



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 13 JULY 2016

THE RONUK HALL, PORTSLADE TOWN HALL

ADDENDUM

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18	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	1 - 8

13 July 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment																																																																																																								
23	78 West Street & 7-8 Middle Street	BH2015/04577	<p>Drawing numbers to be inserted into condition 2:</p> <table border="1"> <thead> <tr> <th>Plan Type</th> <th>Reference</th> <th>Version</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Existing basement plan</td> <td>1417-P-01</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing ground floor plan</td> <td>1417-P-02</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing first floor plan</td> <td>1417-P-03</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing second floor plan</td> <td>1417-P-04</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing third floor plan</td> <td>1417-P-05</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing fourth floor plan</td> <td>1417-P-06</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing roof plan</td> <td>1417-P-07</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing West/Middle Street elevations</td> <td>1417-P-08</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing context elevations</td> <td>1417-P-09</td> <td>P1</td> <td>25/1/16</td> </tr> <tr> <td>Existing Middle Street rear elevation</td> <td>1417-P-10</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing west street rear elevation</td> <td>1417-P-11</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing north elevation</td> <td>1417-P-12</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Existing south elevation</td> <td>1417-P-13</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Basement plan</td> <td>1417-P-20</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Ground floor plan</td> <td>1417-P-21</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>First floor plan</td> <td>1417-P-22</td> <td></td> <td>18/12/15</td> </tr> <tr> <td>Second floor plan</td> <td>1417-P-23</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Third floor plan</td> <td>1417-P-24</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Fourth floor plan</td> <td>1417-P-25</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Fifth floor plan</td> <td>1417-P-26</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Sixth floor plan</td> <td>1417-P-27</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Roof plan</td> <td>1417-P-28</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Proposed west elevation</td> <td>1417-P-30</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Proposed Middle Street elevation</td> <td>1417-P-31</td> <td>P1</td> <td>29/6/16</td> </tr> <tr> <td>Proposed south elevation</td> <td>1417-P-32</td> <td>P2</td> <td>29/6/16</td> </tr> </tbody> </table>	Plan Type	Reference	Version	Date Received	Existing basement plan	1417-P-01		18/12/15	Existing ground floor plan	1417-P-02		18/12/15	Existing first floor plan	1417-P-03		18/12/15	Existing second floor plan	1417-P-04		18/12/15	Existing third floor plan	1417-P-05		18/12/15	Existing fourth floor plan	1417-P-06		18/12/15	Existing roof plan	1417-P-07		18/12/15	Existing West/Middle Street elevations	1417-P-08		18/12/15	Existing context elevations	1417-P-09	P1	25/1/16	Existing Middle Street rear elevation	1417-P-10		18/12/15	Existing west street rear elevation	1417-P-11		18/12/15	Existing north elevation	1417-P-12		18/12/15	Existing south elevation	1417-P-13		18/12/15	Basement plan	1417-P-20		18/12/15	Ground floor plan	1417-P-21		18/12/15	First floor plan	1417-P-22		18/12/15	Second floor plan	1417-P-23	P1	29/6/16	Third floor plan	1417-P-24	P1	29/6/16	Fourth floor plan	1417-P-25	P1	29/6/16	Fifth floor plan	1417-P-26	P1	29/6/16	Sixth floor plan	1417-P-27	P1	29/6/16	Roof plan	1417-P-28	P1	29/6/16	Proposed west elevation	1417-P-30	P1	29/6/16	Proposed Middle Street elevation	1417-P-31	P1	29/6/16	Proposed south elevation	1417-P-32	P2	29/6/16
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			Proposed east courtyard elevation	1417-P-34	P1	29/6/16
			Proposed Middle Street elevation	1417-P-35	P1	29/6/16
			Proposed west courtyard elevation	1417-P-36	P1	29/6/16
			Proposed west street rear elevation	1417-P-37	P1	29/6/16
			Proposed south courtyard elevation	1417-P-38	P1	29/6/16
			Proposed context elevations	1417-P-39	P1	29/6/16
			Block Plan – existing	1417-P-40	P1	25/1/16
			Site Location Plan	1417-P-41	P1	25/1/16
			Block Plan – proposed	1417-P-43	P1	25/1/16
			Existing basement demolition plan	1417-P-50		18/12/15
			Existing ground floor demolition plan	1417-P-51		18/12/15
			Existing first floor demolition plan	1417-P-52		18/12/15
			Existing second floor demolition plan	1417-P-53		18/12/15
			Existing third floor demolition plan	1417-P-54		18/12/15
			Existing fourth floor demolition plan	1417-P-55		18/12/15
			Existing roof plan demolition plan	1417-P-56		18/12/15
			Surveys by townscape - ground floor	1417-P-200		18/12/15
			Surveys by townscape – roof plan	1417-P-201		18/12/15
			Surveys by townscape – basement plan	1417-P-202		18/12/15

55	8-12A South Street & 79-81 West Street	BH2015/04575	Drawing numbers to be inserted into condition 2:			
			Plan Type	Reference	Version	Date Received
			Existing basement plan	1534-P-01		18/12/15
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			Existing third floor plans	1534-P-05		18/12/15
			Existing fourth floor plans	1534-P-06		18/12/15
			Existing roof plans	1534-P-07		18/12/15
			Existing elevations South Street	1534-P-07	P1	29/6/16
			South Street existing elevations	1534-P-08	P1	29/6/16
			Existing rear elevation	1534-P-09		18/12/15
			South Street butterfly existing	1534-P-10	P1	29/6/16
			Basement plan	1534-P-20	P2	29/6/16
			Ground floor plan	1534-P-21	P3	29/6/16
			First floor plan	1534-P-22	P2	29/6/16
			Second floor plan	1534-P-23	P3	29/6/16
			Third floor plan	1534-P-24	P2	29/6/16
			Fourth floor plan	1534-P-25	P1	25/1/16
			Fifth floor plan	1534-P-26	P1	25/1/16
			Roof Plan	1534-P-27	P1	25/1/16
			Proposed South Street elevation	1534-P-30	P3	29/6/16
			Proposed east courtyard elevation	1534-P-31	P1	29/6/16
			Proposed west courtyard elevation	1534-P-32	P2	29/6/16
			Proposed West Street rear elevation	1534-P-33	P1	29/6/16
			Proposed South Street rear elevation	1534-P-34	P3	29/6/16
			Proposed courtyard elevations	1534-P-35		18/12/15

			<p>additional</p> <p>Proposed West Street elevation 1534-P-36 29/6/16</p> <p>Block Plan – existing 1534-P-40 18/12/15</p> <p>Site Location Plan – existing 1534-P-41 18/12/15</p> <p>Block Plan - proposed 1534-P-42 18/12/15</p> <p>Existing basement demolition plan 1534-P-50 18/12/15</p> <p>Existing ground floor demolition plan 1534-P-51 18/12/15</p> <p>Existing first floor demolition plan 1534-P-52 18/12/15</p> <p>Existing second floor demolition plan 1534-P-53 18/12/15</p> <p>Existing third floor demolition plan 1534-P-54 18/12/15</p> <p>Existing fourth floor demolition plan 1534-P-55 18/12/15</p> <p>Existing roof demolition plan 1534-P-56 18/12/15</p> <p>Surveys by townscape – ground floor 1534-P-200 18/12/15</p> <p>Surveys by townscape – roof plan 1534-P-201 18/12/15</p> <p>Surveys by townscape - basement plan 1534-P-202 18/12/15</p>
159	2 Pembroke Hotel Third Avenue Hove	BH2016/01319	<p>Amend the following conditions to read as follows:</p> <p><u>Condition 2</u> No external works shall take place until full details of frameless glass balustrades, including details for the means of fixing to the historic structure, have been submitted to and approved by the Local Planning Authority in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.</p> <p>Reason: As insufficient information has been submitted, and it is fundamental to ensure the satisfactory preservation of this listed building and to comply with policy</p>

HE1 of the Brighton & Hove Local Plan.

Condition 3

No external works shall take place until full details of first floor extension, including 1:1 scale joinery details, framing colour and roof detailing materials and colours, have been submitted to and approved by the Local Planning Authority in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, and it is fundamental to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Condition 4

No fenestration works shall take place until full details of all new windows and doors, including 1:1 scale joinery details, have been submitted to and approved by the Local Planning Authority in writing. Details should include the depth of reveals and profiles of cills, and comparison for joinery dimensions with originals in the building to ensure exact matches. Bespoke detailing for the new door leading to the terrace from the master bedroom, and the jib door between music room and dining room are required. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, and it is fundamental to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Condition 5

No external works shall take place until samples the proposed brick colour and texture, and profiles of specials and mortar mix and colour and joint profile have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the City Plan Part One.

Condition 7

No kitchen/bathroom units shall be installed until details and drawings of the

			<p>proposed ventilation for the basement has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the City Plan Part One.</p> <p><u>Condition 8</u> No works to the fire places shall take place until full details of the proposed fire places have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the City Plan Part One.</p> <p><u>Condition 9</u> No works to the basement stairs shall take place until details for the new basement stairs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the City Plan Part One.</p>
197	51 Westbourne Villas	BH2016/00015	<p>One (1) email of <u>comment</u> has been received from the occupiers of no. 50 Westbourne Villas identifying that there are inaccuracies on the submitted plans.</p> <p>Officer response: It has been identified that there are inaccuracies on the submitted plans; however this has not prevented a full assessment of the application, notably the relationship between the proposed extension and the existing features on the property.</p>
229	Clermont Church, Clermont Terrace	BH2016/00156	<p>One (1) e-mail of from unknown address has been received. <u>Comment</u> - It has been a central part of the applicant's submission that the change of use to residential is vital to restore and secure the historic fabric of the church. In support of</p>

			<p>this argument, the applicant submitted a very comprehensive and costed building repairs report. On this basis, would suggest that it is reasonable and for the avoidance of doubt for the planning authority to add to the wording of Condition 2 so that it not only refers to the amended plans but also the Building Survey Report prepared by Sussex Surveyors and dated 28 October 2015.</p> <p>Officer response: The report is a survey of the building and provides an overview of the possible works which would be needed as part of the redevelopment to address existing issues of damp, rot, condensation, woodworm, ventilation, adequacy of lead flashing, downpipes etc. The works are broadly described and not detailed and often identify the need for further specialists to provide advice. Some of the works would be likely to be covered by Building Regulations. The report forms part of the application submission and provides a view of the building as existing but it is not a clear and definitive schedule of what will occur and therefore would not be something usually incorporated within condition 2.</p>
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7 NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

