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1. STANDARD TIME CONDITIONS

01.01A Full Planning Permission

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

01.02A Outline Planning Permission

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: *To comply with Section 92 of the Town and Country Planning Act 1990.*

01.03A Reserved Matters

Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) siting;
- (b) external appearance;
- (c) design;
- (d) landscaping; and
- (e) means of access.

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.*

01.04A Conservation Area Consent

The works hereby permitted shall be commenced before the expiration of five years from the date of this consent.

Reason: *To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

01.05A Listed Building Consent

The works hereby permitted shall be commenced before the expiration of five years from the date of this consent.

Reason: *To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

2. RESIDENTIAL DEVELOPMENT (NON-CONSERVATION AREA)

02.01 NO PERMITTED DEVELOPMENT (EXTENSIONS)

02.01A No permitted development (extensions) (BandH)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: *The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development to comply with QD14 and QD27 of the Brighton and Hove Local Plan.*

02.01B No permitted development (extensions) (B)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: *The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development to comply with policies ENV.1 and ENV.3 of the Brighton Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.01C No permitted development (extensions) (H)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: *The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development to comply with policies BE1 and BE19 of the Hove Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.02 NO PERMITTED DEVELOPMENT (WINDOWS)

02.02A No permitted development (windows) (BandH)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed

without Planning Permission obtained from the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton and Hove Local Plan.*

02.02B No permitted development (windows) (B)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of nearby properties and to comply with policies ENV. 1 and ENV.6 of the Brighton Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.02C No permitted development (windows) (H)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without Planning Permission obtained from the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of nearby properties and to comply with policies BE1 of the Hove Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.03 OBSCURED GLASS

02.03A Obscured glass (BandH)

The (***) window(s) shall not be glazed otherwise than with obscured glass (*and fixed shut/top/side hung/open inwards/outwards) and thereafter permanently retained as such.

Reason: *To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton and Hove Local Plan.*

02.03B Obscured glass (B)

The (***) window(s) shall not be glazed otherwise than with obscured glass (*and fixed shut/top/side hung/open inwards/outwards) and thereafter permanently retained as such.

Reason: *To safeguard the privacy of the occupiers of the adjoining property and to comply with policies ENV.1 and ENV.6 of the Brighton Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.03C Obscured glass (H)

The (***) window(s) shall not be glazed otherwise than with obscured glass (*and fixed shut/top/side hung/open inwards/outwards) and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies BE1 of the Hove Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

02.04 NO CABLES, AERIALS, FLUES AND METER BOXES

02.04A No cables, aerials, flues and meter boxes (BandH)

No cables, wires, aerials, pipework (except rainwater downpipes as shown on approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton and Hove Local Plan.

02.04B No cables, aerials, flues and meter boxes (B)

No cables, wires, aerials, pipework (except rainwater downpipes as shown on approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies ENV.1 of the Brighton Borough Local Plan and QD1 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

02.04C No cables, aerials, flues and meter boxes (H)

No cables, wires, aerials, pipework (except rainwater downpipes as shown on approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies BE1 of the Hove Borough Local Plan and QD1 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

02.05 REFUSE AND RECYCLING STORAGE (FACILITIES)

02.05A Refuse and recycling storage (facilities) (BandH)

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU2 and QD27 of the Brighton and Hove Local Plan.

02.05B Refuse and recycling storage (facilities) (B)

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies ENV.1 of the Brighton Borough Local

Plan and SU2 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.

02.05C Refuse and recycling storage (facilities) (H)

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: *To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies BE18 of the Hove Borough Local Plan and SU2 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.06 SATISFACTORY REFUSE STORAGE

02.06A Satisfactory refuse storage (BandH)

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: *To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies SU2 and QD27 of the Brighton and Hove Local Plan.*

02.06B Satisfactory refuse storage (B)

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: *To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies ENV.1 of the Brighton Borough Local Plan and SU2 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.06C Satisfactory refuse storage (H)

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: *To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies BE18 of the Hove Borough Local Plan and SU2 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.07 FLAT ROOFED EXTENSIONS

02.07A Flat roofed extensions (BandH)

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: *In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD15 and QD27 of the Brighton and Hove Local Plan.*

02.07B Flat roofed extensions (B)

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: *In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies ENV.1 and ENV6 of the Brighton Borough Local Plan and QD14 and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

02.07C Flat roofed extensions (H)

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: *In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies BE1 of the Hove Borough Local Plan and QD27 of the Brighton and Hove Local Plan Second Deposit Draft.*

3. MATERIALS (NON-CONSERVATION AREA)

03.01 SAMPLES OF MATERIALS NON-CONS AREA

03.01A Samples of Materials Non-Cons Area (BandH)

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies QD1 of the Brighton and Hove Local Plan.*

03.01B Samples of Materials Non-Cons Area (B)

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies ENV1 and ENV.3 of the Brighton Borough Local Plan and QD1 of the Brighton and Hove Local Plan Second Deposit Draft.*

03.01C Samples of Materials Non-Cons Area (H)

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies BE1 of the Hove Borough Local Plan and QD1 of the Brighton and Hove Local Plan Second Deposit Draft.*

03.02 MATERIALS TO MATCH NON-CONS AREA

03.02A Materials to match Non-Cons Area (BandH)

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: *To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton and Hove Local Plan.*

03.02B Materials to match Non-Cons Area (B)

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: *To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies ENV1 and ENV.3 of the Brighton Borough Local Plan and QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

03.02C Materials to match Non-Cons Area (H)

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: *To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies BE13 of the Hove Borough Local Plan and QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

03.03 SASH WINDOWS NON-CONS AREA

03.03A Sash windows Non-Cons Area (BandH)

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: *In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton and Hove Local Plan.*

03.03B Sash windows Non-Cons Area (B)

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: *In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies ENV1 and ENV.3 of the Brighton Borough Local Plan and QD1 and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

03.03C Sash windows Non-Cons Area (H)

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: *In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies BE1 of the Hove Borough Local Plan and QD14 of the Brighton and Hove Local Plan Second Deposit Draft.*

03.04 RAILINGS NON-CONS AREA

03.04A Railings Non-Cons Area (BandH)

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: *In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton and Hove Local Plan.*

03.04B Railings Non-Cons Area (B)

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: *In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policies ENV1 and ENV.3 of the Brighton Borough Local Plan and QD1 of the Brighton and Hove*

03.04C Railings Non-Cons Area (H)

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: *In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton and Hove Local Plan.*



6. HIGHWAYS

06.01 RETENTION OF PARKING AREA

06.01A Retention of parking area (BandH)

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: *To ensure that adequate parking provision is retained and to comply with policy TR17 of the Brighton and Hove Local Plan.*

06.01B Retention of parking area (B)

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: *To ensure that adequate parking provision is retained and to comply with policies TR.44 of the Brighton Borough Local Plan and TR17 of the Brighton and Hove Local Plan Second Deposit Draft.*

06.01C Retention of parking area (H)

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: *To ensure that adequate parking provision is retained and to comply with policies TR26 of the Hove Borough Local Plan and TR17 of the Brighton and Hove Local Plan Second Deposit Draft.*

06.02 CYCLE PARKING DETAILS TO BE SUBMITTED

06.02A Cycle parking details to be submitted (BandH)

The development hereby permitted shall not be commenced until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policy TR12 of the Brighton and Hove Local Plan.*

06.02B Cycle parking details to be submitted (B)

The development hereby permitted shall not be commenced until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policies TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

06.02C Cycle parking details to be submitted (H)

The development hereby permitted shall not be commenced until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policies TR16 of the Hove Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

06.03 CYCLE PARKING FACILITIES TO BE IMPLEMENTED

06.03A Cycle parking facilities to be implemented (BandH)

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policy TR12 of the Brighton and Hove Local Plan.*

06.03B Cycle parking facilities to be implemented (B)

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policies TR.33 of the Brighton Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

06.03C Cycle parking facilities to be implemented (H)

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: *To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policies TR16 of the Hove Borough Local Plan and TR12 of the Brighton and Hove Local Plan Second Deposit Draft.*

10. ADVERTISEMENTS

10.01 Standard time condition (Advert)

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with regulation 13(5) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

10.02 Clean and tidy condition (Advert)

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

10.03 Safety (Advert)

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 13(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

10.04 Removal if necessary (Advert)

Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 13(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

10.05 Owner's permission (Advert)

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Regulation 13(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

10.06 Highway safety (Advert)

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason: To comply with Regulation 13(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

10.07 NON-INTERMITTENT ILLUMINATION

10.07A Non-intermittent illumination (BandH)

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton and Hove Local Plan.

10.07B Non-intermittent illumination (B)

The illumination of the advertisement shall be non-intermittent.

Reason: *To safeguard the appearance and character of the area in accordance with policies ENV.11 of the Brighton Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

10.07C Non-intermittent illumination (H)

The illumination of the advertisement shall be non-intermittent.

Reason: *To safeguard the appearance and character of the area in accordance with policies BE31 & BE33 of the Hove Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft*

10.08 HOURS OF DISPLAY

10.08A Hours of display (BandH)

The advertisement (***) shall not be illuminated later than (hh:mm) after the premises are closed to the public (*or*) and shall not be illuminated before (hh:mm) on any day.

Reason: *To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton and Hove Local Plan.*

10.08B Hours of display (BandH)

The advertisement (***) shall not be illuminated later than (hh:mm) after the premises are closed to the public (*or*) and shall not be illuminated before (hh:mm) on any day.

Reason: *To safeguard the appearance and character of the area in accordance with policies ENV.11 of the Brighton Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

10.08C Hours of display (H)

The advertisement (***) shall not be illuminated later than (hh:mm) after the premises are closed to the public (*or*) and shall not be illuminated before (hh:mm) on any day.

Reason: *To safeguard the appearance and character of the area in accordance with policies BE31 of the Hove Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

10.09 ADVERTISEMENT CLUTTER

10.09A Advertisement clutter (BandH)

The advertisement(s) hereby granted consent shall not be installed or erected until the existing signs located (***) have been removed and any damage incurred by removal repaired.

Reason: *To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton and Hove Local Plan.*

10.09B Advertisement clutter (B)

The advertisement(s) hereby granted consent shall not be installed or erected until the existing signs located (***) have been removed and any damage

incurred by removal repaired.

Reason: *To safeguard the appearance and character of the area in accordance with policies ENV.11 of the Brighton Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

10.09C Advertisement clutter (H)

The advertisement(s) hereby granted consent shall not be installed or erected until the existing signs located (***) have been removed and any damage incurred by removal repaired.

Reason: *To safeguard the appearance and character of the area in accordance with policies BE31 of the Hove Borough Local Plan and QD12 of the Brighton and Hove Local Plan Second Deposit Draft.*

13. CONSERVATION AREAS

13.01 SAMPLES OF MATERIALS – CONS AREA

13.01A Samples of Materials – Cons Area (BandH)

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton and Hove Local Plan.*

13.01B Samples of Materials – Cons Area (B)

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.01C Samples of Materials – Cons Area (H)

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.02 MATERIALS TO MATCH – CONS AREA

13.02A Materials to match – Cons Area (BandH)

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

Reason: *To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton and Hove Local Plan.*

13.02B Materials to match – Cons Area (B)

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.02C Materials to match – Cons Area (H)

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.03 SASH WINDOWS – CONS AREA

13.03A Sash windows – Cons Area (BandH)

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: *To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton and Hove Local Plan.*

13.03B Sash windows – Cons Area (B)

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.03C Sash windows – Cons Area (H)

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.04 RAILINGS – CONS AREA

13.04A Railings – Cons Area (BandH)

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: *To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton and Hove Local Plan.*

13.04B Railings – Cons Area (B)

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.04C Railings – Cons Area (H)

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.05 ROOFLIGHTS – CONS AREA

13.05A Rooflights – Cons Area (BandH)

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: *To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton and Hove Local Plan.*

13.05B Rooflights – Cons Area (B)

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.05C Rooflights – Cons Area (H)

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: *To ensure a satisfactory appearance to the development and to comply with policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.06 NO PERMITTED DEVELOPMENT (EXTENSIONS) – CONS AREA

13.06A No permitted development (extensions) – Cons Area (BandH)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: *The Local Planning Authority considers that further development could*

cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development proposals to comply with policy HE6 of the Brighton and Hove Local Plan.

13.06B No permitted development (extensions) – Cons Area (B)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: *The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development proposals to comply with policies ENV.22 of the Brighton Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.06C No permitted development (extensions) – Cons Area (H)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: *The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development proposals to comply with policies BE8 of the Hove Borough Local Plan and HE6 of the Brighton and Hove Local Plan Second Deposit Draft.*

13.07 NO DEMOLITION UNTIL CONTRACT SIGNED

13.07A No demolition until contract signed (BandH)

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

Reason: *To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton and Hove Local Plan.*

13.07B No demolition until contract signed (B)

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

Reason: *To prevent premature demolition in the interests of the character and*

appearance of the Conservation Area and to comply with policies ENV.22 of the Brighton Borough Local Plan and HE8 of the Brighton and Hove Local Plan Second Deposit Draft.

13.07C No demolition until contract signed (H)

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work is commenced in accordance with a scheme for which Planning Permission has been granted within a period of 6 months following commencement of demolition.

Reason: *To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policies BE11 of the Hove Borough Local Plan and HE8 of the Brighton and Hove Local Plan Second Deposit Draft.*



25. ENVIRONMENT AGENCY STANDARD CONDITIONS

25.01 SURFACE WATER DRAINAGE

25.01A Surface water drainage (BandH)

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

***Reason:** To prevent pollution of the water environment and in accordance with policy SU3 of the Brighton and Hove Local Plan.*

25.01B Surface water drainage (B)

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

***Reason:** To prevent pollution of the water environment and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.01C Surface water drainage (H)

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

***Reason:** To prevent pollution of the water environment and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.02 USE OF CLEAN UNCONTAMINATED MATERIAL

25.02A Use of clean uncontaminated material (BandH)

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

***Reason:** To prevent pollution of the water environment and in accordance with policy SU3 of the Brighton and Hove Local Plan.*

25.02B Use of clean uncontaminated material (B)

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

***Reason:** To prevent pollution of the water environment and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.02C Use of clean uncontaminated material (H)

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

***Reason:** To prevent pollution of the water environment and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the*

25.03 METHOD OF DEMOLITION/CONSTRUCTION

25.03A Method of demolition/construction (BandH)

The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

Reason: *The site is in a very sensitive location with respect to groundwater and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered and in accordance with policies SU3 of the Brighton and Hove Local Plan.*

25.03B Method of demolition/construction (B)

The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

Reason: *The site is in a very sensitive location with respect to groundwater and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.03C Method of demolition/construction (H)

The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

Reason: *The site is in a very sensitive location with respect to groundwater and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.04 CONTAMINATION – INVESTIGATION AND REMEDIATION

25.04A Contamination – investigation and remediation (BandH)

No development approved by this planning permission shall be commenced until:

- a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced;
- b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing

by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;
 - refinement of the Conceptual Model; and
 - the development of a Method Statement detailing the remediation requirements;
- c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken; and
- d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: *Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 of the Brighton and Hove Local Plan.*

25.04B Contamination – investigation and remediation (B)

No development approved by this planning permission shall be commenced until:

- a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced;
- b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;
 - refinement of the Conceptual Model; and
 - the development of a Method Statement detailing the remediation requirements;
- c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken; and
- d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: *Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of*

controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.

25.04C Contamination – investigation and remediation (H)

No development approved by this planning permission shall be commenced until:

- a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced;
- b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;
 - refinement of the Conceptual Model; and
 - the development of a Method Statement detailing the remediation requirements;
- c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken; and
- d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

Reason: *Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.06 DEVELOPMENT IN ACCORDANCE WITH THE METHOD STATEMENT

25.05A Development in accordance with the Method Statement (BandH)

The development of the site should be carried out in accordance with the approved Method Statement.

Reason: *To ensure that the development complies with approved details in the interests of protection of controlled waters and in accordance with policies SU3 of the Brighton and Hove Local Plan.*

25.05B Development in accordance with the Method Statement (B)

The development of the site should be carried out in accordance with the

approved Method Statement.

Reason: *To ensure that the development complies with approved details in the interests of protection of controlled waters and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.05C Development in accordance with the Method Statement (H)

The development of the site should be carried out in accordance with the approved Method Statement.

Reason: *To ensure that the development complies with approved details in the interests of protection of controlled waters and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.06 METHOD OF PILING

25.06A Method of piling (BandH)

The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: *To prevent the contamination of the underlying aquifer and in accordance with policies SU3 of the Brighton and Hove Local Plan.*

25.06B Method of piling (B)

The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: *To prevent the contamination of the underlying aquifer and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.06C Method of piling (H)

The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: *To prevent the contamination of the underlying aquifer and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.*

25.07 INFILL MATERIAL

25.07A Infill material (BandH)

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters and in accordance with policies SU3 of the Brighton and Hove Local Plan.

25.07B Infill material (B)

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.

25.07C Infill material (H)

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.

25.08 SCHEME FOR SURFACE WATER DRAINAGE

25.08A Scheme for surface water drainage (BandH)

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and in accordance with policies SU3 of the Brighton and Hove Local Plan.

25.08B Scheme for surface water drainage (B)

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and in accordance with policies ENV44 of the Brighton Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.

25.08C Scheme for surface water drainage (H)

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface

water disposal and in accordance with policies EC1 and EC4 of the Hove Borough Local Plan and SU3 of the Brighton and Hove Local Plan Second Deposit Draft.
