

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2010/00430

40 Old London Road Brighton

Demolition of existing conservatory and erection of single storey garage.

Applicant: Mr & Mrs Balchin

Officer: Helen Hobbs 293335

Approved on 22/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00434

27 Singleton Road Brighton

Erection of single storey extension to rear.

Applicant: Mrs S Adsett

Officer: Anthony Foster 294495

Refused on 23/04/10 DELEGATED

1) UNI

The proposed extension, by virtue of its size and siting, in close proximity to the adjacent properties, would result in an overbearing impact and a significant loss of light to those properties and their gardens. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00445

6 The Woodlands Brighton

Erection of first floor rear extension.

Applicant: Mr Mick Chessell

Officer: Ray Hill 293990

Approved on 23/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door

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 & Hove Local Plan.

3) BH03.03

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 & Hove Local Plan.

4) UNI

The first floor window to Bedroom 3 shown on the Side Elevation (south) on drawing 30774/2A shall not be glazed otherwise than with obscured glass and shall have a fixed lower panel and thereafter shall be 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 & Hove Local Plan.

BH2010/00613

42 Warmdene Road Brighton

Loft conversion and creation of new first floor incorporating barn hip roof extension, dormers to side elevations and erection of single storey extension to front elevation.

Applicant: Mr Reah

Officer: Jonathan Puplett 292525

Approved on 26/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

3) UNI

The north facing dormer windows and rooflight hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be 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 & Hove Local Plan.

BH2010/00621

Land Adjoining 1 Mayfield Crescent Brighton

Non material amendment to BH2008/02054 for reduction in the width of the approved dwelling.

Applicant: Modan Properties Ltd

Officer: Liz Arnold 291709

Refused on 14/04/10 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2008/02054 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

" Impact upon visual amenities and the character and appearance of the area.

BH2010/00647

Eastwick Barn Eastwick Close Brighton BN18SF

Application for approval of details reserved by condition 1, 2, 3 and 4 of application BH2009/00233

Applicant: Mr Chris Daunley

Officer: Aidan Thatcher 292265

Approved on 27/04/10 DELEGATED

PRESTON PARK

BH2010/00063

9 Florence Road Brighton

Demolition of existing 3 no. single storey garages and construction of 1 no. two bedroom house.

Applicant: Mr Shahram Moallemi

Officer: Ray Hill 293990

Refused on 16/04/10 DELEGATED

1) UNI

Cumulatively the proposal, by virtue of design, size, position within the plot, spacing characteristics, amenity space and impact on neighbouring amenity, represents an unsuitable overdevelopment of the site, contrary to policies QD1, QD2, QD3, QD27, HO4, HO5 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The subdivision of the plot to accommodate a new dwelling would have a detrimental affect on the spacious nature of the site and the surrounding area, which is one of the key positive attributes of this part of the Preston Park Conservation Area, contrary to policies QD1, QD2, QD3, HO4 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by virtue of its unsympathetic design, fails to relate to the main building on the site or neighbouring development, adversely affecting the historic character and visual amenity of the Preston Park Conservation Area, contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development, by virtue of its siting, size and design, would be detrimental to the amenities of the occupiers of neighbouring residential properties, resulting in loss of privacy and over dominance and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The development would have a cramped and overcrowded layout with inadequate private amenity space for the future occupiers, contrary to policy HO5 of the Brighton & Hove Local Plan.

6) UNI6

The proposal fails to meet the travel demands that it creates or helps to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution to towards local sustainable transport infrastructure. In the absence of such an agreement in this respect, the

scheme is contrary to policies TR1, SU15 and QD28 of the Brighton & Hove Local Plan.

7) UNI7

The Applicant has failed to satisfactorily demonstrate that the proposed development would not damage or destroy a mature Lime tree of significant amenity value, contrary to policy QD16 of the Brighton & Hove Local Plan.

BH2010/00175

43 Coventry Street Brighton

Replacement UPVC windows on rear elevation.

Applicant: Mr A Mulineux

Officer: Jonathan Puplett 292525

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00223

St Marys House 38 Preston Park Avenue Brighton

Erection of canopy over front entrance, demolition of rear garage and construction of a new wall and steps with associated landscaping.

Applicant: Kathy Yeeles

Officer: Anthony Foster 294495

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

BH2010/00250

Flat 7 172 Dyke Road Brighton

Installation of new roof access windows to replace existing window and obscured glass screen.

Applicant: Mr Ian Stratton

Officer: Sonia Kanwar 292359

Refused on 12/04/10 DELEGATED

1) UNI

The proposed development, by virtue of its siting, design and size would form an incongruous and unsympathetic feature which would be detrimental to the character and appearance of the existing building, the setting of the adjacent listed building and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1, QD14 and HE3 of the Brighton & Hove Local Plan.

Report from:

BH2010/00269

67 Chester Terrace Brighton

Demolition of existing rear extension and erection of replacement single storey extension.

Applicant: S Silver

Officer: Helen Hobbs 293335

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00318

29 Cleveland Road Brighton

Insertion of rooflights to front roofslope and porthole window to front gable (retrospective).

Applicant: Mrs Anna Jones

Officer: Jonathan Puplett 292525

Approved on 21/04/10 DELEGATED

BH2010/00358

Rear of 375 Ditchling Road Brighton

Demolition of existing garage and erection of a detached chalet bungalow.

Applicant: Ms Jayne Leader

Officer: Liz Arnold 291709

Approved on 20/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

5) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

7) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

The windows within the rear dormer window shall not be glazed otherwise than with obscured glass 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 & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential

development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) UNI

The garage hereby approved shall be used only for the parking of private vehicles or for purposes incidental to the enjoyment of the dwellinghouse and for no business or industrial use whatsoever.

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

12) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 12th February 2010 shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

13) UNI

Access to the flat roof over the detached garage 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 QD14 and QD27 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

15) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development including boundary screening, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in

the course of development and details of the planting of 2 or more Birch Trees or similar ornamental trees on the Balfour Road frontage. The scheme shall be implemented fully in accordance with the approved details.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

BH2010/00508

189 Preston Road Brighton

Demolition of storage building and remodelling of car park to create 2no disabled car parking spaces. Erection of single storey extension creating staff toilet, new roof to open passage to create changing room and boiler housing and associated works.

Applicant: Preston Bowls Club (Brighton) Ltd

Officer: Jonathan Puplett 292525

Approved on 27/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00519

Rear of 4 - 14 Florence Road Brighton

Application for variation of condition 7 of application BH2009/02273 to permit opening hours to customers between the hours of 07.30 and 21.30 on Mondays to Fridays, 08.00 and 21.30 on Saturdays, 08.00 and 20.00 hours on Sundays and Bank Holidays.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 28/04/10 DELEGATED

1) UNI

This consent is for a temporary period only, expiring on 31 December 2011, whereupon the opening hours will revert to those permitted under application BH2009/02273, those being 07.30 and 19.00 on Mondays to Fridays and 08.00 and 18.00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

Reason: To enable the Local Planning Authority to assess the impact of the living conditions of the adjacent residential properties and the amenity of the locality in general and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

No amplified music or musical equipment shall be used outdoors in the gardens or play area unless, where events include the use of amplified sound or live musical instruments and/or plant and machinery, a noise management scheme will be submitted to (and then agreed in writing by) the Local Planning Authority 28 days in advance of the event.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

Report from:

3) UNI

The premises shall be open to customers between the hours of 07.30 and 21.30 on Mondays to Fridays, 08.00 and 21.30 on Saturdays, 08.00 and 20.00 hours on Sundays and Bank Holidays only. On a maximum of 10 days per annum excluding Sundays the premises may remain open to customers until 00:00 hours. A log of the days and specific times where longer opening hours take place must be kept, and made available to the Local Planning Authority upon request.

Reason: To minimise the impact of the proposed use thereby protecting the amenity of the occupiers of the adjacent residential properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/00527

Rear of 4 - 14 Florence Road Brighton

Application for approval of details reserved by conditions 4,6,11,12, 15 and 16 of application BH2009/02273.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Split Decision on 19/04/10 DELEGATED

1) UNI

GRANT approval of the details reserved by conditions 6 and 16 discharged subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of conditions 4, 11, 12 and 15 for the following reasons:

1. The level of information contained within the submitted Site Waste Minimisation Statement is considered to be vague and not precise and thus is not acceptable to discharge condition 4.
2. Insufficient information has been provided relating to the external lighting scheme, particularly in relation to the location of the proposed lighting units, and thus it is not possible to discharge condition 11.
3. Insufficient information has been provided relating to the landscaping scheme, particularly in relation to the type, number, precise location and species proposed. Therefore it is not possible to discharge condition 12.
4. No detail relating to the restoration of the grassed area following the demolition of the existing buildings has been provided therefore it is not possible to discharge condition 15.

BH2010/00771

56 Hythe Road Brighton

Non-material amendment to BH2002/02663/FP omission of integral garage and replacement of garage door with bay window.

Applicant: Mr Hunn

Officer: Jonathan Puplett 292525

Refused on 13/04/10 DELEGATED

REGENCY

BH2009/02606

Old Ship Hotel Kings Road Brighton

Demolition of hotel garage and construction of new 7 storey extension (basement - 5th floor) to provide 42 bedrooms, 2 conference rooms, car parking and restaurant/bar.

Applicant: Paramount Hotels

Officer: Paul Earp 292193

Approved after Section 106 signed on 09/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

3) BH05.05A

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' / 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' / 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH05.06A

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

5) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

7) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

8) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to

and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

9) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997".

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

11) UNI

No servicing or deliveries to or from the business premises shall take place outside the hours of 07.30 to 23.30 Mondays to Saturdays, or outside the hours of 08.30 and 23.00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The existing granite setts to the garage crossover shall be salvaged and reused in situ in accordance with details to be submitted to and approved by the Local Planning Authority, and thereafter retained.

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

13) UNI

A scheme for the sound insulation of odour control equipment referred to in the condition set out above shall be submitted to the Local Planning Authority and no development shall commence until all sound insulation works have been carried out in accordance with the agreed details and the sound insulation works shall be maintained thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of development on site, detailed drawings including levels, sections and constructional details of all proposed works to amend the access to the car parking area, and to form the basement car park, shall be submitted to and approved by the local planning authority. The development shall thereafter proceed in accordance with the agreed details.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

15) UNI

The development shall not be occupied until the basement and ground floor parking areas have been provided in accordance with the details shown on drawing nos. 771-PL-102 and 771-PL-103. These areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR19 of the Brighton & Hove Local Plan.

16) UNI

Notwithstanding the details shown on the submitted drawings, further details and specifications of the balconies, glass balustrading, handrails, copings, window frames, eaves, doors, ground floor shopfronts, air conditioning units and ducting and any other external plant or equipment, and screening thereof (including any sustainable development measures required in connection with meeting the BREEAM excellent standards necessary to comply with conditions 3 and 4) shall be submitted to and approved by the Local Planning Authority at a scale of 1:20 elevations and 1:1 sections in writing before work commences, and shall be completed in strict accordance with the approved plans.

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

17) UNI

A scheme for the fitting of odour control equipment to the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the agreed details.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/02607

Old Ship Hotel Kings Road Brighton

Demolition of hotel garage.

Applicant: Paramount Hotels

Officer: Paul Earp 292193

Approved on 09/04/10 DELEGATED

1) BH01.04

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

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

2) BH12.08

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 on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

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 & Hove Local Plan.

BH2009/02955

45-46 North Street Brighton

Conversion of existing residential unit into 3 self-contained flats and 5 bedsit units together with extension to third floor. Minor alterations to existing shopfront to allow access to flats above. (Part Retrospective).

Applicant: Mr M Sanidad

Officer: Guy Everest 293334

Refused on 09/04/10 PLANNING COMMITTEE

1) UNI

The scale and proportioning of the third floor extension to 46 North Street, together with the detailing and proportions of the fenestration treatment within the building, would result in the loss of the building's descending order of scale at upper floor levels. This would adversely impact on the existing architectural hierarchy of the building which, as a result, would appear top heavy and out of scale. Furthermore, the levelling up of neighbouring building heights would have an unacceptable effect on the varied appearance of the street scene. The proposals would therefore be detrimental to the character and appearance of the host building and the wider street scene and fail to preserve or enhance the character or appearance of the Old Town Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to advice contained within PPS5 'Planning for the Historic Environment.'

2) UNI

The proposed flats by reason of their number, limited size, design, layout and absence of adequate private amenity space would represent an overdevelopment of the site and provide a cramped and unsatisfactory standard of residential accommodation, which would fail to meet the likely needs of future occupiers and 'Lifetime Home' standards. The proposal is thereby contrary to policies QD27, HO3, HO4, HO5 and HO13 of the Brighton & Hove Local Plan.

BH2009/03140

75-79 East Street Brighton

Display of 1no. internally illuminated fascia sign and 1no. non-illuminated projecting sign to replace existing.

Applicant: Mr M Yu He

Officer: Adrian Smith 01273 290478

Split Decision on 28/04/10 DELEGATED

1) 10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2) 10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

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 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

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).

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) 10.07A

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 & Hove Local Plan.

1) UNI

The proposed projecting sign, by virtue of its poor positioning outside of the fascia board, would interrupt an architectural feature to the building to the overall detriment of the character and appearance of the Old Town Conservation Area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and to provisions of SPG07 'Advertisements' which require advertisements and shop-front signage to have a positive contribution to local areas and street frontages.

BH2009/03141

75-79 East Street Brighton

Alterations to shop front including removal of cladding, replacement and repair of existing tiles and addition of 5no. up-lighters.

Applicant: Mr M Yu He

Officer: Adrian Smith 01273 290478

Approved on 28/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Notwithstanding the details submitted, the external lighting hereby permitted shall not be operated except between the hours of 07.00 and 00.00 daily.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details submitted, details of the uplighters hereby permitted, including details of their housing, luminance levels and direction of light, shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and

thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, QD25 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the details submitted, the replacement doors and frames shall match entirely in design, materials and finish the existing central doorway, as indicated on the photograph entitled 'Existing Central Doorway' appended to the application on the 23rd April 2010.

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

5) UNI

Following the removal of the red exterior cladding, details and samples of the replacement tiles to be used in the construction of the external surface of the frontage hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The re-cladding shall thereafter 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, QD10 and HE6 of the Brighton & Hove Local Plan.

BH2010/00015

Basement Flat 35A Western Street Brighton

Replacement timber door to front elevation. Replacement of existing metal windows with timber window to front and UPVC windows to rear.

Applicant: Miss Sinead Kennedy

Officer: Wayne Nee 292132

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00137

12 Black Lion Street Brighton

Display of externally illuminated fascia sign, internally illuminated projecting sign and 2no retractable awnings with logos and text. (Part retrospective).

Applicant: Pho Cafes

Officer: Charlotte Hughes 292321

Approved on 27/04/10 DELEGATED

1) BH10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of

visual amenity.

3) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

4) BH10.05

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.07

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 & Hove Local Plan.

BH2010/00197

52 Montpelier Road Brighton

Reinstatement of iron railings and two gates to front of property. Replacement stone steps and other associated masonry works to the front of the property and replacement basement door to front elevation.

Applicant: Mr Robert Poulton

Officer: Charlotte Hughes 292321

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00198

52 Montpelier Road Brighton

Reinstatement of iron railings and two gates to front of property. Replacement stone steps and other associated masonry works to the front of the property and replacement basement door to front elevation.

Applicant: Mr Robert Poulton

Officer: Charlotte Hughes 292321

Approved on 14/04/10 DELEGATED

1) BH01.05

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning

Report from:

(Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No works shall take place until 1:1 scale joinery profiles of the basement door and frame have been submitted too and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

Within one month of installation, the railings and gates hereby permitted shall be painted black and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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

4) UNI

The iron railings and gates hereby permitted shall exactly match the existing railing design including the dimensions and detail of the finials, top rail and uprights unless otherwise agreed in writing by the Local Planning Authority.

Reason: So as to ensure that the new railings and gates will match the existing and to secure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2010/00227

194 Western Road Brighton

Display of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign (retrospective)

Applicant: Mr Chris Bright

Officer: Charlotte Hughes 292321

Approved on 16/04/10 DELEGATED

1) BH10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

4) BH10.05

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.

Report from:

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.07

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 & Hove Local Plan.

BH2010/00326

36 Little Preston Street Brighton

Extension and alterations to existing building to form a two-storey one-bedroom house incorporating low energy design features.

Applicant: Mr Anthony Sims

Officer: Christopher Wright 292097

Approved on 23/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the 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 & Hove Local Plan.

3) BH05.04A

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH12.07

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the secure cycle parking facilities for the occupants of, and visitors to, the development, 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 first occupation of the development and shall be retained thereafter 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 private motor vehicles and to comply with policies HE6 and TR14 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

7) UNI

No development shall take place until the precise details of the timber entrance door, the etched glass window to the bedroom at first floor level on the rear elevation, and the proposed rooflight, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and in order to safeguard the amenity of adjoining residents and comply with policy QD27 of the Brighton & Hove Local Plan.

BH2010/00442

First Floor Flat 6 Montpelier Crescent Brighton

Application for approval of details reserved by condition 5 of application BH2009/03103.

Applicant: Harwood Properties Ltd

Officer: Jason Hawkes 292153

Approved on 21/04/10 DELEGATED

BH2010/00444

Ground Floor 52 Ship Street Brighton

Change of use from office (B1) to licensed café (A3) on ground floor (retrospective).

Applicant: Mr Richard Grills

Officer: Guy Everest 293334

Approved on 15/04/10 DELEGATED

1) UNI

The ground floor café (A3) use hereby permitted shall not be open to customers except between the hours of 08.00 and 01.00 on Mondays to Saturdays and 09.30 till 01.00 on Sundays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Report from:

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the ground floor shall only be used for a café within Use Class A3 and for no other purpose without planning permission first being obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the ground floor in the interests of safeguarding office accommodation at upper floor levels of the building and to comply with policy EM6 of the Brighton & Hove Local Plan.

BH2010/00526

16 Preston Street Brighton

Application to extend time limit for implementation of previous approval BH2006/03758 for the conversion of part shop unit and rear extension to form 3 bed house fronting Little Preston Street. Reduced size shop front and existing maisonette to remain.

Applicant: Euston Square Property Group

Officer: Paul Earp 292193

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.08

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 scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.

3) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4) BH05.01A

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE or STROMA issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.02A

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment or STROMA issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.05A

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH05.06A

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8) BH05.08

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

10) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

11) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

12) BH07.02

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

13) BH07.05

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

14) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

15) BH12.07

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

BH2010/00754

Flat 18 Regents Court 59 - 62 Regency Square Brighton

Application for approval of details reserved by condition 2 of application BH2006/02998.

Applicant: Miss Astrid Fisher

Officer: Jason Hawkes 292153

Approved on 12/04/10 DELEGATED

ST. PETER'S & NORTH LAINE

BH2004/02185/FP

4-7 & 15-20 Kensington Street Brighton

Construction of 10 affordable residential units consisting of 4 houses at 4 to 7 Kensington Street and 6 flats at 15-20 Kensington Street (Re-submission of Withdrawn application BH2004/00530/FP).

Applicant: Jessical Hamilton

Officer: Liz Arnold 291709

Approved after Section 106 signed on 16/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the 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 & Hove Local Plan.

4) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

5) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH05.07

No development shall take place until a written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

7) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

9) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the adjacent footway[s], any surface water drainage, any outfall disposal and street lighting to be provided or moved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and comply with policies TR1, TR7 and TR8 of the Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code Level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code Level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

12) UNI

The development hereby approved shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority;

- (i) Samples of all external materials, including colour of render, paving of recessed entrances, exposed flashing and rainwater goods;
- (ii) Sample elevations and elevations at a scale of not less than 1:20 scale, showing windows, doors, cill and eaves details and balustrades;
- (iii) Full size details or samples of windows and door,
- (iv) Details of the vertical divisions/demarcation between the proposed properties.

The details shall be implemented and incorporated in the development in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance and finish to the development, in the interest of the character and appearance of the area and North Laine conservation area, to accord with policies QD1, QD2, QD5, and HE6 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence on site until full details confirming that the site will be developed under the Considerate Constructors Scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the area and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

The dwellings hereby permitted shall be retained as affordable housing. For the purposes of this condition "affordable housing" means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the housing market.

Reason: To ensure the development provides and retains affordable housing in compliance with policy HO2 of the Brighton & Hove Local Plan.

BH2009/02231

Land Rear of 21-22 Queens Road Brighton

Erection of 2no. three storey, semi detached dwellings with new ironwork entrance gates. (Part retrospective).

Applicant: Creative Developments (UK) Ltd

Officer: Ray Hill 293990

Approved after Section 106 signed on 16/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

4) BH04.01

The new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

6) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

All rainwater goods shall be cast iron or cast aluminium and shall be painted to match the walls.

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

9) UNI

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

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

10) UNI

All new windows, other than the fully glazed screens fronting onto the central courtyard, 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 & Hove Local Plan.

11) UNI

No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:

- i) samples of all external finishing materials and colours, including cills;
- ii) 1:20 elevations and sections of dormers, windows, doors, balustrading to balconies, gates, railings and their hinges and locks and methods of fixing, garden walls and pilasters, steps, cills, eaves and parapet details;
- iii) 1:1 scale joinery sections of windows and external doors;
- iv) details of the glazed screens fronting onto the courtyard including their framing and glazing;
- v) 1:1 scale details of the railing top rails and finials;
- vi) 1:1 scale sections of the stucco mouldings of the wall copings and pilaster caps.

The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

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

12) UNI

The walls shall be smooth rendered in cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beading and shall be painted in a smooth masonry paint.

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

BH2009/02600

12 Park Crescent Brighton

Alterations to existing rear extension and re-statement of part rear elevation.

Applicant: Rotabit Limited

Officer: Jonathan Puplett 292525

Approved on 16/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.02

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

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

3) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

4) BH13.11

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

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

5) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

6) BH13.13

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

7) UNI

The cast iron downpipe to the front basement elevation, and the vent extracts and boiler flue to the rear elevation of the building hereby approved shall be painted to match the colour of the wall to which they are to be attached, and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and the character of the surrounding conservation area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2009/02602

12 Park Crescent Brighton

Internal alterations to form new bathroom and kitchen, alterations to existing rear extension and re-instatement of part rear elevation.

Applicant: Rotabit Limited

Officer: Jonathan Puplett 292525

Approved on 16/04/10 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

4) BH13.11

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

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

5) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

6) BH13.13

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors

should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

7) UNI

The cast iron downpipe to the front basement elevation, and the vent extracts and boiler flue to the rear elevation of the building hereby approved shall be painted to match the colour of the wall to which they are to be attached, and shall be retained as such thereafter.

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

8) UNI

No works shall take place until 1:20 detailed drawings of the proposed fireplace surround located in the living room have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in 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.

BH2009/02611

5 Queens Road Brighton

Alterations to create flat at first floor level and creation of balcony for existing top floor flat at rear.

Applicant: Selits Ltd

Officer: Ray Hill 293990

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.08

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 scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.

3) BH03.03

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 & Hove Local Plan.

BH2009/02656

83 Gloucester Road Brighton

Removal of window at first floor level to the rear and replace with new door. Creation of external staircase to first floor level at the rear.

Applicant: Silicon Beach Training

Officer: Helen Hobbs 293335

Refused on 09/04/10 DELEGATED

1) UNI

The replacement of an original sash window with the proposed door and screen, would result in an inappropriate and incongruous feature, that fails to reflect the original style and proportions of the window, and would harm the character of the existing building and the surrounding conservation area. As such the proposal is therefore contrary to policies QD2 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed staircase, by reason of its design, siting, and bulk, would obscure the rear elevation and would have a detrimental impact upon the character and appearance of the existing building and surrounding conservation area. As such the proposal is therefore contrary to policies QD2 & HE6 of the Brighton & Hove Local Plan.

BH2009/02657

83 Gloucester Road Brighton

Removal of window at first floor level to the rear and replace with new door. Creation of external staircase to first floor level at the rear. Internal alterations.

Applicant: Silicon Beach Training

Officer: Helen Hobbs 293335

Refused on 09/04/10 DELEGATED

1) UNI

The replacement of an original sash window with the proposed door and screen, would result in an inappropriate and incongruous feature, that fails to reflect the original style and proportions of the window, and would harm the character of the existing building and the surrounding conservation area. As such the proposal is therefore contrary to policies QD2 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed staircase, by reason of its design, siting, and bulk, would obscure the rear elevation and would have a detrimental impact upon the character and appearance of the existing building and surrounding conservation area. As such the proposal is therefore contrary to policies QD2 & HE6 of the Brighton & Hove Local Plan.

BH2009/02823

Brighton Dome Church Street Brighton

Installation of 1no air conditioning unit on roof.

Applicant: Mr John Rogers

Officer: Helen Hobbs 293335

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2009/02836

Brighton Dome Church Street Brighton

Installation of 1no air conditioning unit on roof and internal wall-mounted fan in basement office.

Applicant: Mr John Rogers

Officer: Helen Hobbs 293335

Approved on 21/04/10 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three

Report from:

years from the date of this consent.

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

BH2009/02991

Aspect House 84-87 Queens Road Brighton

Display of 1 no. non-illuminated fascia sign and 1 no. internally illuminated projecting sign. (Retrospective).

Applicant: Mr Ian Simpson

Officer: Chris Swain 292178

Approved on 12/04/10 DELEGATED

1) BH10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Report from:

7) BH10.07

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 & Hove Local Plan.

BH2009/03043

Unit 1 Centenary Industrial Estate Hughes Road Brighton

Erection of a two-storey extension to existing factory to provide secure car parking at ground floor and further manufacturing/storage at first floor.

Applicant: Shaws Glass Ltd

Officer: Hamish Walke 292101

Approved on 08/04/10 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 03.02A

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 & Hove Local Plan.

3) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of controlled waters and to ensure compliance with Local Plan Policy SU3 and SU11 and National Policy PPS23

4) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to be incorporated within the extension have been

submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) UNI

(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.

8) UNI

The first floor windows in the south east elevation of the development hereby permitted, facing towards the gardens of properties in Richmond Road, shall be obscure glazed and non-opening, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property, to reduce potential for noise disturbance and to comply with policies SU9, SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The premises shall not be open or in use except between the hours of 07:30 and 19:00 Monday to Saturday. The premises shall not be open or in use at anytime on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining occupiers and to accord with policies QD27, SU9 and SU10 of Brighton & Hove Local Plan.

10) UNI

The internal and external vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of motor vehicles belonging to

the occupants of and visitors to Unit 1, Centenary Industrial Estate.

Reason: To ensure that adequate parking provision is retained and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2009/03064

4 Tichborne Street Brighton

Replacement double glazed timber windows on front elevation.

Applicant: Mr James Peyton-Jones

Officer: Helen Hobbs 293335

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

All new windows shall be painted softwood and shall be retained as such.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove local Plan.

BH2009/03145

Flat 4 19 Albert Road Brighton

Installation of 2 no. rooflights to front elevation and 2 no. rooflights to rear elevation.

Applicant: Miss Sadie Marley

Officer: Helen Hobbs 293335

Approved on 16/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The rooflights hereby approved shall be Roto Conservation Roof Windows fitted flush with and not projecting above the plane of the roof.

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

BH2010/00124

12 York Place Brighton

Change of use of third floor from a restaurant storage area (A3) to a 1 bed flat (C3) incorporating a rear extension

Applicant: Mr Darren Richards

Officer: Aidan Thatcher 292265

Refused on 12/04/10 DELEGATED

1) UNI

The proposed development fails to respect the character and appearance of the host building by virtue of the rear dormer extension which would result in an overly dominant extension masking the existing rear roofslope causing harm to the host building, street scene and Valley Gardens Conservation Area. Therefore, the proposal would be contrary to policies QD1, QD2, QD5, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/00146

22 Upper Gardner Street Brighton

Replacement of existing single glazed timber sash windows with double glazed timber sash windows to front elevation.

Applicant: Mr Sven Chipchase & Mrs Annette Boehmer

Officer: Sonia Kanwar 292359

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.03

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 & Hove Local Plan.

BH2010/00185

36 North Road Brighton

Change of use of ground floor shop (A1) to residential (C3).

Applicant: Mr Yota Harada

Officer: Liz Arnold 291709

Approved on 20/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00209

29 Compton Avenue Brighton

Replacement of existing timber door and windows with UPVC door and windows to the rear of the property.

Applicant: Mr Salvage

Officer: Chris Swain 292178

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00222

95 Trafalgar Street Brighton

Advertisement consent for signage on fascia board.

Applicant: Bankmachine Ltd.

Officer: Jonathan Puplett 292525

Approved on 23/04/10 DELEGATED

1) BH10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the lettering and areas of fascia signage hereby approved shall be painted directly onto the timber fascia or shall be individual timber/metal letters attached to the fascia. The fascia shall not be covered over with any advertising boards.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE6 and HE9 of the Brighton & Hove Local Plan.

BH2010/00230

35 Lewes Road Brighton

Change of use from retail at ground floor shop and basement (A1) to restaurant on ground floor and basement kitchen (A3) and conversion of ancillary first floor storage area (A1) to 2 no. bedroom flat (C3) and associated works including installation of rear extract system.

Applicant: Mr Yusuf Yesil

Report from:

Officer: Liz Arnold 291709

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

3) BH05.03A

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH05.04A

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) BH07.02

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter

be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

7) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

8) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan

9) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

11) UNI

The rear external courtyard shall not be in use between the hours of 22.00 and 10.00 the following day. The access doors to the courtyard area shall remain closed and not be opened for any purpose, other than for emergency access, whilst the external courtyard is not in use.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The restaurant hereby permitted shall not be in use except between the hours of 07.00 to 24.00 each day.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

13) UNI

Amplified music or other entertainment noise from within the proposed premises shall not be audible at any adjacent residence.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/00259

25 Queens Road Brighton

Replacement of existing roof light to north roof section.

Applicant: Sussex Masonic Centre

Officer: Helen Hobbs 293335

Approved on 14/04/10 DELEGATED

1) BH01.05

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

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

BH2010/00264

10 Sydney Street Brighton

Alterations to shop and flat entrance.

Applicant: Ms Melanie Ford

Officer: Jonathan Puplett 292525

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00310

2-3 Pavilion Buildings Brighton

Display of one internally illuminated fascia sign and one non-illuminated projecting sign.

Applicant: Bay Restaurant Group

Officer: Liz Arnold 291709

Approved on 27/04/10 DELEGATED

1) BH10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the

site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

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 & Hove Local Plan.

8) BH10.09

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 & Hove Local Plan.

BH2010/00314

12 York Place Brighton

Application for approval of details reserved by conditions 1 to 13 of application BH2009/01986.

Applicant: Denizen Estates Ltd

Officer: Aidan Thatcher 292265

Split Decision on 19/04/10 DELEGATED

1) UNI

Approval of details reserved by conditions 6, 9 and 13 discharged subject to full compliance with the submitted details.

1) UNI

No samples of materials have been provided and thus it is not possible to discharge condition 2.

2) UNI2

The details submitted in terms of the sash window detailing and tiling to shop entrance are not acceptable and no joinery details have been provided for the residential entrance door. Therefore it is not possible to discharge condition 5.

BH2010/00316

36 Gloucester Road Brighton

Application for variation of condition 2 of application BH1999/00436/FP to allow opening hours 8am to 10pm Monday to Saturday.

Applicant: Seasons Cafe

Officer: Anthony Foster 294495

Approved on 13/04/10 PLANNING COMMITTEE

1) UNI

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The premises shall not be open or in use except between the hours of 08.00 to 22.00 Monday to Saturdays and between the hours of 10.00 to 18.00 on Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The external door adjacent to 24 Queens Gardens is to be used as an emergency exit and for the collection of refuse only and kept shut at all other times. Deliveries shall take place via the main door only, and only between the hours of 8am and 6 pm Monday to Saturday only and at no time on Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Amplified music or other entertainment noise from within the premises shall not be audible from any adjacent residential property at anytime.

Reason: To safeguard the amenity of adjacent residents especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The area of outside seating shall not be used except between the hours of 08.00 and 20.00 Monday to Saturdays and between 10.00 and 18.00 Sundays.

Reason: To safeguard the amenity of adjacent residents and occupants especially with regard to noise and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/00476

12 Prince's Road Brighton

Loft conversion incorporating rear dormers and rooflight to front roofslope.

Applicant: Jon Lloyd

Officer: Liz Arnold 291709

Approved on 15/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

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

Report from:

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

3) BH12.03

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 & Hove Local Plan.

4) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames 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 & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 18th February 2010 shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2010/00492

41 Ditchling Road Brighton

Application for approval of details reserved by conditions 2 and 5 of application BH2009/01488

Applicant: Wilcox Design & Build Ltd

Officer: Aidan Thatcher 292265

Split Decision on 16/04/10 DELEGATED

1) UNI

Approval of the details reserved by condition 5 subject to full compliance with the submitted details.

1) UNI

Refuse approval of the discharge of condition 2 for the following reason:

Whilst the applicant has applied for the discharge of condition 2, relating to samples of materials, no samples have been provided and thus it is not possible to discharge this condition.

WITHEAN

BH2009/02741

7 Station Road Brighton

Erection of two storey outhouse, incorporating double garage and parking bay to ground floor and home office to first floor (roofspace) over.

Applicant: Mr Marc Whiteside

Officer: Charlotte Hughes 292321

Approved on 09/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

Report from:

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and 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 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Any excavation work within the existing crown spread of the trees to be retained shall be carried out only by hand. Any roots over 40 mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

4) UNI

The soil levels within the root protection area of the trees to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

The driveway shall either be constructed of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the cartilage of the dwellinghouse, details of which are to be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To prevent the increased risk of localised flooding and to comply with policy SU4 of the Brighton & Hove Local Plan.

6) UNI

The garage building hereby permitted shall not be used for any purpose other than as a private and domestic garage and home office, incidental to the enjoyment of the associated house.

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

7) UNI

No development shall take place until fences for the protection of trees to be retained have been erected in accordance with the details specified in Section 5 of the accompanying Arboricultural Report. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the area enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

BH2010/00151

38 Dyke Road Avenue Brighton

Erection of a ground floor front, rear and infill extension and rear conservatory, in association with the demolition of existing garage, a first floor side extension and roof terrace. Loft conversion with dormers to side, front and rear (part retrospective).

Applicant: Mr & Mrs Sahi

Report from:

Officer: Adrian Smith 01273 290478

Approved on 09/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Notwithstanding the details submitted, prior to the commencement of their use details of the proposed raised patio and roof terrace railings shall be submitted to and approved in writing by the Local Planning Authority.

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 & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further windows, dormer windows, rooflights or doors 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 & Hove Local Plan.

4) UNI

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 & Hove Local Plan.

5) UNI

The windows in the south side elevation shall not be glazed otherwise than with obscured glass and shall 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 & Hove Local Plan.

BH2010/00216

2 Croft Road Brighton

Demolition of existing garage and erection of a three storey 3 bed dwelling house with associated parking.

Applicant: Mr Gary Vallier

Officer: Jason Hawkes 292153

Approved on 08/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

3) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and 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 and QD14 of the Brighton & Hove Local Plan.

4) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local

Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

9) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

11) UNI

All trees / shrubs to be retained on the boundaries provide screening from neighbouring properties and shall be protected to BS 5837 (2005) Tress on Development Sites.

Reason: To protect the trees which are to be retained on the site and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping scheme should include replacement trees for all those that are going to be lost as part of the development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

13) UNI

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

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2010/00258

Land adjacent 29 Surrenden Holt Brighton

Construction of one and two storey residential dwelling.

Applicant: Mrs Christine Ponsonby

Officer: Guy Everest 293334

Refused on 09/04/10 PLANNING COMMITTEE

1) UNI

The proposal by reason of its siting, bulk, design and detailing constitutes a cramped form of development that would appear incongruous in relation to surrounding development and result in a harmful loss of openness in this section of Surrenden Road. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood, contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in harmful overlooking to a bedroom window of 1 Whittingehame Gardens, to the detriment of amenity for occupants of this property. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00263

38 Dyke Road Avenue Brighton

Demolition of existing detached double garage.

Applicant: Mr & Mrs Sahi

Officer: Adrian Smith 01273 290478

Approved on 09/04/10 DELEGATED

BH2010/00352

The Kiln 31b Scarborough Road Brighton

Conversion of basement store and void to create studio flat (Retrospective).

Applicant: Mr Adam Blackburn

Officer: Guy Everest 293334

Approved on 19/04/10 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority within 3 months of the date of this decision details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

BH2010/00380

20 Surrenden Crescent Brighton

Formation of balustraded roof terrace at first floor level to rear of property.

Applicant: Mr & Mrs Duncan

Officer: Charlotte Hughes 292321

Refused on 19/04/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that alterations and additions to properties do not have a harmful impact upon the residential amenity of neighbouring occupiers. Whilst it is acknowledged that a

certain degree of overlooking between these properties is already in existence, it is considered that the proposed roof terrace would, by reason of its elevated position and proximity to neighbouring boundaries, result in a substantial increase in the direct overlooking of neighbouring habitable rooms and rear gardens, to the detriment of their existing residential amenity. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00473

4 Herbert Road Brighton

Two storey rear extension with monopitch roof.

Applicant: Mrs Rebecca King

Officer: Steven Lewis 290480

Approved on 26/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extensions hereby permitted without first obtaining planning permission 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 & Hove Local Plan.

BH2010/00482

24 Cornwall Gardens Brighton

Erection of garage/workshop and greenhouse to replace existing.

Applicant: Mr & Mrs Johns

Officer: Wayne Nee 292132

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00517

Tivoli Post Office 3 Matlock Road Brighton

Installation of a disabled access ramp to main entrance.

Applicant: Mrs Anju Patel

Officer: Mark Thomas 292336

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00569

236 Dyke Road Brighton

Conversion of existing maisonette at ground and part first floor level to create 1 no one bedroom flat and 1 no two bedroom maisonette, incorporating pitched roof to converted garage and front and rear rooflights.

Applicant: Mr & Mrs Stuart-Hutcheson

Officer: Adrian Smith 01273 290478

Refused on 27/04/10 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove local plan seeks to protect the stock of smaller dwellings in the City that are suitable for family accommodation, stating that planning permission for their conversion into smaller units of self-contained accommodation will be permitted only in instances where (amongst others) the original floor area is greater than 115sqm or the dwelling has more than 3 bedrooms as originally built. The existing dwelling has fewer than 3 bedrooms and, owing to the limited headroom within the loft, a useable floor area of less than 115sqm. The site therefore constitutes a small family dwelling and the principle of its sub-division into smaller units is contrary to the above policy.

2) UNI2

Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and the surrounding area. The proposed north side patio wall, by virtue of its scale and height, represents a dominant addition to the recipient property that would obscure the existing open views at this junction, thereby harming the appearance of the street scene, contrary to the above policies.

3) UNI3

The proposed two bedroom maisonette, by virtue of the lack of useable floorspace within the loft bedroom, will result in a cramped and substandard form of accommodation for future residents which would be of detriment to their living conditions. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/00730

7 Reigate Road Brighton

Certificate of Lawfulness for a proposed development of a hip to gable roof extension, erection of rear dormer and installation of rooflight.

Applicant: Mr P Weaving

Officer: Clare Simpson 292454

Refused on 28/04/10 DELEGATED

1) UNI

The submitted proposed development includes a side window which would be clear glass and appear to have openings within 1.7 metres of floor level. The development is thereby not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

EAST BRIGHTON

BH2009/03095

Flat 4 13 Marine Square Brighton

Removal of stud partition wall and installation of an internal fire door (Retrospective).

Applicant: Mr Calvin Langridge

Officer: Helen Hobbs 293335

Refused on 19/04/10 DELEGATED

1) UNI

The replacement doors, by virtue of their non-traditional design and style, result in a detrimental impact upon the architectural and historic character and appearance of the listed building. The scheme is therefore contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings – General Advice.

BH2009/03158

Whitehawk Primary School Whitehawk Road Brighton

Demolition of existing dining hall, kitchen and site managers house. Construction of new dining hall and kitchen with site managers flat at first floor level. Construction of three reception classrooms with activity space, ancillary accommodation and new entrance foyer to existing school. Provision of new external play area with associated fencing and access ramps. Provision of two new pedestrian access points and one new vehicular access point (for emergency and delivery vehicles). Provision of 2m high fence to provide recreation space for the school on land adjacent to Whitehawk Road.

Applicant: Ms Gillian Churchill

Officer: Ray Hill 293990

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

3) BH05.05

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development

Report from:

- have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

7) BH11.03

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been

submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until a reptile protection method statement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection of reptiles, to maintain the bio-diversity of the area and to comply with policy QD18 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until details of the proposed bat roosting features on the development, tree mounted bat boxes and security lighting have been submitted to and approved in writing by the Local Planning Authority. The bat roosting features and bat boxes and security lighting shall be installed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure the protection of the Pipestrelle bat roost and to comply with policy QD18 of the Brighton & Hove local plan.

10) UNI

No development shall take place until a bat protection method statement including the timing of the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

Reason: To ensure the protection of the Pipestrelle bat roost and to comply with policy QD18 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until details of the proposed bird boxes to be installed on the site have been submitted to and approved in writing by the Local Planning Authority. The bird boxes shall be implemented entirely in accordance with the approved details and retained as such thereafter.

Reason: To enhance the bio-diversity of the area and to comply with policy QD17 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until details of the means of enclosure to the playing field and reception play area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance to the approved details and retained as such thereafter.

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

13) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting, replacement tree planting, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development.

Reason: To mitigate the impact of the loss of the existing trees on the site and to enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

BH2010/00001

Flat 18 Percival Mansions 7 to 10 Percival Terrace Brighton

Internal alterations incorporating removal of stud walls and installation of down lights. (Part retrospective)

Applicant: Mr Karl Hemingway-Thompson

Officer: Sonia Kanwar 292359

Approved on 14/04/10 DELEGATED

1) BH01.05

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

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

2) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

BH2010/00131

2A The Broadway Brighton

Loft conversion incorporating rear dormers and rooflights to front roof slope.

Applicant: Mr Dritan Toska

Officer: Sonia Kanwar 292359

Approved on 08/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00190

19 College Gardens Brighton

External alterations to existing windows and doors including the blocking up of windows to front and rear elevations.

Applicant: Ms Kate Gibson

Officer: Helen Hobbs 293335

Approved on 12/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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

Report from:

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 & Hove Local Plan.

BH2010/00288

9 The Broadway Brighton

Change of use from Doctor's Surgery (D1) to residential dwelling (C3).

Applicant: Dr Sudhakara Sripuram

Officer: Aidan Thatcher 292265

Approved on 23/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

BH2010/00334

3 & 5 Belle Vue Gardens Brighton

Reinstatement of balcony at first floor front elevations of 3 & 5 Belle Vue Gardens.

Applicant: Mr Lawrence Horwill

Officer: Sonia Kanwar 292359

Approved on 26/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00335

Flat 4 44 Eaton Place Brighton

Installation of 2no rooflights to rear roof slope and 2no to front roof slope.

Applicant: Richard Knight

Officer: Chris Swain 292178

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.05

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 & Hove Local Plan.

BH2010/00355

Flat D 6 Eastern Terrace Brighton

Internal alterations to layout of flat. (Part retrospective).

Applicant: Mr Aidan Mackay

Officer: Jonathan Puplett 292525

Approved on 09/04/10 DELEGATED

1) BH13.06

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

2) BH13.11

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

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

3) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

BH2010/00451

Wellsbourne Health Centre Whitehawk Road Brighton

Installation of 2no air conditioning units to rear elevation.

Applicant: Lloyds Pharmacy

Officer: Helen Hobbs 293335

Approved on 27/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00479

7 Bristol Gardens Brighton

Certificate of Lawfulness for proposed single storey extension to rear.

Applicant: Mr & Mrs Peter Nunn

Officer: Jonathan Puplett 292525

Approved on 22/04/10 DELEGATED

BH2010/00560

Roundabout Childrens Centre 178 Whitehawk Road Brighton

Application for approval of details reserved by conditions 1, 2, 3 and 4 of application BH2009/01749

Applicant: Ms Celia Lamden

Officer: Aidan Thatcher 292265

Split Decision on 20/04/10 DELEGATED

1) UNI

GRANT approval of the details reserved by condition 3 discharged subject to full compliance with the submitted details.

1) UNI

No samples of the proposed materials have been provided therefore it is not possible to discharge condition 2.

2) UNI2

The information contained on the application form in relation to sustainability measures is inadequate and therefore it is not possible to discharge condition 4.

HANOVER & ELM GROVE

BH2010/00245

63 Franklin Road Brighton

Erection of single storey rear extension.

Applicant: Mr N. Larman

Officer: Helen Hobbs 293335

Refused on 13/04/10 DELEGATED

1) UNI

The proposed extension, by virtue of its width, bulk, siting, varying heights and design, would create an incongruous and poorly related feature to the existing property, and would detract from the character and appearance of the existing building and them surrounding area including the Normanton Street street scene. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00267

Former Reservoir Site 7-13 Pankhurst Avenue Brighton

Application for approval of details reserved by condition 15 of application BH2007/02823.

Applicant: Cross Construction

Officer: Liz Arnold 291709

Approved on 23/04/10 DELEGATED

BH2010/00374

141 Hartington Road Brighton

Certificate of Lawfulness for proposed single storey rear extension, roof extension incorporating rear dormer and removal of chimney stack.

Applicant: Ms Kereen Richards

Officer: Aidan Thatcher 292265

Refused on 09/04/10 DELEGATED

HOLLINGDEAN & STANMER

BH2010/00130

19 Hawkhurst Road Brighton

Erection of new two storey detached dwelling.

Applicant: Mr David Tristram

Officer: Kate Brocklebank 292175

Approved on 16/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

5) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

7) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

9) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

11) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

12) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains

being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

15) UNI

The windows servicing the ground floor WC and first floor bathroom shall not be glazed otherwise than with obscured glass 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 & Hove Local Plan.

BH2010/00243

176 Ditchling Road Brighton

Erection of new two storey residential dwelling to replace existing garage.

Applicant: Scott Lunn

Officer: Jonathan Puplett 292525

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

3) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of replacement trees to compensate for the loss of the existing sycamore trees which are to be removed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The trees shall be planted in the first planting season following the commencement of the development hereby approved. If any of the trees within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased, it shall be replaced with a specimen of a similar size and species.

Reason: In order to secure the satisfactory preservation of trees within and adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

6) UNI

The development hereby approved shall not be occupied until the boundary fencing to the rear garden areas shown on the 'proposed ground floor layout' drawing no. 04 rev. 02 received on the 14th of April 2010 is in situ. The fencing shall be retained as such thereafter.

Reason: To safeguard the privacy of future occupiers of the flats hereby approved, and the privacy of neighbouring occupiers, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the approved plans, the proposed windows and doors shall be timber framed units, and no development shall take place until detailed drawings and sections have been submitted to and approved in writing by the Local Planning Authority, demonstrating the proposed windows would be of glazing patterns, opening methods, and detailing to match those of the existing building. The scheme shall be implemented fully in accordance with the approved details

and retained as such thereafter.

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

8) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2010/00254

12a Hollingbury Road Brighton

Erection of single storey extension to rear and external alterations to front elevation at lower ground floor level.

Applicant: Mr Huw Partridge

Officer: Sonia Kanwar 292359

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door 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 & Hove Local Plan.

3) BH02.09

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 QD14 and QD27 of the Brighton & Hove Local Plan.

4) BH03.03

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 & Hove Local Plan.

BH2010/00537

98 Hollingdean Terrace Brighton

Certificate of Lawfulness for the proposed development of a loft conversion incorporating 2no dormers and rooflights and erection of a single storey rear extension.

Applicant: Mr Dave Hopkins

Officer: Chris Swain 292178

Refused on 28/04/10 DELEGATED

1) UNI

The proposed rear elevation, by reason of the applicant's failure to demonstrate that the exterior materials would be of similar appearance to those of the existing house is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

2) UNI2

The proposed roof extension, by reason of the applicant's failure to demonstrate that the exterior materials would be of similar appearance to those of the existing house and that any opening windows are above 1.7m from the floor of the room in which the windows are installed is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

3) UNI3

The proposed rear rooflights, by reason of the applicant's failure to demonstrate that they are obscure glazed and that any opening parts of the rooflights are above 1.7m from the floor of the room in which they are installed are not permitted under Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

BH2010/00541

Northfield University of Sussex Falmer

Application for approval of details reserved by conditions 2, 3, 5, 7, 10 and 11 of application BH2009/02205

Applicant: University of Sussex

Officer: Anthony Foster 294495

Split Decision on 26/04/10 DELEGATED

1) UNI

The details reserved by conditions 2, 3, 5, 10 and 11 discharged subject to full compliance with the submitted details.

1) UNI

The information submitted satisfies parts of the condition however the condition can not be discharged until information relating to part d of condition 7 has been supplied.

QUEEN'S PARK

BH2008/03551

23 Grafton Street Brighton

Loft conversion incorporating 2 no. dormers, rooflight and mansard roof. Reinstatement front elevation including balcony to first floor.

Applicant: Mr Mark Lower

Officer: Anthony Foster 294495

Approved on 09/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the 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 & Hove Local Plan.

3) BH12.03

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 & Hove Local Plan.

4) BH12.05

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 & Hove Local Plan.

5) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joint, corner or edge render beads and the decorative mouldings shall be run in situ in render using a 'horse' in the traditional method. The renderwork, including

the party wall upstands, and the cast stone parapet copings shall be painted in smooth masonry paint.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the approved drawings, the joinery of the dormer windows shall be painted dark grey (BS 18 B 25).

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until the following details have been submitted to and approved by the local planning authority in writing:

- i) samples, details and colours of materials, including the chimney pots;
- ii) 1:20 sample elevations and sections and 1:1 scale sectional joinery profiles of the new windows and doors and their cills, reveals, thresholds and steps,
- iii) 1:20 scale elevations of the balcony balustrades and balcony brackets;
- iv) 1:5 scale section through the balcony showing its method of construction and the bracket supports;
- vi) 1:1 scale sectional profiles of the stucco mouldings;

The works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

9) UNI

Notwithstanding the approved drawings all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2008/03842

56-58 St James's Street Brighton

Remodelling and extension of existing building to form a 3-storey building with cafe/restaurant (A3) at ground floor level and 5 self contained flats above.

Applicant: Mr Michael Deol

Officer: Jonathan Puplett 292525

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

3) BH05.03A

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) BH05.04A

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

6) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

7) BH07.02

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

8) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

9) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan

10) BH07.11

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

11) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

12) UNI

No works shall take place until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority:

- a) 1:20 sample elevation and section drawings of the building including the shopfronts, fascias, bays, windows, doors, gates, balustrades, balconies, parapets, and copings.
- b) 1:1 scale sectional profiles of the shopfront joinery including the cill, windows and frames, doors and fascias.

The works shall be carried out in strict accordance with the agreed details.

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

13) UNI

No works shall take place until details of a passive ventilation system to serve the residential units hereby approved have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and the system shall remain operational thereafter.

Reason: To ensure an acceptable level of air quality for residents of the residential units and to comply with Policy SU9 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the first and second floor windows in the north elevation of the development hereby permitted and the second floor window in the east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which are clear glazed and/or can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be thereafter permanently retained as such.

Reason: For the avoidance of doubt, to safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The ground floor café/restaurant (A3) use hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/02454

Brighton College Eastern Road Brighton

Demolition of existing bedroom extension and health centre and erection of a new 3no storey building with associated landscaping works.

Applicant: Brighton College

Officer: Ray Hill 293990

Approved on 16/04/10 DELEGATED

1) BH01.05

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

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

2) BH13.01

No works shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works 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.

3) UNI

No development shall take place until 1:20 scale sample elevations and sections of windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until details have been submitted to and approved in writing, at scale 1:5 or 1:10 of the detailing of the terracotta cladding at the corners and window reveals. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the proposed demolition and rebuilding of the flint screen walls and archway to the north of the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the following:-

- (i) elevations at 1:20 scale showing all decorative detailing; and,
- (ii) a specification of works for the removal and reinstatement of the archway and the construction of the new flint work.

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 HE1 of the Brighton & Hove Local Plan.

6) UNI

All new flint work must match the existing with regard to flint type, coursing, strike, pointing and brick patterning. A sample panel must be constructed on site for the written approval of the Local Planning Authority before the walls are constructed. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until full details of the physical abutment of the new building with the listed building (Abraham House) must be submitted to and approved in writing by the Local Planning Authority. Such details must include the following:-

- (i) sections and elevations at 1:50 showing the relationship of the new walls, floors, stairs and roofs to the west elevation of the listed building, including any impacts on the windows;
- (ii) a specification of works to the west elevation of the listed building, to include details of any proposed plastering or cladding, surface treatment, re-pointing or brick cleaning.

Development shall be carried out in accordance with the approved details and retained as such thereafter.

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

8) UNI

No development shall take place until details of the proposed method of ventilation of the west facing rooms of Abraham House, where they would no longer have external windows, must be 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 the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2009/02460

Brighton College Eastern Road Brighton

Demolition of existing bedroom extension and health centre and erection of a new 3 storey building. Associated landscaping works.

Applicant: Brighton College

Officer: Ray Hill 293990

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH05.05

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

3) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

Report from:

4) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

5) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

6) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

7) UNI

All new flint work must match the existing with regard to flint type, coursing, strike, pointing and brick patterning. A sample panel must be constructed on site for the approval in writing of the Local Planning Authority before the walls are constructed.

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

8) UNI

7. Before works commence details of the proposed demolition and rebuilding of the flint screen walls and archway to the north of the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the following:-

- a. elevations at 1:20 scale showing all decorative detailing; and,
- b. a specification of works for the removal and reinstatement of the archway and the construction of the new flint work.

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 & Hove Local Plan.

9) UNI

No development shall take place until details have been submitted to and approved in writing, at scale 1:5 or 1:10 of the detailing of the terracotta cladding at the corners and window reveals. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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

10) UNI

No development shall take place until 1:20 scale sample elevations and sections of windows have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

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

BH2010/00224

52 Richmond Street Brighton

Erection of single storey rear extension.

Applicant: Mr Serge Rolland

Officer: Sonia Kanwar 292359

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00277

9 Camelford Street Brighton

Installation of satellite dish to side elevation.

Applicant: Mr A Andrews

Officer: Helen Hobbs 293335

Approved on 16/04/10 DELEGATED

1) BH01.05

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

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

2) UNI

The satellite dish hereby approved shall be removed once it is no longer required and the listed building restored to its former condition.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

BH2010/00312

1 Freshfield Place Brighton

Erection of single storey rear and side extensions and associated external alterations.

Applicant: Mr Andrew Bird

Officer: Anthony Foster 294495

Approved on 14/04/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

3) BH12.03

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 & Hove Local Plan.

BH2010/00403

Flat 3 86 Marine Parade

Relocation of existing fire escape door.

Applicant: Mr Dennis O'Sullivan

Officer: Liz Arnold 291709

Approved on 13/04/10 DELEGATED

1) BH01.05

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

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

BH2010/00441

86 Marine Parade Brighton

Replacement of loft sash window with french doors and alterations to existing roof terrace to increase height of railing around lightwell to rear elevation of ground floor flat.

Applicant: Mr Bevan Duncan

Officer: Helen Hobbs 293335

Approved on 20/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.05

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/00456

86 Marine Parade Brighton

Internal alterations to layout of ground floor flat, incorporating replacement of left hand sash window with French doors and alterations to existing roof terrace to increase height of railings around lightwell to rear elevation.

Applicant: Mr Bevan Duncan

Officer: Helen Hobbs 293335

Approved on 23/04/10 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of all decorative architectural mouldings to be repaired and reinstated following the removal of the existing partitions have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed French doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

BH2010/00489

48 Queens Park Rise Brighton

Replacement of existing sliding sash windows with UPVC sliding sash windows.

Applicant: Mr Patrick Blake (for Kathleen Blake)

Officer: Jonathan Puplett 292525

Approved on 27/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00618

184 Freshfield Road Brighton

Erection of single storey rear extension at raised ground floor level, with decking area and steps to garden. Extension of pitched roof and associated works.

Applicant: Mr Brian Rainey

Officer: Helen Hobbs 293335

Approved on 26/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2009/01821

36 Sussex Square Brighton

Installation of lantern lights to rear flat roof of first floor and skylight to main staircase. (Retrospective)

Applicant: Mr John Shrives

Officer: Chris Swain 292178

Approved on 16/04/10 DELEGATED

BH2009/02158

Land to rear of 11 Longhill Road Ovingdean Brighton

Erection of detached 2 storey, 4bed. dwelling house.

Applicant: Ms Helen Sywak

Officer: Ray Hill 293990

Approved on 13/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.07

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 policy QD27 of the Brighton & Hove Local Plan.

4) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

5) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles 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 TR19 of the Brighton & Hove Local Plan.

7) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

9) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the landscaping scheme shall be implemented fully in accordance with the landscaping details shown on plan numbered 02 Rev A submitted on 12 November 2010.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies Qd1 and Qd15 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing, no development shall commence until details of the construction of the brown roofs has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Waste Minimisation Statement submitted on 9 September 2009.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policy WLP11 of the East Sussex & Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction & Demolition Waste.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Assessment Report showing that the development will achieve Level 3 of the Code for Sustainable Homes for the residential unit has been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development will achieve an Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve at least Code Level 3 for the residential unit has been submitted to, and approved in writing by the Local Planning Authority.

A completed pre-estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

14) UNI

The two windows in the 'Proposed North Elevation' shown on drawing no. 05 Rev. B submitted on 1 March 2010, shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Post Construction Review Certificate or Final Code Certificate confirming that the residential unit built has achieved a Code for Sustainable Homes rating of level 3 has been submitted to, and approved in writing by the Local Planning Authority

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

BH2010/00029

46 Wivelsfield Road Saltdean Brighton

Erection of extension to rear at ground and lower ground level.

Applicant: Mr Oliver Armfield

Officer: Sonia Kanwar 292359

Approved on 23/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door 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 & Hove Local Plan.

3) BH03.03

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 & Hove Local Plan.

4) UNI

Access to the flat roofs over the extensions hereby approved shall be used for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, patio or similar amenity area, except for the area named "deck" and enclosed by balustrade/ privacy screen outlined on the approved plans.

Reason: In order to protect the adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan

5) UNI

The kitchen window and dining room door to the north eastern elevation shall not be glazed otherwise than with obscure glass 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 & Hove Local Plan.

6) UNI

The studio hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 46 Wivelsfield Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

BH2010/00159

25 Roedean Crescent Brighton

Demolition of existing dwelling and replacement with new contemporary house.

Applicant: Mr Errol Barrett

Officer: Aidan Thatcher 292265

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

4) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.01B

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [*Code level 3 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

8) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles 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 TR19 of the Brighton & Hove Local Plan.

9) BH06.03

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 by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

10) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

11) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

13) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

14) BH15.06

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works as 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 to comply with policy SU3 of the Brighton & Hove Local Plan.

15) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping scheme shall include biodiversity enhancement detailed on page 11 of the Design and Access Statement and additional planting to boundaries.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

16) UNI

Notwithstanding the submitted details, the larger south east facing glazing panel on the windows servicing the reception room and the WC on the ground floor on the east facing elevation and windows in both of the side elevations at first and second storey levels shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such. Unless otherwise agreed in writing the east facing window servicing the family room on the ground floor shall be obscure glazed 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 & Hove Local Plan.

17) UNI

No development shall commence until a Method Statement regarding the protection of the Cherry trees on the verge outside the property has been submitted to and approved in writing by the Local Planning Authority. These trees shall be protected to BS 5837 (2005) Trees on Development Sites during the development. The Method Statement shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate protection of the trees in accordance with QD16 of the Brighton & Hove Local Plan SPD06 Trees and Development sites.

BH2010/00211

Grand Ocean Hotel Longridge Avenue Saltdean Brighton

Construction of three new residential units within existing Listed Building.

Applicant: Explore Living

Officer: Katie Rasdall 292361

Refused on 08/04/10 DELEGATED

1) UNI

The siting and layout of the proposed development and its proximity to other buildings would result in an unacceptable outlook and sense of enclosure, creating a poor living environment for future occupiers contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

Due to a lack of separation between the service road and covered terraces, the proposal does not provide adequate private useable outdoor amenity space resulting in a poor living environment for future occupants, contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposal does not adequately demonstrate that regard has been given to the layout, orientation and opportunities for natural ventilation and solar gain, resulting in high levels of energy consumption for lighting, ventilation and space heating, contrary to policy SU2 of the Brighton & Hove Local Plan.

BH2010/00239

12 Arundel Drive East Brighton

Application for approval of details reserved by condition 2 of application BH2008/02493.

Applicant: Mr D Freeman

Officer: Chris Swain 292178

Approved on 12/04/10 DELEGATED

BH2010/00319

45 Falmer Road Rottingdean

Demolition of existing bungalow and construction of a two storey residential dwelling.

Applicant: Mr & Mrs Michael Harrod

Officer: Jonathan Puplett 292525

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the

Report from:

character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

4) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles 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 TR19 of the Brighton & Hove Local Plan.

5) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

6) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

7) UNI

The Sycamore tree identified as 'T6' in drawing no. 3909/01 submitted on the 8th of February 2010 and the 'Arboricultural Report' submitted on the 8th of February 2010, shall be protected in accordance with the measures laid out in the Arboricultural Report and BS 5837 (2005). The required measures shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such measures.

Reason: In order to secure the satisfactory preservation of trees within and adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit

built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

11) UNI

The side breakfast area window in the north elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, 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 & Hove Local Plan.

BH2010/00332

Flats 1-8 Waldegrave Court Westfield Avenue Saltdean Brighton

Replacement of all existing windows and doors to rear elevation with UPVC frames and double glazed units at Flats 1-8 Waldegrave Court.

Applicant: Mr David Rose

Officer: Chris Swain 292178

Approved on 27/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00375

9 Ainsworth Avenue Brighton

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer.

Applicant: Mr David Berry

Officer: Sonia Kanwar 292359

Approved on 20/04/10 DELEGATED

BH2010/00393

Unit 1 Laureens Walk Nevill Road Brighton

Change of Use from retail (A1) to mixed use of retail (A1) and tattoo studio (Sui Generis).

Applicant: Mr S Francis

Officer: Jonathan Puplett 292525

Approved on 27/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The front room of the unit shall be retained for retail use (A1), as shown in drawing no. 03/0210b. Upon cessation of the mixed use hereby approved the entire unit shall be reinstated to the former retail use (Use Class A1).

Reason: To protect the retail use of the unit, in accordance with policy SR8 of the Brighton & Hove Local Plan.

3) UNI

The premises shall not be open or in use except between the hours of 09.00 and 18.00 Monday to Saturday, and 11.00 to 17.00 on Sundays.

Reason: To safeguard the amenities of the locality in accordance with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2010/00402

98 Longhill Road Brighton

Loft conversion incorporating construction of new cut pitched roof with 2no west facing dormers also incorporating pitched roof styles.

Applicant: Ms Christine Cleaver-Smith

Officer: Helen Hobbs 293335

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00406

Field End Greenways Ovingdean Brighton

Erection of single storey extension to West elevation.

Applicant: Mrs Jennifer Phillips

Officer: Liz Arnold 291709

Approved on 23/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

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 & Hove Local Plan.

3) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 17th February 2010 shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2010/00443

Brighton Marina Penstock Chamber Land off Marina Way Brighton

Application for approval of details reserved by condition 4 of application BH2008/03767.

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Approved on 19/04/10 DELEGATED

BH2010/00501

14A Sussex Square Brighton

Application for approval of details reserved by condition 3 of application BH2009/02977

Applicant: Mr & Mrs Howard Limon

Officer: Jonathan Puplett 292525

Approved on 20/04/10 DELEGATED

WOODINGDEAN

BH2009/02569

45 Selhurst Road Woodingdean Brighton

Erection of new two storey side extension incorporating a Velux Roof Terrace at first floor contained within a new pitched roof area and gable wall.

Applicant: Mr Gary Hunter

Officer: Chris Swain 292178

Approved on 15/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2009/03028

8 Downland Road Brighton

Erection of single storey extension to rear

Applicant: Mark Wiltshire

Officer: Sonia Kanwar 292359

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00301

33 Laughton Road Brighton

Application for approval of details reserved by condition 2 of application BH2009/02810.

Applicant: Mr John Crayton

Officer: Sonia Kanwar 292359

Approved on 27/04/10 DELEGATED

BH2010/00313

6 Sandhurst Avenue Brighton

Erection of two storey side extension and associated works.

Applicant: Mr Paul Brown

Officer: Sonia Kanwar 292359

Approved on 08/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00388

26 Seaview Road Brighton

Erection of single storey rear extension and hip to gable roof extension.

Applicant: Mr Gary Bonwick

Officer: Sonia Kanwar 292359

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door 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 & Hove Local Plan.

3) BH03.03

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 & Hove Local Plan.

BH2010/00690

Land at and rear of 3 The Ridgway Woodingdean

Non material amendment to BH2008/02436 to change approved timber cladding on upper floors to rendered finish, to change approved zinc clad dormers to lead clad, to change approved individual refuse and recycling storage to communal storage area and to amend width of approved dormers.

Applicant: Mr Bailey

Officer: Aidan Thatcher 292265

Split Decision on 12/04/10 DELEGATED

Report from:

1) UNI

The proposed revisions; namely the revised external wall finish, revised dormer cheek cladding and amended dormer widths to the scheme approved under application BH2008/02436 are not considered so significant that they warrant the submission of a further application for planning permission.

1) UNI

The proposed revision to provide a communal refuse and recycling store to the scheme approved under application BH2008/02436 are not considered acceptable in respect of the following issues:

" The location of the communal refuse and recycling store would not be satisfactory as the location in relation to units 1 & 2 would not represent a convenient location for the storage of the refuse for the occupiers of these units.

BRUNSWICK AND ADELAIDE

BH2006/04058

28-29 Western Road Hove

Conversion of offices to 8 apartments and 1 mews house.

Applicant: Cordoba Properties

Officer: Paul Earp 292193

Approved after Section 106 signed on 09/04/10 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990

2) 02.05A

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 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 & Hove Local Plan

3) 03.01A

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 QD1 of the Brighton & Hove Local Plan.

4) 05.01A

Prior to the commencement of development, details of measures to ensure that the development achieves a 'Very Good' or 'Excellent' BREEAM / EcoHomes rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.

5) 05.02A

No development shall take place until a written statement consisting of a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

6) 06.03A

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 TR14 of the Brighton & Hove Local Plan.

7) UNI

No open storage shall take place within the curtilage of the site without the prior written consent of the Local Planning Authority.

Reason: To safeguard the visual amenities of the area in accordance with policies QD1, QD2, QD27 and HE6 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the approved floor plans, no development shall take place until revised floor plans incorporating lifetime home standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the agreed details and retained thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

9) UNI

Details of all vents, ducting cables, flues and meter boxes shall be submitted at a scale of 1:50 and approved by the Local Planning Authority before works commence. The equipment shall thereafter be installed in accordance with the agreed details and thereafter maintained as approved.

Reason: To safeguard the appearance of the building and visual amenities of the locality and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

10) UNI

Details of a screen to the eastern boundary of the amenity area at first floor level, east elevation, shall be submitted at a scale of 1:50 and approved by the Local Planning Authority before works commence. The screen shall thereafter be implemented in accordance with the agreed details before first occupation of the flat to which it relates, and thereafter maintained as approved.

Reason: To safeguard the amenities of the occupiers of neighbouring properties to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00696

39 Salisbury Road Hove

Demolition of existing building and erection of a four storey private residential building containing nine mixed size units and community area on ground floor.

Applicant: Brightwell Homes

Officer: Guy Everest 293334

Approved on 13/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

3) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

7) BH07.02

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

8) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) BH14.01

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the submitted details no development shall take place until a written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The

Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

12) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

13) UNI

Prior to occupation of the ground floor of the building details of the management of the rear outdoor space shall be submitted to and approved in writing by the Local Planning Authority. The rear outdoor space shall only be used in accordance with the approved details thereafter. The management plan for the outdoor space shall be reviewed annually and submitted to and agreed in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policy QD27 of the Brighton & Hove Local Plan.

14) UNI

The rear outdoor space and rear access doors shall not be open or in use except between the hours of 09.00 and 18.00 Monday to Friday, 10.00 and 16.00 on Saturdays and at no times on Sunday's or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

15) UNI

Access to the flat roof areas at first, second and third floor levels to the rear of the building 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 policy QD27 of the Brighton & Hove Local Plan.

16) UNI

The lower sections of windows to the rear elevation at first, second and third floor levels, as indicated on approved drawing no. BRX 201 02, shall not be glazed otherwise than with fixed shut obscured glass and shall thereafter permanently retained as such.

Reason: To safeguard the amenities of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

17) UNI

The boundary screening shall be completed in accordance with the details approved under condition 7 prior to occupation of the ground floor community facility and be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

18) UNI

No development shall commence until details of the ground floor community facility details of boundary screening along the eastern (rear) boundary of the site have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

19) UNI

Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, the ground floor of the building (except for the communal cycle, refuse and recycling stores and the access to the upper levels) shall be used solely as a Community Hall with associated ancillary uses, and shall not be used for any other purpose (including any other purpose falling within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the retention of a community hall within the area to serve the local community and to comply with policy HO20 of the Brighton & Hove Local Plan.

BH2010/00089

11 Upper Market Street Hove

Removal of two windows on second floor rear elevation and reinstatement of original single window.

Applicant: Mr Andrew England

Officer: Mark Thomas 292336

Approved on 16/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.05

The windows shall not be glazed otherwise than with obscured glass 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 & Hove Local Plan.

BH2010/00188

Flats 1-12 Martlet House 23 Farm Road Hove

Replacement of existing aluminium sliding sash windows with double glazed UPVC sash units.

Applicant: Miss Victoria Challis

Officer: Steven Lewis 290480

Refused on 23/04/10 DELEGATED

1) UNI

The proposed windows are considered poorly designed by reason of their materials and would harm the historical character and appearance of the Brunswick Town conservation area. This is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 (Architectural Features).

BH2010/00306

15 Cross Street Hove

Display of 1no. externally illuminated fascia sign and 1no. non-illuminated projecting sign.

Applicant: Mr Brian Oliver

Officer: Adrian Smith 01273 290478

Approved on 16/04/10 DELEGATED

1) BH10.01

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 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

4) BH10.05

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.07

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 & Hove Local Plan.

BH2010/00325

Garden Flat 65 Lansdowne Place Hove

Replacement of existing window on side elevation with clear single glazing and relocation of window (retrospective).

Applicant: Mr Dean Peni

Officer: Wayne Nee 292132

Approved on 09/04/10 DELEGATED

BH2010/00343

Flat 3 35 Adelaide Crescent Hove

Internal alterations to layout of flat.

Applicant: Mr Richard Neal

Officer: Mark Thomas 292336

Approved on 22/04/10 DELEGATED

1) BH01.05

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

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

2) UNI

The redundant waste pipe, serving the existing kitchen, shall be removed from the southern elevation of the property within two months of the relocation of the kitchen hereby permitted and any damage to the external fabric of the building made good, unless otherwise agreed in writing by the Local Authority.

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

3) UNI

No works shall take place until a 1:20 scale elevation drawing of the proposed partition wall and sliding doors between living room and dining room hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2010/00371

FLAT 15 25/26 Brunswick Square Hove

Internal and External works at rear elevation to stabilize pier supporting two existing lintels. Replacement of existing timber lintel and additional of new steel post.

Applicant: Mr Marcus Staples

Officer: Mark Thomas 292336

Approved on 23/04/10 DELEGATED

1) BH01.05

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

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

2) UNI

The finishes and profiles of the works hereby permitted shall match those of the existing building.

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

BH2010/00578

16 Holland Mews Hove

Certificate of Lawfulness for proposed installation of roof-light to North roof slope and associated works.

Applicant: Sophie Davies-Patrick

Officer: Charlotte Hughes 292321

Approved on 20/04/10 DELEGATED

BH2010/00588

Palm Court 7-9 Rochester Gardens Hove

Replacement of existing steel windows and French doors with white UPVC double glazed units to the rear elevation and white powder coated aluminium double glazed units to the front and side elevations.

Applicant: Northgrove Investments Ltd

Officer: Steven Lewis 290480

Approved on 23/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

CENTRAL HOVE

BH2010/00229

Flat 3 25 Connaught Road Hove

Application for approval of details reserved by conditions 2, 3, 4 and 5 of planning application BH2006/00799.

Applicant: Mrs Pat Wyatt

Officer: Clare Simpson 292454

Split Decision on 08/04/10 DELEGATED

1) UNI

Approval of the details reserved by conditions 2 & 3:

Informatives:

1. This decision is based on information submitted on the 27th January 2010.

1) UNI

Approval of the details reserved by condition 5

The wording of the condition requires the completion of a legal agreement on the site. A section 106 has not been completed.

Therefore this condition cannot technically be discharged. Whilst a section 106 agreement has not been signed, the payments and mechanism for making the changes have been secured without the completion of the s106.

Informatives:

1. This decision is based on information submitted on the 27th January 2010.

2. Condition 4 of BH2006/00799 informs the applicant that 'conservation style' roof lights are required. There is no requirement for these details to be approved. The rooflights erected on the property are conservation style and have an acceptable appearance. The provisions of this condition are met.

3. Although Condition 5 cannot be technically discharged, the requirements of this condition in terms of funding sustainable transport improvements and ensuring the development is car-free have been met.

BH2010/00373

214 Church Road Hove

Change of use of basement area to professional services (A2).

Applicant: Mr Kevin Bush

Officer: Clare Simpson 292454

Approved on 19/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00395

13 Norton Road Hove

Loft conversion to form self contained flat incorporating 2 no. rear dormers and 2 no. roof-lights to front roof-slope.

Applicant: HR Investments (South East)

Officer: Guy Everest 293334

Approved on 20/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH05.09

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

3) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

4) BH12.03

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 & Hove Local Plan.

5) UNI

No development shall take place until samples of the materials 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 & Hove Local Plan.

BH2010/00589

24 Fourth Avenue Hove

Application for approval of details reserved by condition 3 of application BH2009/03025.

Applicant: Mr G Willis
Officer: Steven Lewis 290480
Approved on 27/04/10 DELEGATED

BH2010/00623

Grosvenor Casino 28 Fourth Avenue Hove

Application for approval of details reserved by condition 2 of application BH2009/02837 and BH2009/02838.

Applicant: Grosvenor Casinos Limited
Officer: Jason Hawkes 292153
Approved on 21/04/10 DELEGATED

GOLDSMID

BH2010/00174

Flat 5 53 Denmark Villas Hove

Installation of gas meter box at side of property.

Applicant: Miss Beatrice Pinson
Officer: Steven Lewis 290480
Approved on 12/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Any damage or disturbance to the garden area in the vicinity of the development resulting from the works hereby permitted shall be made good and the land reinstated to its former condition within one month of completion of the installation of the gas meter boxes and covers.

Reason: To ensure a satisfactory completion to the development and to safeguard the historic character and appearance of the conservation area, to accord with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/00404

Middle Flat 29 Hartington Villas Hove

Replacement of existing timber framed sash windows with white PVC tilt/sash windows at first floor rear elevation.

Applicant: Miss Joanna Woram
Officer: Charlotte Hughes 292321
Approved on 28/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00509

Hove Railway Station Station Approach Hove

Removal of existing roof sheeting and associated fixings on platforms 1, 2 and 3. Installation of laminated glass panels with new glazing bars on platforms 1 and 2 and translucent panels with new glazing bars on platform 3 (Part retrospective)

Applicant: Network Rail Infrastructure Limited

Officer: Charlotte Hughes 292321

Approved on 19/04/10 DELEGATED

1) BH01.05

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

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

2) UNI

The aluminium glazing bars shall have a white finish and the aluminium verge flashings shall be painted to match the valances, unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

The timber decorative mouldings along the top of the timber valances shall be retained and repaired to match and shall not be obscured by any flashings unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/00665

1 Furzdene Furze Hill Hove

Erection of single storey rear extension incorporating rooflight.

Applicant: Ms Debbie Shannahan

Officer: Wayne Nee 292132

Refused on 28/04/10 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed single storey rear extension, by virtue of its bulk and projection, would have an overbearing impact resulting in an increased sense of enclosure to the detriment of the amenities of the occupiers of No.2 Furzedene, Furze Hill. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

HANGLETON & KNOLL

BH2010/00249

45 Gleton Avenue Hove

Certificate of Lawfulness for proposed demolition of existing garage and erection of new detached building, housing gym/playroom.

Applicant: Ms Alma Dema

Officer: Charlotte Hughes 292321

Approved on 19/04/10 DELEGATED

NORTH PORTSLADE

BH2010/00160

1-2 New Barn Cottages Foredown Road Portslade

Conversion of two semi detached cottages into a single dwelling house incorporating a two storey rear extension.

Applicant:

Mr A R Uridge

Officer: Charlotte Hughes 292321

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and 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 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details of the proposed rear elevation as indicated on drawing no 2121/09/01, the proposed first floor gallery window shall be reduced in size, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and NC7 of the Brighton & Hove Local Plan.

4) UNI

All external walls to the extension hereby permitted shall be constructed in accordance with a sample panel of flintwork and mortar treatment which shall be prepared on site and approved in writing by the Local Planning Authority before work to the walls is commenced. The walls shall be constructed in accordance with the agreed details, and shall thereafter be maintained as approved, unless any variation has been agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 and NC7 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2010/00349

38 Park Crescent Portslade

Erection of detached double garage.

Applicant: Mr D Carpenter

Officer: Christopher Wright 292097

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The external finishes of the outer walls of the development hereby permitted shall match those of the main dwelling.

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 & Hove Local Plan.

BH2010/00616

19 Benfield Crescent Portslade Brighton

Certificate of Lawfulness for the proposed erection of a single storey rear conservatory extension replacing existing conservatory.

Applicant: Mr Hamish Ramlal

Officer: Christopher Wright 292097

Approved on 23/04/10 DELEGATED

BH2010/00628

34 Foredown Drive Portslade Brighton

Certificate of Lawfulness for a proposed enlarged dormer extension to rear.

Applicant: Ms Allison Fackrell

Officer: Christopher Wright 292097

Approved on 23/04/10 DELEGATED

HOVE PARK

BH2009/03076

11 Chalfont Drive Hove

Erection of 1st floor extension above garage, with front balcony across full width of elevation. Erection of single storey rear extension. Replacement of rear conservatory and other external alterations.

Applicant: Mr Poutney

Officer: Wayne Nee 292132

Refused on 13/04/10 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed side extension, by virtue of its form, massing, and its lack of articulation with the existing property, would appear as an overly prominent and inappropriate addition. Furthermore, by reason of its close

proximity to no. 9 Chalfont Drive, it would result in a cramped appearance and would poorly relate at eaves level to the roof line of this neighbouring property. The proposal would harm the appearance of the existing property and the street scene, and would therefore be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/00094

49 Hill Drive Hove

Addition of second storey incorporating roof alterations including front dormer and rooflights to rear and side roofslopes.

Applicant: Mr Rob Starr

Officer: Clare Simpson 292454

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door 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 & Hove Local Plan.

4) BH02.05

The first floor side windows shall not be glazed otherwise than with obscured glass 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 & Hove Local Plan.

5) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and 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 and QD14 of the Brighton & Hove Local Plan.

BH2010/00193

67 The Drove Way Hove

Erection of single storey side extension with roof extension above, incorporating 2 no. dormer windows.

Applicant: Mr Justin Hudd

Officer: Wayne Nee 292132

Approved on 12/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00279

The Drove Way Hove Park Hove

Variation of condition 8 of application BH2008/00103 to read: Details of the boundary fence, which should be solid timber, are to be submitted to and agreed by the Local Planning Authority before works commence and thereafter maintained as such at all times.

Applicant: EDF Energy Networks (SPN) Plc

Officer: Paul Earp 292193

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

3) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

4) BH11.03

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) BH12.02

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 & Hove Local Plan.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the boundary fence shall be painted in a colour reference BS14C39 or equivalent, and thereafter maintained as such at all times.

Reason: To safeguard the visual amenities of the area and the Engineerium Conservation Area to comply with policies HE6, QD1 and QD2 of the Brighton & Hove Local Plan.

BH2010/00280

42 Nevill Avenue Hove

Certificate of Lawfulness for proposed dormer window to side elevation.

Applicant: Mr & Mrs Deslandes

Officer: Charlotte Hughes 292321

Approved on 09/04/10 DELEGATED

BH2010/00286

41 Woodruff Avenue Hove

Erection of first floor front extension and new front porch.

Applicant: Mr Steve Bliss

Officer: Christopher Wright 292097

Approved on 13/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00308

19 Nevill Avenue Hove

Loft conversion incorporating side dormer.

Applicant: Mr Robin Fall

Officer: Jason Hawkes 292153

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

BH2010/00323

55 Aldrington Avenue Hove

Proposed single storey rear extension with associated raised patio with steps down to ground level.

Applicant: Mr Duncan Smith

Officer: Adrian Smith 01273 290478

Refused on 28/04/10 DELEGATED

1) UNI

Policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and the surrounding area. The proposed development, by virtue of its excessive depth and bulky roofline, represents a poorly designed addition to the recipient property that would be harmful to the appearance of the building, contrary to the above policies.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development, by virtue of its excessive depth and bulky roofline, would oppress the outlook to the residents of No 57 Aldrington Avenue and result in a significant loss of daylight and sunlight to the rear of their property, whilst the rear raised decking would result in an increased degree of overlooking of both neighbouring dwellings. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00338

Brighton & Hove Stadium Nevill Road Hove

Display of 1 no. internally illuminated fascia sign, 1 no. externally illuminated fascia sign, 1 no. internally illuminated totem sign and 1 no. externally illuminated totem sign.

Applicant: Food Programme Delivery Orchid Group

Officer: Guy Everest 293334

Approved on 19/04/10 DELEGATED

1) BH10.01

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

Report from:

display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

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 accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) UNI

The illumination of the signs hereby permitted shall be non-intermittent.

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

BH2010/00350

61 Woodland Drive Hove

Erection of first floor extension to convert bungalow to two storey house incorporating dormer to rear.

Applicant: Mr N Patel

Officer: Adrian Smith 01273 290478

Approved on 23/04/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

Report from:

three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

3) UNI

The first floor windows in the north and south side elevations (excluding the north facing lounge window) of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, 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 & Hove Local Plan.

4) UNI

The relationship between the overall ridge heights between Nos 59, 61 & 63 Woodlands Drive shall be exactly as indicated on the proposed street scene drawing no. 09/512/04 unless otherwise agreed in writing by the Local Planning Authority.

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or dormer windows 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 & Hove Local Plan.

BH2010/00474

94 Shirley Drive Hove

Erection of new entrance gate, side gate and boundary fencing.

Applicant: Mr Andrew Lawrence

Officer: Jason Hawkes 292153

Approved on 21/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The juvenile silver birch on the grass verge in front of the property shall be protected to standard BS 5837 (2005) during the works and thereafter retained.

Reason: To protect the silver birch to be retained on site in the interest of the visual amenities of the area and to comply with policy QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed with the local planning authority in writing, the front hedge shall be retained on site as indicated on drawing 2/6 received on the 18th

Report from:

February 2010.

Reason: In the interest of the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

BH2010/00484

14 Benett Drive Hove

Erection of side and rear extensions. Conversion of roof space including the insertion of two front roof dormers, side roof lights and rear Cabrio roof lights (revised design).

Applicant: Mr Holgate & Miss Fallon

Officer: Steven Lewis 290480

Approved on 26/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and 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 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission 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 and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/00491

180 Sackville Road Hove

Certificate of Lawfulness for existing use of ground floor of premises as hot food take-away (A5).

Applicant: Global Treasure Group Ltd

Officer: Christopher Wright 292097

Approved on 27/04/10 DELEGATED

BH2010/00538

46 Woodruff Avenue Hove

Remodeling of existing bungalow including removal of existing roof, dormers and loft room, and construction of additional first floor with pitched roof. Erection of new extension to the rear of the existing building.

Applicant: Mr John Buttress

Officer: Jason Hawkes 292153

Approved on 26/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

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 & Hove Local Plan.

3) UNI

The rooflights in the side (west facing) elevation of the extension hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

BH2010/00664

23 Tongdean Road Hove

Erection of extension to existing playhouse in rear garden with raised walkway, guarding and slide. (Retrospective).

Applicant: Mr Russell Pinsent

Officer: Mark Thomas 292336

Approved - no conditions on 27/04/10 DELEGATED

BH2010/00713

Cardinal Newman School The Upper Drive Hove

Application for approval of details reserved by conditions 2, 4, 5, 7, 9 and 10 of application BH2009/01723.

Applicant: Cardinal Newman School

Officer: Paul Earp 292193

Approved on 21/04/10 DELEGATED

WESTBOURNE

BH2007/04125

Lawncroft Nursing Home 155 Kingsway Hove

Construction of four/five storey, 30 bed nursing home with basement car park, widened access and ancillary staff accommodation. (Amended design)

Applicant: Mrs Holliday-Welch

Officer: Paul Earp 292193

Approved on 26/04/10 PLANNING COMMITTEE

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the 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 & Hove Local Plan.

3) BH02.08

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 scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.

4) BH05.05

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.07

No development shall take place until a written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

7) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

8) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

9) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

10) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan

11) BH07.07

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

12) BH07.12

The premises shall only be used for Residential Care Home/Nursing Home within Use Class C2 and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

13) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

14) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

15) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 & Hove Local Plan.

16) UNI

No development shall take place until detailed drawings and construction details of the works to the highway shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

17) UNI

No development shall take place until details of screening for the third floor balcony and the roof terrace at fourth floor level has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

18) UNI

No development shall take place, until a revised plan for the basement car park, which increases the provision of disabled parking to two spaces has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure the scheme provides a suitable level of disabled parking spaces and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4: Parking Standards.

19) UNI

No development shall take place until details of the wall to be reinstated along

Princes Crescent to the northern boundary with 3 Princes Crescent have been submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in strict accordance with the agreed details and thereafter permanently retained as such.

Reason: To ensure a satisfactory appearance to the development and in the interests of protecting the character and appearance of the conservation area and residential amenities of the occupiers of the adjacent property, and to comply with policies QD2, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

20) UNI

The windows in the north facing elevation shall not be glazed otherwise than with obscured glass. The windows serving the stairwell shall be fixed shut whilst the windows serving bathrooms at first floor level and second floor level shall be top hung opening outwards and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

BH2008/02639

Ground floor flat and First floor flat at 1 Pembroke Avenue Hove

Replacement balcony above existing flat roof rear extension. New windows and doors to side and rear elevations of ground floor flat (retrospective).

Applicant: Ms J John

Officer: Wayne Nee 292132

Approved on 13/04/10 DELEGATED

1) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a privacy screen shall be erected along the southern boundary of the balcony hereby permitted within two months of the date of this permission. The screen shall be a minimum of 1.7m above terrace level for the first 2.5m in depth from the rear of the elevation of the existing property, and thereafter reducing in height in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/00247

Flat 10 Wendover Grange Westbourne Villas Hove

External alterations to existing windows and door.

Applicant: Ms Frances Bromby

Officer: Christopher Wright 292097

Approved on 14/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00274

3 Pembroke Crescent Hove

Replacement of railings and gate at front of house

Applicant: Mr C Cobb

Officer: Wayne Nee 292132

Approved on 16/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

BH2010/00504

74 Sackville Road Hove

Conversion of 1No 3 storey single dwelling house into 2No two bed flats and 1No one bed flat.

Applicant: Mr Michael Deol

Officer: Christopher Wright 292097

Approved on 16/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the 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 & Hove Local Plan.

3) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and improves sustainable transport infrastructure provision in the vicinity of the site in response to the additional person trips to and from the site brought about by the development and to comply with policies TR1, QD28 and SU15 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until a scheme for the storage of refuse and recycling, which shall include the exact position, external finishes, ground coverage and elevations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to the first occupation of the development and the refuse and recycling facilities shall be retained thereafter for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the secure cycle parking facilities for the occupants of, and visitors to, the development, which shall include the exact position, external finishes, ground coverage and elevations, 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 first occupation of the development and shall be retained thereafter 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 private motor vehicles and to comply with policies QD1, QD2 and TR14 of the Brighton & Hove Local Plan.

6) UNI

The access gate between the public footway and the garage shown on the approved plans shall be secured to open inwards only and retained as such thereafter.

Reason: In this interests of pedestrian and highway safety and in order to comply with policy TR7 of the Brighton & Hove Local Plan.

7) UNI

The garage shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and/or cycles belonging to the occupants of and visitors to the development hereby permitted.

Reason: To ensure that adequate parking provision is retained and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until the precise details of both the screening and railings to the first floor roof terrace hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and safeguard the privacy of occupiers of the adjoining properties and to comply with policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

WISH

BH2010/00177

80 Stoneham Road Hove

Application to extend time limit for implementation of previous approval BH2006/02653 for the demolition of existing single storey building and construction of a three storey building to form 5 residential units and part ground floor (B1) office unit.

Applicant: Ms Katherine Faber

Officer: Paul Earp 292193

Approved on 15/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.08

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 scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.

3) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

4) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) BH05.01A

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) or STROMA under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE or STROMA issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.02A

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment or STROMA issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) BH05.05A

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until:

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8) BH05.06A

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

9) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

11) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

12) BH07.02

No development shall commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

13) BH07.05

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

Details of grilles and planting to the terraces and balconies hereby approved shall be submitted to and approved by the Local Planning Authority before works commence and thereafter maintained in accordance with the agreed details.

Reason: To safeguard the amenities of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

15) UNI

Windows indicated on the drawings hereby approved as being sandblasted, shall remain obscure glazed and fixed shut at all times.

Reason: To safeguard the amenities of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2010/00369

383 Portland Road Hove

Application to extend time limit for implementation of previous approval BH2004/01180/FP for the demolition of redundant warehouse and store and construction of five town houses.

Applicant: Marcon Buildings & Services Ltd (in administration)

Officer: Paul Earp 292193

Approved on 20/04/10 DELEGATED

1) BH01.01

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.01

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission 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 and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door 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 & Hove Local Plan.

4) BH02.05

The lower half of the first floor windows service bedroom 2 of the south-eastern house shall not be glazed otherwise than with obscured glass as indicated on the

submitted plans, and thereafter permanently maintained house shall not be glazed otherwise than with obscured glass 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 & Hove Local Plan.

5) BH02.08

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 scheme shall be carried out in full as approved prior to first occupation of the development 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 policy QD27 of the Brighton & Hove Local Plan.

6) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and 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 QD1 of the Brighton & Hove Local Plan.

7) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

8) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

9) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

10) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 -

Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

11) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

13) UNI

No dwellings hereby approved shall be occupied until details of a bollard to be provided at the southern entrance to the site has been submitted to, and approved in writing by, the Local Planning Authority. Such proposals as shall be agreed shall be implemented and thereafter maintained.

Reason: To prevent vehicular access to the site in the interests of highway safety and to ensure the development is genuinely car-free in accordance with policies TR7 and HO7 of the Brighton & Hove Local Plan.

14) UNI

A scheme to insulate the proposed development against noise from the railway shall be submitted to and approved by the Local Planning Authority before development commences. Alternative ventilation shall be provided if windows need to be kept shut as part of the scheme. The occupation of the premises shall not commence until the approved works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory living environment for the occupiers of the proposed residential development, to minimise the impact of noise from the adjacent railway to the occupiers of the dwellings hereby approved in the interests of their amenity in accordance with policies SU10 of the Brighton & Hove Local Plan.

15) UNI

A scheme to minimise the effects of vibration, where the level of vibration exceeds 0.10m/5 sq (particle acceleration) on any part of the site, shall be submitted to and approved by the Local Planning Authority before development commences. The occupation of the premises shall not commence until the approved works have been carried out to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory living environment for the occupiers of the proposed residential development, to minimise the impact of noise from the adjacent railway to the occupiers of the dwellings hereby approved in the interests of their amenity in accordance with policies SU10 of the Brighton & Hove Local Plan.

