

47 Trafalgar Street

BH2022/02492



Brighton & Hove
City Council

Application Description

- Demolition of existing car rental premises and erection of a four-storey building (plus basement) comprising commercial floorspace (Class E).

Site Location Plan



Proposed Block Plan Scale 1:500 @A3



Site location Plan Scale 1:1250 @A3



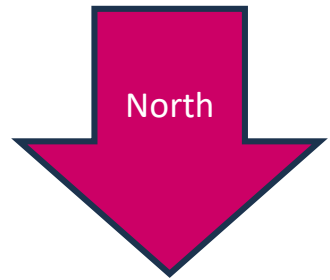
Brighton & Hove
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Aerial photo of site



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City Council

3D Aerial photo of site



Proposed Site Plan



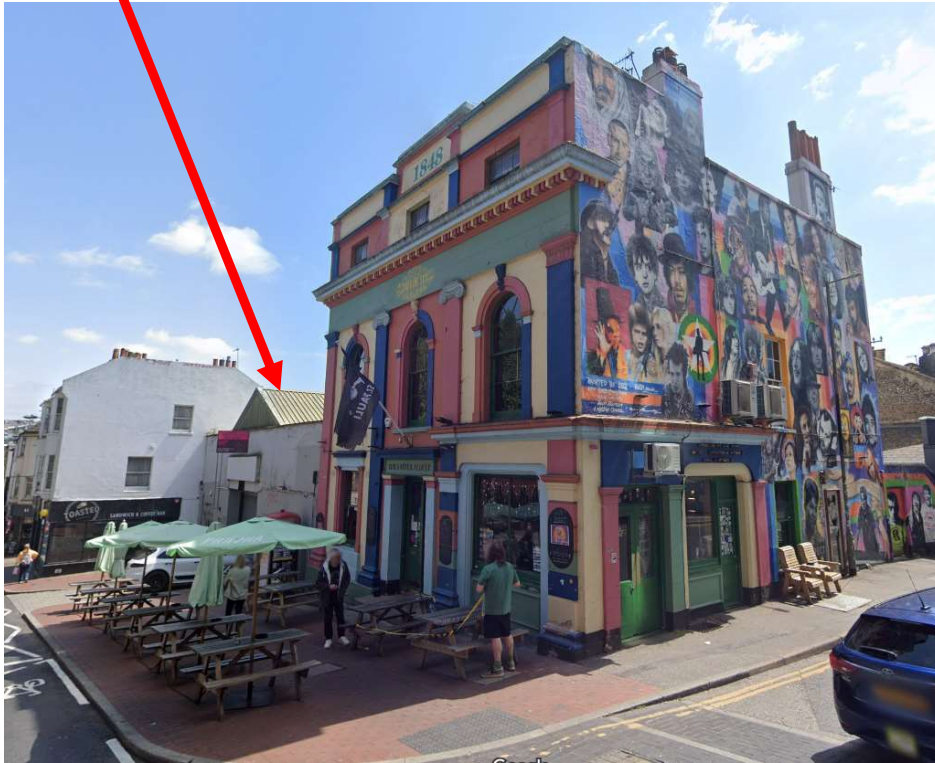
Proposed site and roof plan Scale 1:200 @A2

Site Photos – from Trafalgar St



Site/Context Photos

Site



Facing south-east



Facing west (towards Brighton Station)

Proposed Front Elevation



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6

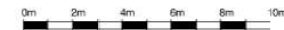
ID

Proposed Contextual Front Elevation

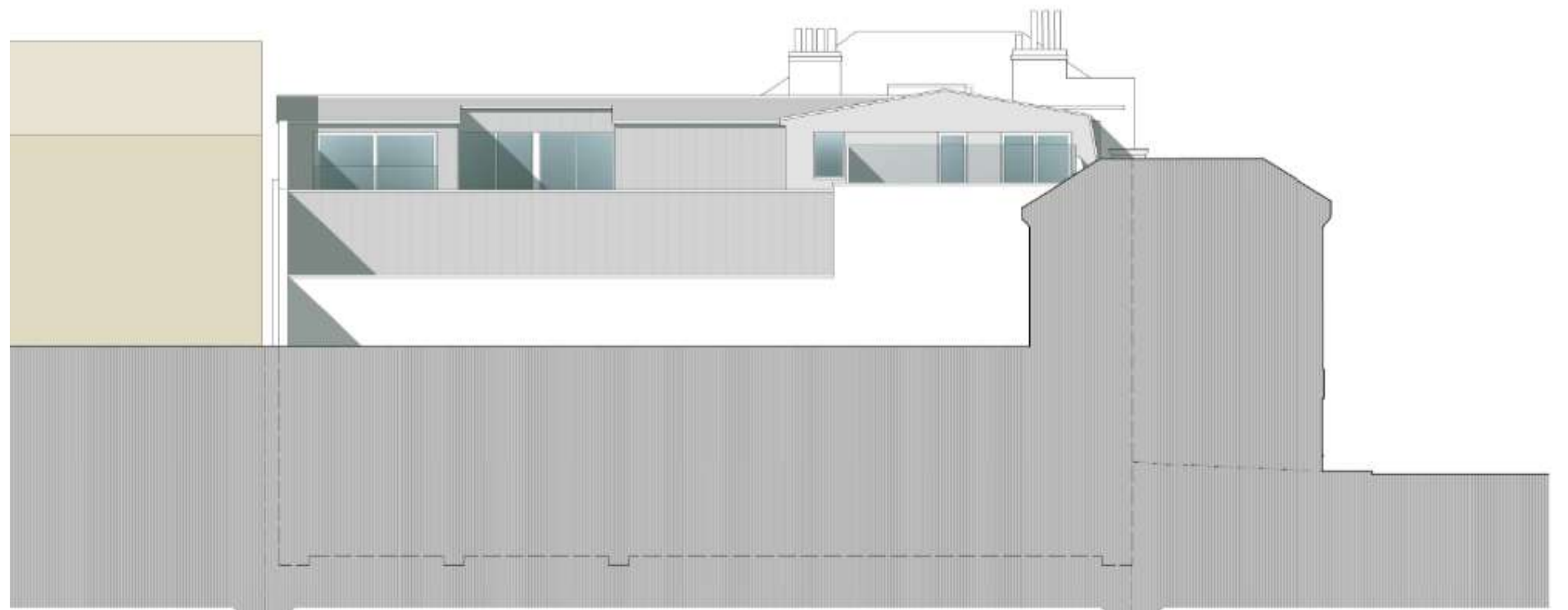
10



Proposed street elevation scale 1:200 @A2

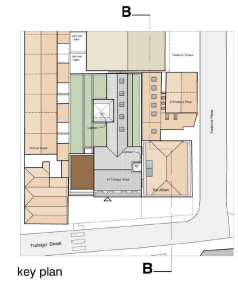
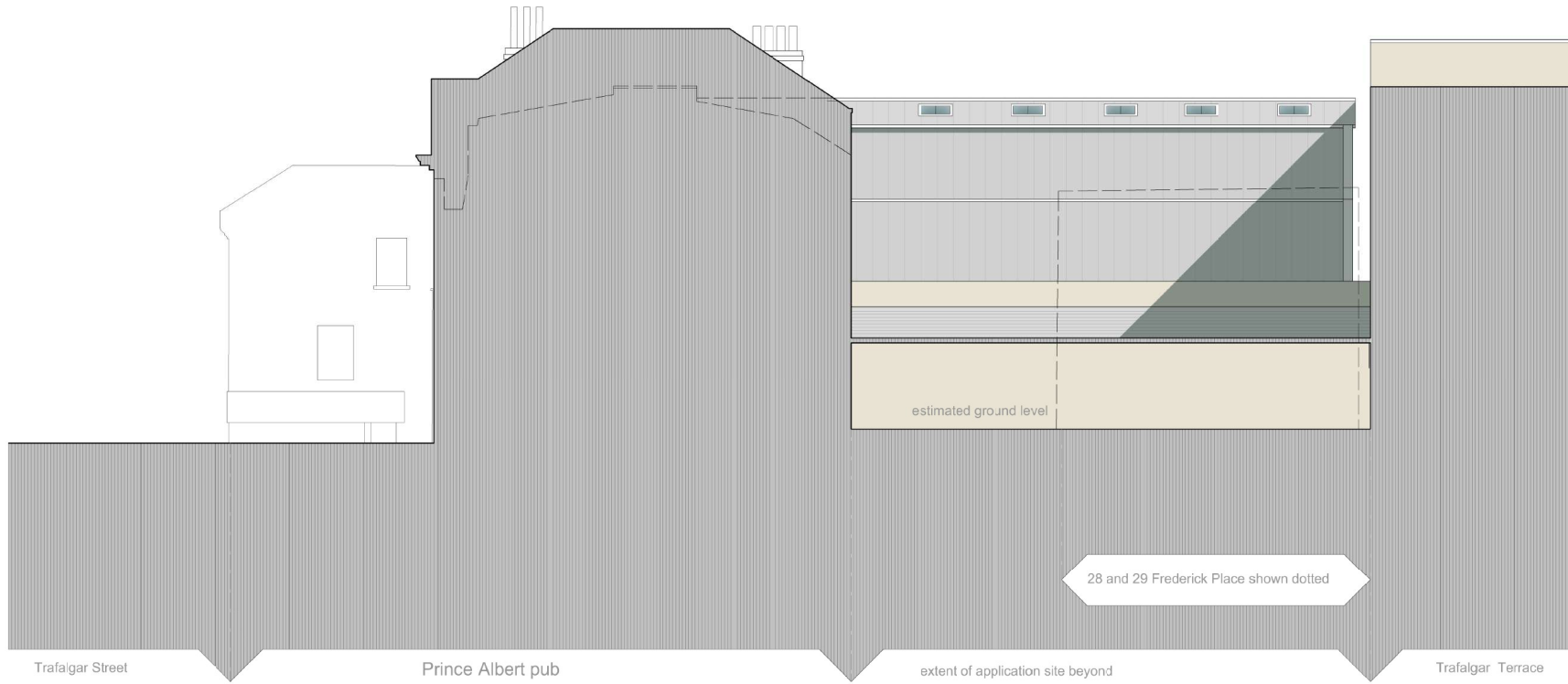


Proposed East Elevation

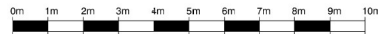


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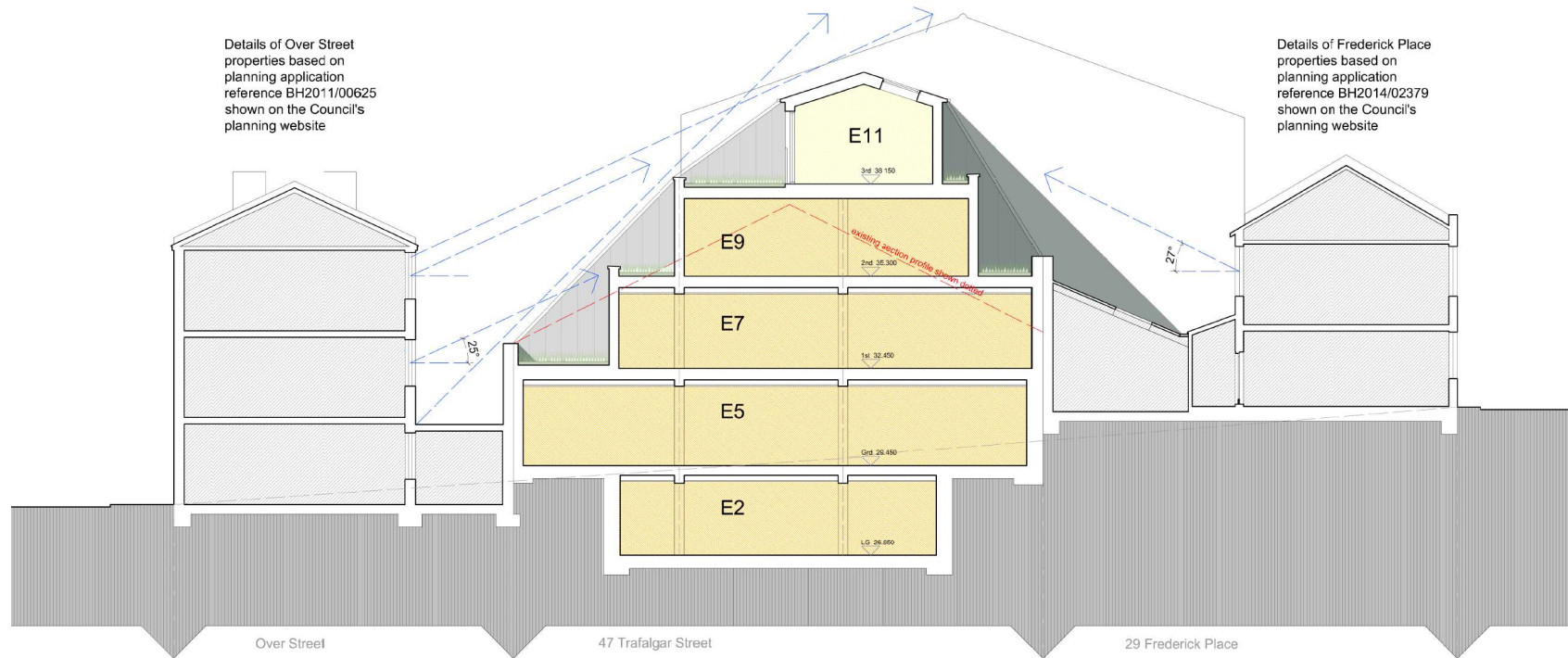
Proposed Section (west)



Proposed Section BB - West elevation scale 1:100 @A2



Proposed Section North

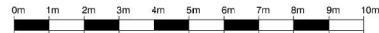


Details of Over Street properties based on planning application reference BH2011/00625 shown on the Council's planning website

Details of Frederick Place properties based on planning application reference BH2014/02379 shown on the Council's planning website



Proposed section CC scale 1:100 @A2



Proposed Section South



Details of Frederick Place properties based on planning application reference BH2014/02379 shown on the Council's planning website

Details of Over Street properties based on planning application reference BH2011/00625 shown on the Council's planning website

Proposed sectional EE scale 1:100 @A2

Planning

D: 160123 Scheme no.

Representations

1282 Objections:

- Impact on the adjoining Prince Albert Public House
- Design considerations and impact on Heritage Assets
- Impact on Amenity

4 in Support:

- Good design
- Good for local economy and businesses

7 Comments:

- Amended plans mean there is no longer cause to object
- Could support if the scheme could never be converted to residential use

Key Considerations

- Design / Heritage
- ‘Agent of Change’ Principle
- Impact on Amenity
- Highways Issues
- Sustainability
- Ecology/ Biodiversity

Conclusion and Planning Balance

- Redevelopment of the site would provide high quality commercial space, appropriate to the character of the North Laine area
- Would enhance character and appearance of area and setting of heritage assets
- No significant harm to the amenity of local residents/businesses
- Development would integrate effectively with existing businesses, including Prince Albert pub, a key cultural asset, and subject to conditions, would not affect operation of it as a live venue.
- The benefits of the scheme would significantly outweigh any negative impacts.

Recommend Approval subject to conditions including stringent soundproofing measures, appropriate hours of use, and restrictions on potential future changes of use.

