLAN @ 1:100 (A1)

- EXISTING STRUCTURE TO BE RETAINED
- NEW ACOUSTIC BARRIER WALL
- NEW ACOUSTIC STUDIO WALL
- NEW ACOUSTIC TREATMENT
- EXISTING GLASS PARTITION

Properties Behind



Key Considerations in the Application

- Principle of use as a music school (use class F1).
- Impact on neighbouring amenity
- Transport/highways implications

Conclusion and Planning Balance

- No objection to the loss of the existing language school/offices
- No adverse harm to surrounding conservation area (no external alterations proposed)
- Given existing use of the site, no significant adverse harm to neighbouring amenity (conditions recommended to protect neighbours from noise), and
- No adverse transport/highway issues identified – subject to travel plan condition

Recommended for approval

