

Mr Luke Austin
City Development and Regeneration
Brighton & Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 3BQ

Date 18th March 2021
Your ref BH2018/02126
Our ref 310965/1

Dear Luke,

29-31 New Church Road, Hove

Please find enclosed an application for a minor material amendment (S.73 application) to previously approved application BH2018/02126 (Demolition of existing synagogue, detached buildings providing Rabbi accommodation, synagogue social hall and childrens nursery. Erection of mixed use development comprising central single storey synagogue and four, five and six storey buildings to provide replacement childrens nursery, 2no classrooms for shared use by St Christophers school, offices, meeting rooms and cafe, underground car park and 45no residential dwellings (C3) comprising 35no flats and terrace of 10no houses to rear.) This application is submitted on behalf of AGB Reading LLP & The Brighton & Hove Hebrew Congregation.

The application comprises of:

- This cover letter;
- Completed application forms;
- The following drawings:
 - 1717-P-211-B – Proposed Site Roof Plan
 - 1717-P-212-B – Proposed Basement Plan
 - 1717-P-218-B – Proposed Fifth Floor Plan
 - 1717-P-219-B – Proposed North and South Elevations
 - 1717-P-220-B – Proposed East and West Elevations
 - 1717-P-221-B – Proposed Street Elevation
 - 1717-P-222-B – Proposed Site Sections
 - 1717-P-223-B – Proposed Site Sections
 - 1717-P-230-A – Proposed Westbourne Gardens Street Elevation
 - 1717-P-231-A – Proposed Pembroke Gardens Street Elevation

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- 1717-P-232-A West Block South Elevation Bay Study
- 1717-P-240-A Visual Assessment View 01
- 1717-P-241-A Visual Assessment View 02
- 1717-P-242-A Visual Assessment View 03
- 1717-P-247-A Visual Assessment View 08
- 1717-P-248-A Visual Assessment View 09
- 1717-P-256-A Visual Assessment View 10
- 1717-P-257-A Visual Assessment View 11

- The relevant fee of £234 which will be sent under a separate cover.

The proposed changes to the approved scheme are required as a result of the detailed design development of the scheme. During the design development process it became clear that a number of minor amendments were necessary to the approved drawings in order to enhance the security of the development, and to improve the design.

The approved planning drawing contained 55 parking spaces with 9 spaces located directly beneath the new Shul. During a review of the site with the Community Security Trust (CST) it was suggested that there could be a major security risk with having cars parked beneath the shul, particularly on Shabbat. A copy of this correspondence can be provided if required. As a result of these recommendations, it was therefore decided to extend the car park to reduce the number of car parking spaces beneath the shul to 3 spaces. These spaces can be allocated to and controlled by The Brighton & Hove Hebrew Congregation in conjunction with their CST security personnel. Please note that the overall number of car parking spaces remains unchanged at 55 no.

The design amendments which have occurred through the design development process have resulted in various other minor revisions to the external appearance of the building and a number of design improvements, and an NMA application has been submitted alongside this application in order to seek approval for the majority of the proposed revisions to the external appearance of the building.

One of the design changes sought under this MMA application is the slight increase in size of the two most southerly penthouse apartments on the Eastern and Western blocks. The increase is considered to be minor in scale, in total the Gross Internal Area of the penthouse apartment on the Eastern block has been increased by 6.9m², and the penthouse apartment on the Western block has been increased by 9.3m².

It is considered that the proposed changes are not substantive, and the proposed amendments would still maintain the integrity and appearance of the approved scheme. Furthermore, we do not consider that the changes would have any material impact on

the visual amenities of the local area or neighbours, or give rise to any other material impacts.

I trust that you have everything you need to validate this application and look forward to hearing from you in due course, however, please do not hesitate to contact me should you have any queries.

Yours sincerely,



Peter Rainier
Principal Director of Planning
For and on behalf of DMH Stallard LLP