

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 1 SEPTEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

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

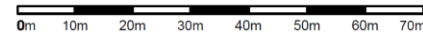
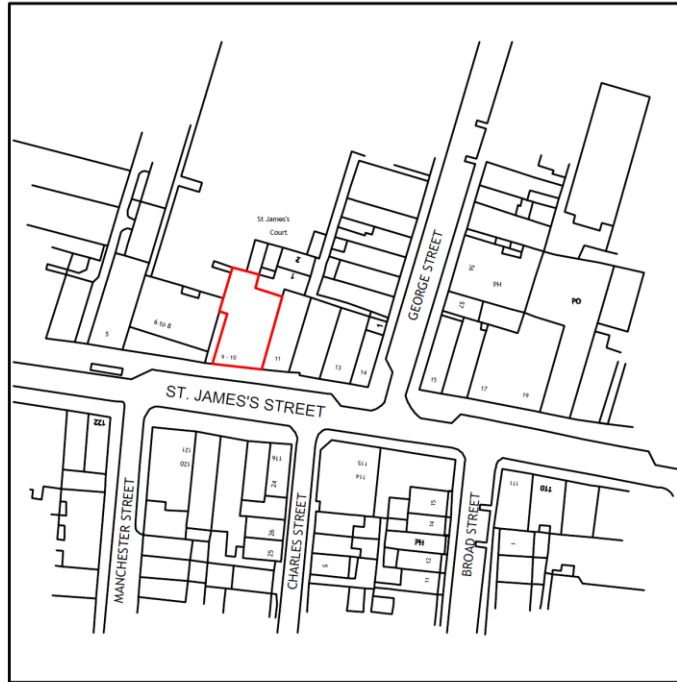


Brighton & Hove
City Council

Application Description

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

Location Plan



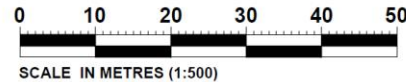
Location Plan

Block Plan



Site Plan

9 - 10 St. James's Street, Brighton



Aerial photo(s) of site



3D Aerial photo of site



Front Elevtaion



Street Views West



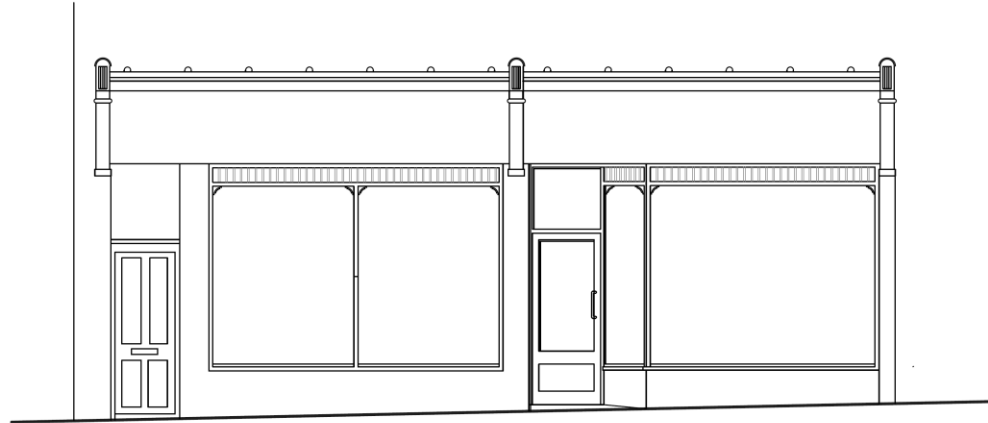
Street View East



Internals

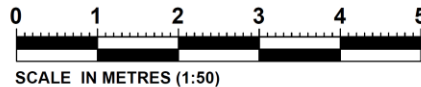


Existing Front Elevation

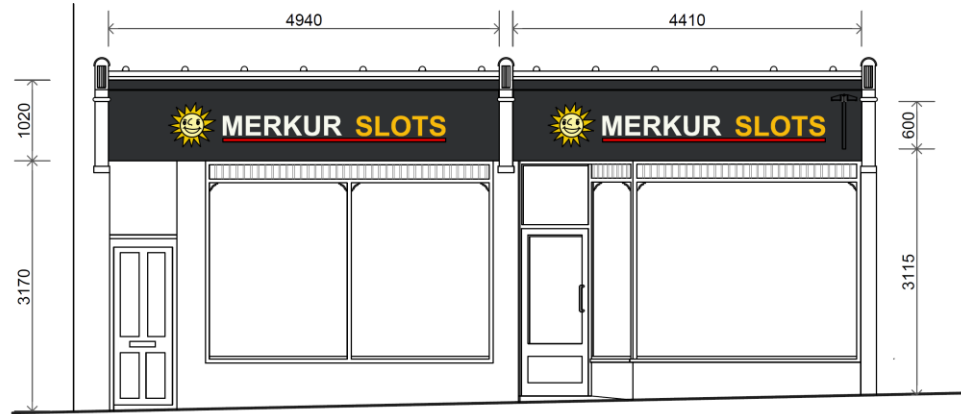


Existing Shopfront Elevation

1:50

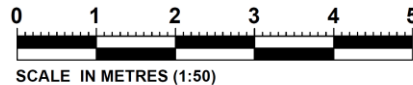


Proposed Front Elevation



Proposed Shopfront Elevation

1:50



Proposed Front Elevation



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

