

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 1 SEPTEMBER 2021 COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM Page

D BH2021/01276 - 9-10 St James's Street, Brighton - Full Planning

9-10 St James's Street

BH2021/01276 & BH2021/01270

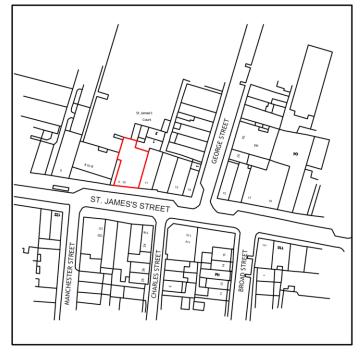


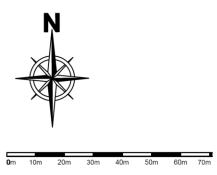
 Change of use of ground floor from betting shop (Sui Generis) to adult gaming centre (Sui Generis) and associated shopfront alterations.



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Location Plan



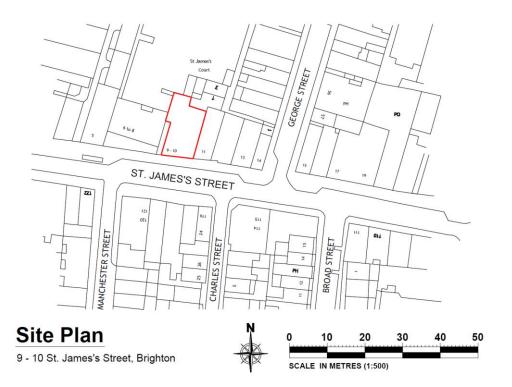


Location Plan



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Block Plan



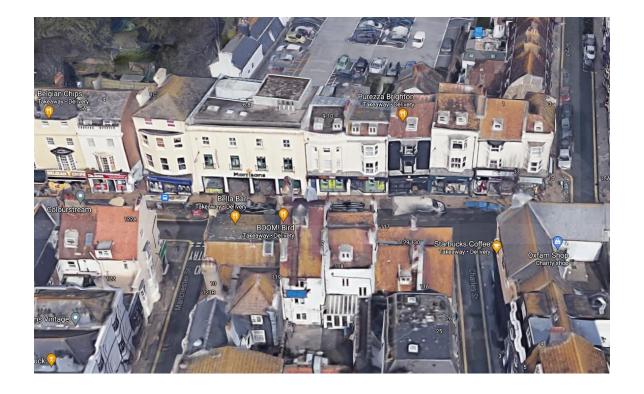


Aerial photo(s) of site





3D Aerial photo of site





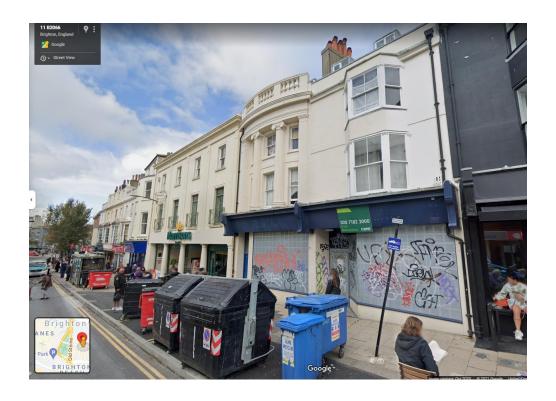
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Front Elevtaion





Street Views West





Street View East





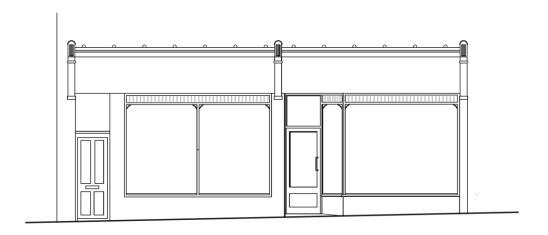
Internals







Existing Front Elevation



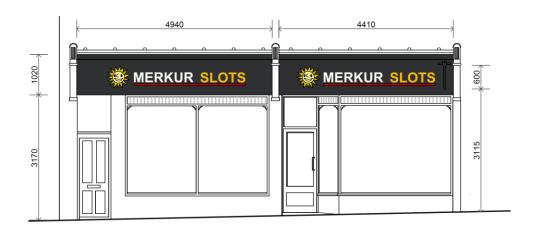
Existing Shopfront Elevation

1:50

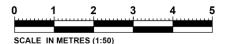




Proposed Front Elevation



Proposed Shopfront Elevation



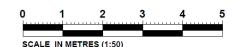


1:50

Proposed Front Elevation

Existing timber fascia sign and capitols to be redecorated. Rub down, spot prime, fill and apply 2no. layers of undercoat and 1no, full gloss finishing coat paint to match satin black (RAL 9005). New externally illuminated fascia sign as per detail. Illumination to be provided by a concealed trough light pelmet the full length of sign. Timber entrance door, shopfront frames and transoms to be repaired where necessary, rub down, spot prime, Existing door, fanlight frame, shopfront frames and fill and apply 2no. layers of undercoat and 1no. full gloss transoms to be repaired where necessary, rub down, finishing coat paint to match satin black (RAL 9005). spot prime, fill and apply 2no, layers of undercoat and Frame to be sealed with black silicon as necessary. 1no, full gloss finishing coat paint to match satin black (RAL 9005). Frame to be sealed with black silicon as necessary. Existing pilasters to be repaired where necessary, rub down, spot prime and decorate in a breathable masonry paint in white to match surrounding. Existing stallrisers to be repaired where necessary, rub down, spot prime and decorate in a breathable. masonry paint in white to match surrounding.

Proposed Shopfront Elevation



1:50



Key Considerations in the

Application

- Principle of development
- Design and Appearance
- Standard of Accommodation
 - Neighbour Amenity
 - Transport



Conclusion and Planning Balance

- Complies with Policy SR5.
- Would preserve the appearance and character of the listed building, East Cliff CA and street scene.
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: Approve

