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12 London Road

BH2022/00749



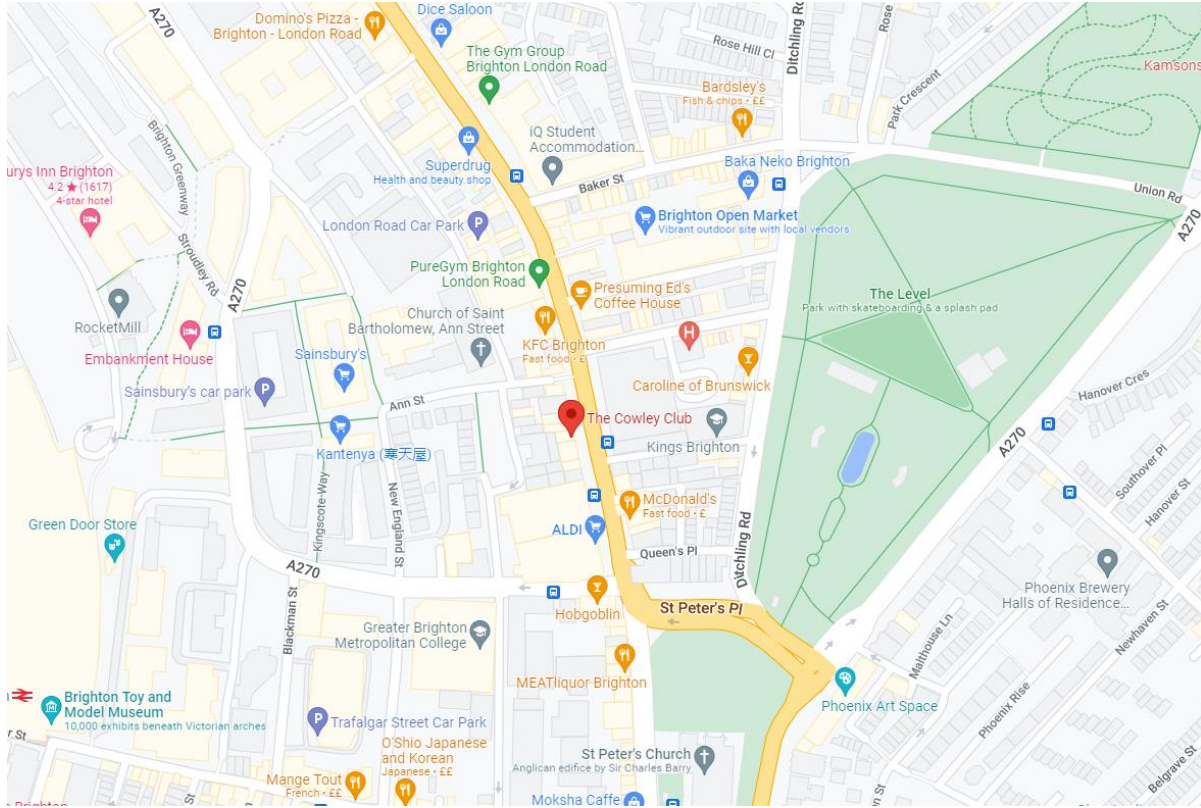
Brighton & Hove
City Council

Application Description

- **Removal of existing shop awning and installation of electric roller shutter to shopfront.**



Map of application site



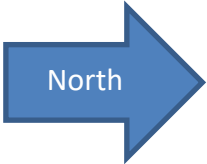
Existing Location Plan



Aerial photo of site



3D Aerial photo of site



12 London Road existing frontage



Street View Looking North (Site to left)



Street View Looking South (Site on right)



Existing Front Elevation

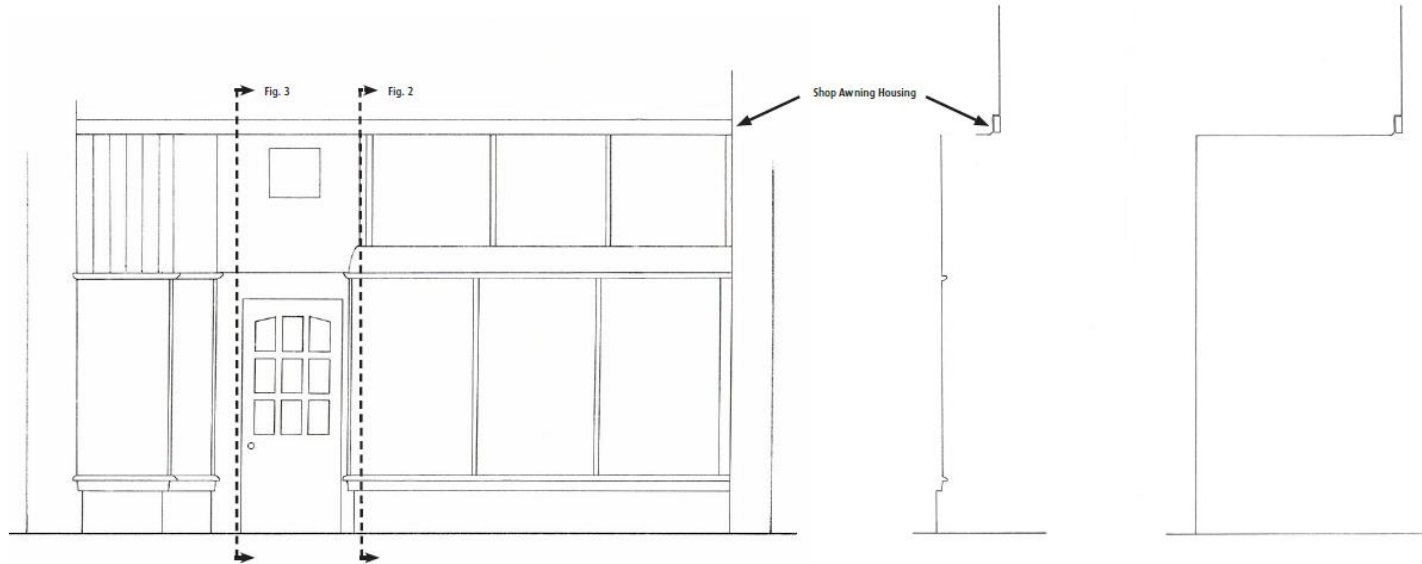


Figure 1 : Front Elevation of 12 London Road [1:50]

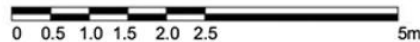


Figure 2: Cross Section of Proposed Shop Front (shutter closed) #1 [1:50]

Figure 3: Cross Section of Proposed Shop Front (shutter closed) #2 [1:50]

Proposed Front Elevation

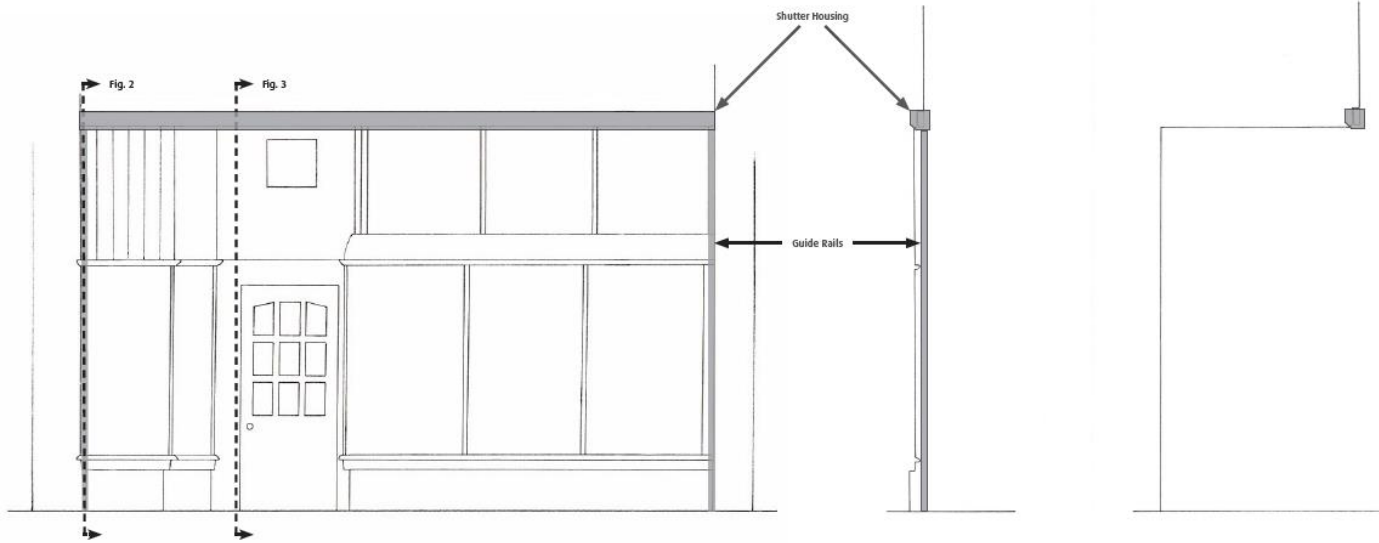
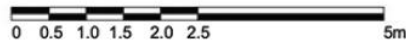


Figure 1 : Front Elevation with the Proposed Roller Shutter in the closed position [1:50]

Figure 2: Cross Section of Proposed Shop Front (shutter closed) #1 [1:50]

Figure 3: Cross Section of Proposed Shop Front (shutter closed) #2 [1:50]



Proposed Front Elevation

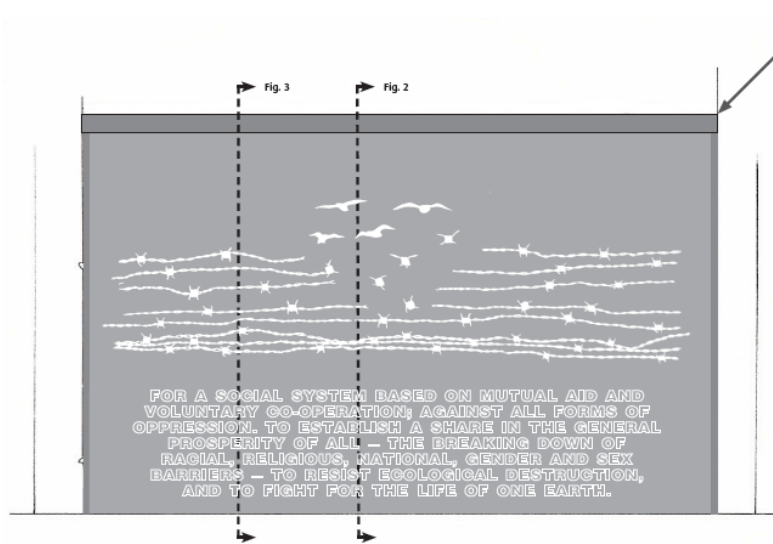


Figure 1 : Front Elevation with Proposed Roller Shutter in the open position [1:50]
[NB: The colour and font used above are purely illustrative.]

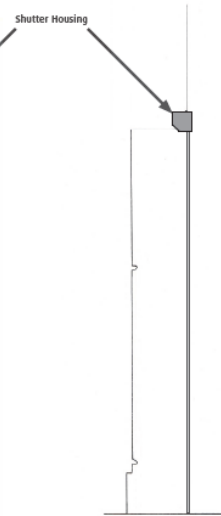


Figure 2: Cross Section of Proposed Shop Front (shutter open) #1 [1:50]

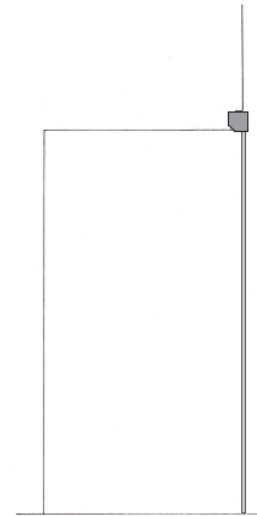


Figure 3: Cross Section of Proposed Shop Front (shutter open) #2 [1:50]



Proposed Roller Shutter Style



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ID

Key Considerations in the Application

- Design and impact on the existing architecturally interesting shopfront of a solid full width & height roller shutter.
- Impact on the streetscene and vitality of London Road.
- Clear contradiction with existing & emerging policy (QD8, DM23 and SPD02).

Conclusion and Planning Balance

- Design causes harm to the host property and the surrounding area.
- Visual harm to streetscene from existing roller shutters in vicinity does not justify further harm.
- Recommendation: Refuse

