

9-10 St James's Street

BH2021/01276 & BH2021/01270

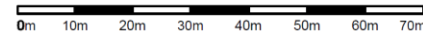
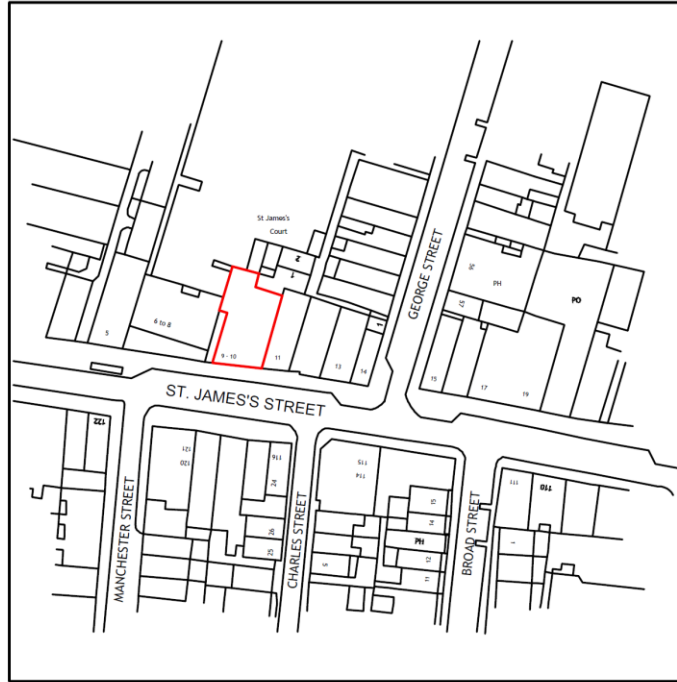


Brighton & Hove
City Council

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



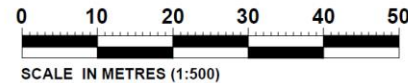
Location Plan

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



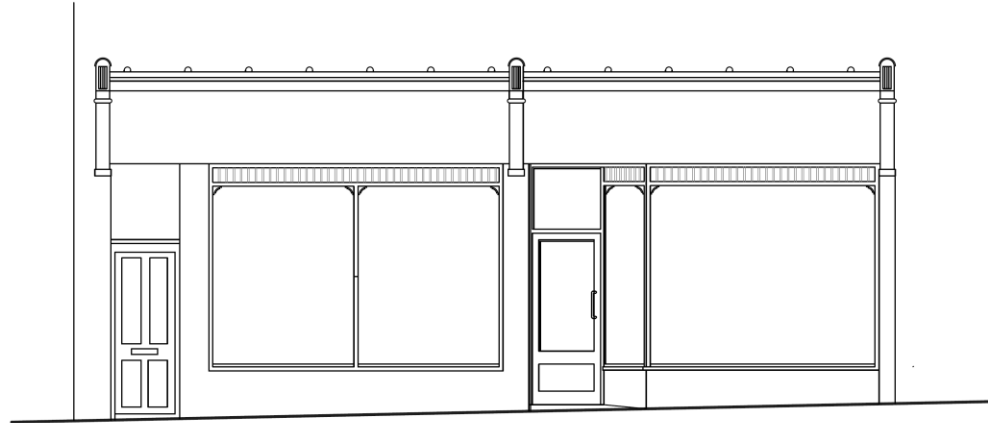
Street View East



Internals

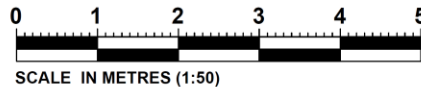


Existing Front Elevation

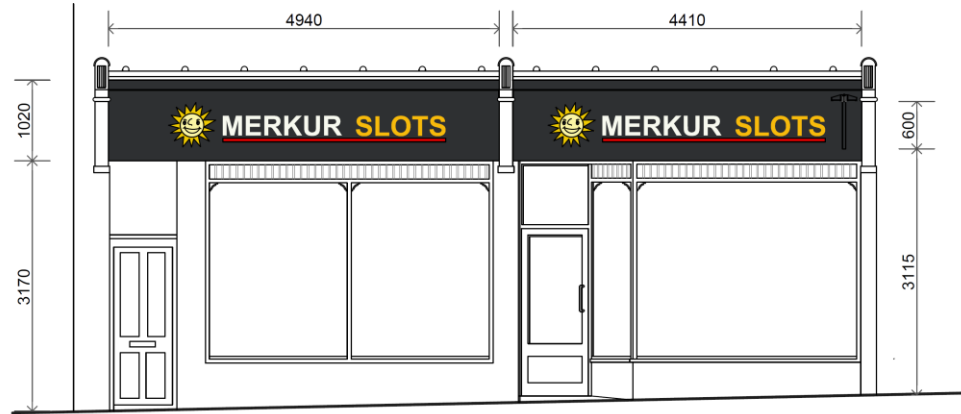


Existing Shopfront Elevation

1:50

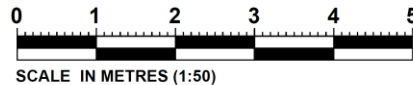


Proposed Front Elevation



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

