

PLANNING COMMITTEE ADDENDUM Presentation – Items C+D

2.00PM, WEDNESDAY, 1 DECEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page
C	BH2021/02932 - 123-126 Kings Road, Brighton - Full Planning	1 - 18

123-126 Kings Road

BH2021/02932 and BH2021/02909



Brighton & Hove
City Council

Application Description

Amalgamation of Granville (nos.123-125) and Cecil (no. 126) hotels to form 1x hotel with 33 bedrooms and new spa. Works include:

- Additional storey
- Mansard plant enclosure
- Various extensions to rear
- Two-storey rear extension to form spa
- New plant enclosures
- Hard landscaping, boundary walls, railings to front
- New shopfront
- Refurbishment works.

Listed Building Consent

Nos. 125 and 126 are Grade II listed.

The following works also require LBC:

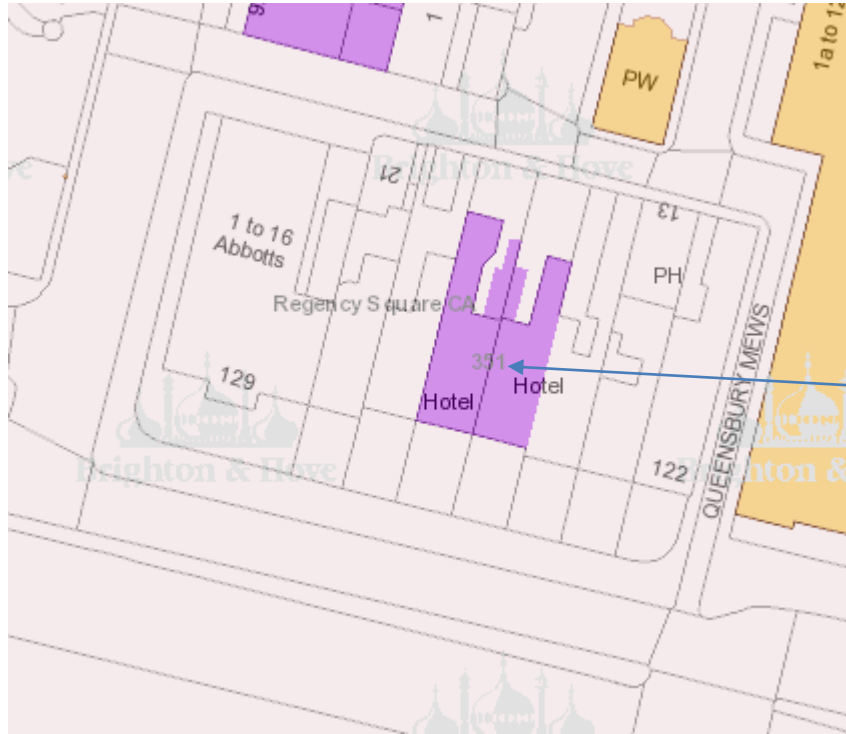
- Two-storey rear extension to form spa
- Hard landscaping, boundary walls, railings to front
- New plant enclosure and winter garden to rear
- Internal alterations to layout.

Location Plan



4

Listed Buildings



Purple =
Listed
Building

Aerial photo of site



3D Aerial photo of site



Proposed Block Plan



Photos of site - front



Photos of site - Rear

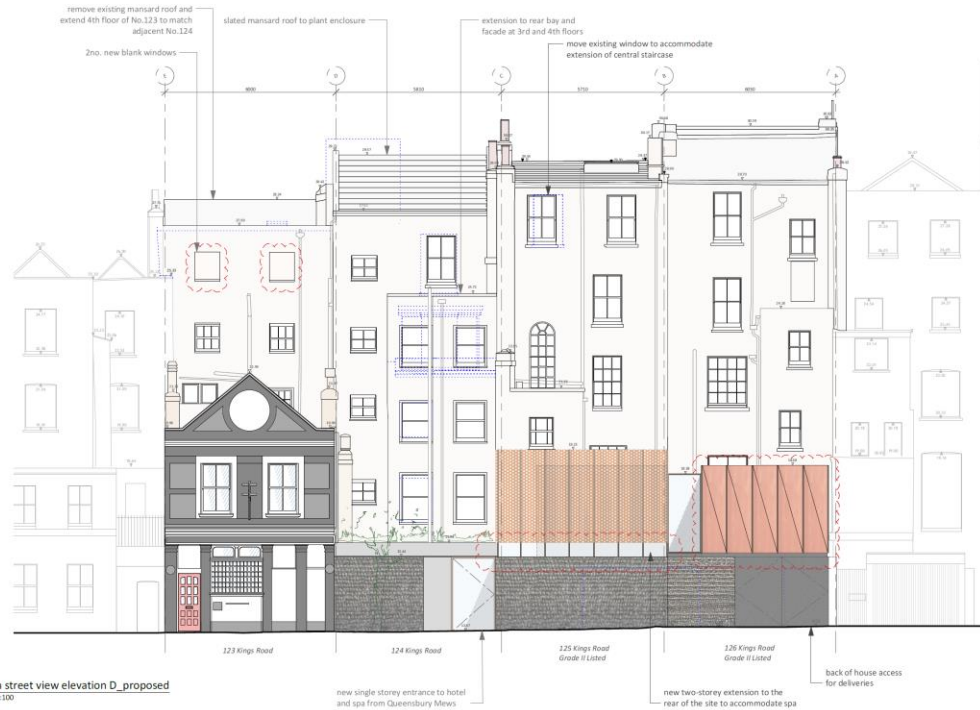
10



Proposed Front Elevation



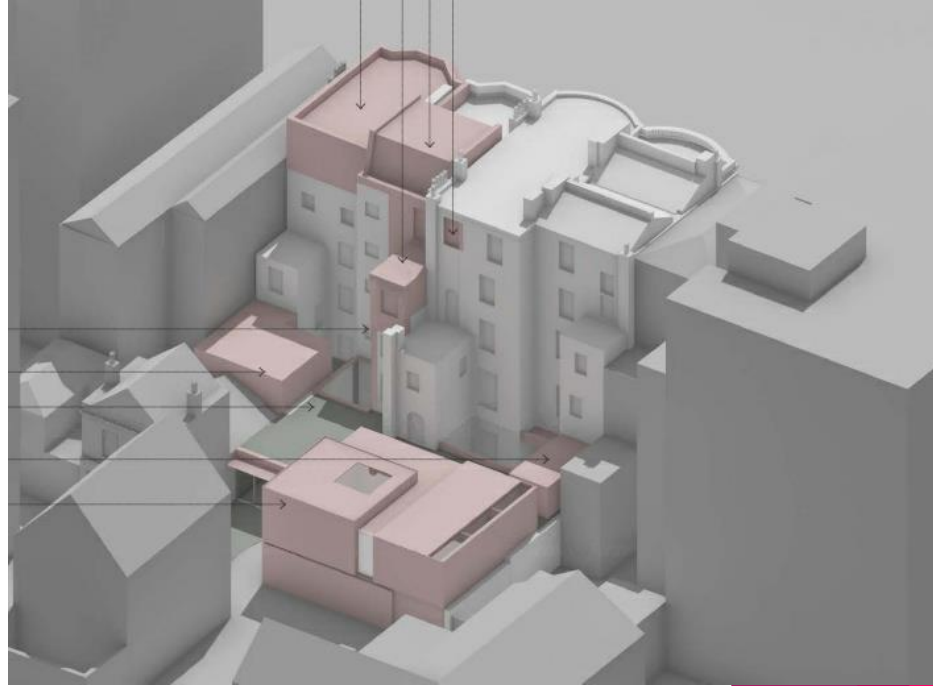
Proposed Rear Elevation



1 north street view elevation D_proposed
Scale: 1:100

12

Proposed Development:



13

ID

Proposed Visuals – Spa



Proposed Visuals/ Materials - Spa



15

ID

Key Considerations

- Principle of amalgamation of hotels
- Design and appearance
- Heritage / listed building issues
- Neighbour Amenity
- Highways Issues

Conclusion and Planning Balance

- Provision of high-end boutique hotel with improved offer including spa
- Overall benefit of scheme outweighs some loss of historic fabric
- Highways and neighbour amenity impacts considered acceptable
- Inclusive design includes accessible toilets, level access, passenger lift extended to all floors, corridor widths to accommodate wheelchair users.

