

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &**  
**PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN**  
**IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION**

**PATCHAM**

**BH2010/02371**

**2A Surrenden Close Brighton**

Erection of first floor front extension incorporating roof alterations, additional dormer and increased roof ridge height.

**Applicant:** Mr Ben Woodhart

**Officer:** Louise Kent 292198

**Approved on 07/12/10 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 02-04 & 06-08 received on 29 July 2010 and drawing nos. 01& 05A received on 12 August 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02378**

**7 Carden Close Brighton**

Erection of a single storey extension to side and detached out building at rear of garden (Retrospective).

**Applicant:** Mrs Naomi Odiwe-Siddle

**Officer:** Kate Brocklebank 292175

**Approved on 06/12/10 DELEGATED**

**1) 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, rooflight or door other than those expressly authorised by this permission shall be constructed in the north west elevation of the extension hereby approved 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.*

**2) UNI**

The use of the office accommodation hereby approved shall remain ancillary to the use of number 7 Carden Close as a residential dwelling.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 167/01, 167 03, 167 02 received on 2nd August 2010, 167 02 revision A, 167 04 revision A received on 15th September 2010, 167/06 received 7th October 2010, 167 05 revision A received on 11th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the approved south east rear boundary treatment and planting scheme shall be carried out in the first planting and seeding season; 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.*

#### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of this permission, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority, which shall include details of the south east rear boundary with number 8 Carden Close and any planting to said boundary including species and planting location.

*Reason: To safeguard the amenities of the occupiers of nearby properties and in the interest of visual amenities and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

### **BH2010/03014**

#### **189 Carden Avenue Brighton**

Application for Approval of Details Reserved by Conditions 6, 8, 16, 17 and 20 of application BH2010/01757.

**Applicant:** Mr Stewart Deering

**Officer:** Aidan Thatcher 292265

**Split Decision on 10/12/10 DELEGATED**

#### **1) UNI**

GRANT approval of the details reserved by conditions 6a, 8, 17 & 20 subject to full compliance with the submitted details.

#### **1) UNI**

REFUSE approval of the discharge of conditions 6b for the following reasons: Condition 6b cannot be discharged as no design stage certificate has been submitted.

### **BH2010/03139**

#### **66 Woodbourne Avenue Brighton**

Change of Use of ground floor from (A1) Retail Unit to 1no. Two bedroom self contained flat.

**Applicant:** Modern Antique Diamond Jewellery

**Officer:** Aidan Thatcher 292265

**Refused on 29/11/10 DELEGATED**

#### **1) UNI**

There is insufficient evidence to demonstrate that the application site is no longer economically viable as a unit within use classes A1-A5 and as such would be contrary to policy SR7 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed residential use of the ground floor would not attract pedestrian activity or contribute to the activity of the local parade. The proposal would therefore adversely affect the vitality and viability of the shopping parade contrary to policy SR7 of the Brighton & Hove Local Plan, which specifically precludes residential use.

**BH2010/03158**

**189 Carden Avenue Brighton**

Application for Approval of Details Reserved by Condition 15 of application BH2010/01757.

**Applicant:** Reef Estates Limited

**Officer:** Aidan Thatcher 292265

**Approved on 26/11/10 DELEGATED**

**BH2010/03188**

**17 Cuckmere Way Brighton**

Certificate of Lawfulness for a proposed loft conversion with rear dormer and rooflights to front and side, single storey side extension, front porch and front bay extension.

**Applicant:** Mr Tony Fenton

**Officer:** Helen Hobbs 293335

**Refused on 07/12/10 DELEGATED**

**BH2010/03211**

**10 Plainfields Avenue Brighton**

Erection of a single storey pitched roof rear extension.

**Applicant:** Mr Douglas Thompson

**Officer:** Sonia Kanwar 292359

**Approved on 06/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. DRT01, 02 and 03 received on 11th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03248**

**8 & 10 The Deneway Brighton**

Erection of a lightweight construction link between No.10 & New Priory Veterinary Practice. Erection of a single storey extension to South elevation of the New Priory Veterinary Practice and erection of a single storey extension to the North elevation of No.10.

**Applicant:** .New Priory Veterinary Practice

**Officer:** Liz Arnold 291709

**Approved on 15/12/10 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) 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.*

## **4) 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.*

## **5) UNI**

Any clearance of shrubs and trees on the site shall not take place during the bird nesting season (1st March - 31st July).

*Reason: In the interest of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.*

## **6) UNI**

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans or other details submitted to and approved in writing by the Local Planning Authority and the 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 in accordance with policy TR7 of the Brighton & Hove Local Plan.*

## **7) UNI**

Notwithstanding details submitted details of secure and sheltered cycle parking facilities for the staff 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.*

## **8) UNI**

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the planting of replacement trees in compensation for the trees to be felled as a result of the development hereby approved. The replacement tree planting shall be carried out in strict accordance with the approved scheme in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and any trees 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.

*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**

All planting, seeding or turfing as shown on drawing no. 8411a/35A received on the 6th December 2010, shall be carried out in the first planting and seeding seasons following 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**

During the implementation of the permission hereby approved, the Sycamore Tree, identified as T10 on drawing nos. NP/01/01 and NP/01/02, received on the 27th October 2010, shall be protected to BS 5837 (1991).

*Reason: To ensure that the development and associated works do not jeopardise the structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.*

#### **11) UNI**

Access to the flat roof over the extensions 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.*

#### **12) UNI**

Prior to occupation of the development hereby approved a 'Site Travel Plan' (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car including residents, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The site travel plan shall be approved in writing prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

*Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policy TR4 in the Brighton & Hove Local Plan.*

#### **13) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.8411a/30, 8411a/32, 5208-1, 07-067/S/1, 07-067/EL/2 received on the 14th October 2010, drawing nos. NP/01/02 and NP/01/01 and a Tree Survey, Protection Statement and Tree Constraints Plan received on the 27th October 2010, a Design and Access Statement and an e-mail from Andrew Goodwin received on the 19th November 2010, drawing nos. 8411a/31A, 8411a/33A, 8411a/34A and 8411a/35A received on the 6<sup>th</sup> December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**14) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Management Plan section with the Design and Access Statement received on the 19th November 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.*

**BH2010/03265**

**199 Surrenden Road Brighton**

Erection of two storey rear extension.

**Applicant:** Mr Rob Struthers

**Officer:** Sue Dubberley 293817

**Approved on 01/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no.10322P01, P03, P04, E01, E02, E03, E04, E05 received on 15/10/10 and drawings no.10322P02A, P05A received on 19/11/10.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03306**

**150 Mackie Avenue Brighton**

Certificate of lawfulness for proposed erection of a single storey rear extension.

**Applicant:** Mr G Golab & Mrs J Wells

**Officer:** Chris Swain 292178

**Approved on 14/12/10 DELEGATED**

**BH2010/03638**

**195 Surrenden Road Brighton**

Non Material Amendment to BH2010/01763 for additional obscure glazed non opening window on west elevation at first floor level.

**Applicant:** Mrs Rachel Lock

**Officer:** Sue Dubberley 293817

**Approved on 10/12/10 DELEGATED**

**1) UNI**

The proposed revisions; namely the additional obscure glazed non opening window on west elevation at first floor level is not considered so significant that it warrants the submission of a further application for planning permission.

## **PRESTON PARK**

### **BH2010/02938**

#### **123 Preston Drove Brighton**

Installation of rooflight to front roofslope.

**Applicant:** Mr John Hay

**Officer:** Louise Kent 292198

**Approved on 01/12/10 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) BH12.05A**

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.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10105/2 submitted on 29 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03010**

#### **5 Florence Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2009/01486 Appeal Decision.

**Applicant:** Andy Briggs

**Officer:** Sonia Kanwar 292359

**Approved on 25/11/10 DELEGATED**

### **BH2010/03182**

#### **38 - 39 Preston Park Avenue Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00223.

**Applicant:** Grace & Compassion Benedictines

**Officer:** Anthony Foster 294495

**Approved on 09/12/10 DELEGATED**

### **BH2010/03283**

#### **14 Highcroft Villas Brighton**

Erection of a single storey rear extension.

**Applicant:** Ms Victoria Jenkins

**Officer:** Sonia Kanwar 292359

**Approved on 10/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. 0037.PL.001 and 0037.EXG.001 received on the 19th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**REGENCY**

**BH2010/02924**

**6 & 7 Powis Villas Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2007/00700.

**Applicant:** Cutler Holdings Ltd

**Officer:** Jason Hawkes 292153

**Approved on 14/12/10 DELEGATED**

**BH2010/02989**

**6 & 7 Powis Villas Brighton**

Application for Approval of Details Reserved by Conditions 4 and 9 of application BH2007/00701.

**Applicant:** Cutler Holdings Ltd

**Officer:** Jason Hawkes 292153

**Approved on 14/12/10 DELEGATED**

**BH2010/03119**

**45 - 46 North Street Brighton**

Conversion of existing residential unit into 4no self contained flats and 1no bedsit unit. (Part Retrospective).

**Applicant:** Mr E Sharanizadeh

**Officer:** Guy Everest 293334

**Approved on 26/11/10 DELEGATED**

**1) BH05.04B**

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 (or certificate from equivalent or successor assessment tool) 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.*

**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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. A863 02, A863 03, A836 4, A863 07, A863 08B, A863



22A & A863 40 received on 1st October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**4) UNI**

The development hereby approved shall not be occupied until a scheme for the storage of refuse and recycling and cycle parking 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 recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The rear room, annotated on approved drawing no. A863 40 as a 'store', to 45 North Street shall not be used as self-contained residential unit and shall only be used for ancillary storage purposes.

*Reason: For the avoidance of doubt as use of the room for residential purposes would provide a unsatisfactory standard of accommodation and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**BH2010/03147**

**6 & 8 Norfolk Buildings Brighton**

Conversion of two dwelling houses to form a single dwelling house with associated works to include erection of rear extension to first floor level, raised roof and expansion of rear roof terrace.

**Applicant:** Mr Cliff Tellet

**Officer:** Paul Earp 292193

**Approved on 26/11/10 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**

The opaque screen to the balustrade hereby approved shall be erected to the balcony shall be erected to the satisfaction of the local planning authority before the terrace is brought into use and maintained as such thereafter.

*Reason: To protect residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

All new and replacement rainwater goods, soil and other waste pipes on the front elevation shall be in traditional cast iron or aluminium replicas of traditional cast iron and shall be painted to match the colour of the background walls.

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

**5) UNI**

The new doors, windows and railings hereby approved shall be constructed in strict accordance to the details show on drawing CH372/015 received on 16.11.10, and thereafter maintained.

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

**6) UNI**

The new doors and windows shall be of painted timber and not varnished or stained, the new brickwork and flintwork shall be painted white to match the existing brickwork and flintwork and the new railings shall be galvanised and painted black and all shall be maintained as such thereafter unless otherwise agreed in writing by the local planning authority.

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

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. CH372/1a, 2a, 3a received on 5 October 2010, CH372/015 received 16 November 2010, and CH372/6b & 7d received 24 November 2010

**8) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

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

**BH2010/03164**

**82 North Street Brighton**

Change of Use from retail (A1) to mixed use retail and café (A1/A3) incorporating new bi-folding doors to shop front, ice cream servery, 2no wall mounted lanterns, retractable awnings, fire escape doors, ventilation and extract system and associated works.

**Applicant:** Havana

**Officer:** Paul Earp 292193

**Approved on 10/12/10 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) BH07.01**

The use hereby permitted shall not be open to customers except between the hours of 07.30 to 23.30 Monday to Friday, and 08.00 to 22.30 Sunday and Bank Holidays.

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

**4) 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.*

#### **5) BH07.12**

The premises shall only be used for A1/A3 and for no other purpose (including any other purpose in Class A1/A3 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) as shown in drawing no. P/10/009/005D received on 6 October 2010.

*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.*

#### **6) UNI**

The extract flue hereby approved shall be painted to match the adjacent wall before the A1/A3 use opens for business. The flue shall thereafter be maintained to the satisfaction of the Local Planning Authority at all times.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD3 & QD14 of the Brighton & Hove Local Plan.*

#### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. P/10/009 - 1A, 2, 3, 4D, 5D, 6 & 7A received on 6 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **8) 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 nearby residents and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **BH2010/03168**

#### **5 Powis Villas Brighton**

Construction of underground swimming pool within rear garden. (Part retrospective).

**Applicant:** Mr Ray Charmak

**Officer:** Jason Hawkes 292153

**Approved on 26/11/10 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1046-P01, 02, 03, 04, 05, 06 & 07 received on 6th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **2) UNI**

Within 3 months of the date of this permission details of the proposed landscaping scheme for the rear garden, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, new and reinstated fences, walls and gates, including fully annotated 1:50 scale plans, sections and elevations have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory appearance of this listed building and in accordance with policies HE1 and HE6*

of the Brighton & Hove Local Plan.

**3) UNI**

Within 3 months of the date of this permission 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 by the Local Planning Authority. The details shall be implemented strictly in accordance with the approved scheme.

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

**4) UNI**

Within 3 months of the date of this permission large scale details of the folding glass doors including a 1:20 scale plan and 1:1 scale sections shall be submitted to and approved by the local planning authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of this listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**5) UNI**

Within 3 months of the date of this permission details of an irrigation system for the ground above the swimming pool have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of this listed building and in accordance with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

**BH2010/03169**

**5 Powis Villas Brighton**

Construction of underground swimming pool within rear garden. (Part Retrospective)

**Applicant:** Mr Ray Charmak

**Officer:** Jason Hawkes 292153

**Approved on 26/11/10 DELEGATED**

**1) UNI**

Within 3 months of the date of this permission details of the proposed landscaping scheme for the rear garden, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, new and reinstated fences, walls and gates, including fully annotated 1:50 scale plans, sections and elevations have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

**2) UNI**

Within 3 months of the date of this permission large scale details of the folding glass doors, including a 1:20 scale plan and 1:1 scale sections, shall be submitted to and approved by the local planning authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of this listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **3) UNI**

Within 3 months of the date of this permission details of an irrigation system for the ground above the swimming pool have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of this listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.*

### **BH2010/03314**

#### **34 Duke Street Brighton**

Installation of new shop front.

**Applicant:** Nandos Chickenland Ltd

**Officer:** Steven Lewis 290480

**Approved on 14/12/10 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved Harrison Design Co drawings no. 2043/14 F received on 29/10/2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03315**

#### **34 Duke Street Brighton**

Display of 1no externally illuminated fascia sign, 1no internally illuminated menu box and 1no non-illuminated hanging sign. (Retrospective).

**Applicant:** Nandos Chickenland Ltd

**Officer:** Steven Lewis 290480

**Approved on 14/12/10 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.*

## **BH2010/03365**

### **14 Cranbourne Street Brighton**

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2009/01873.

**Applicant:** Mr Miachail Ramzi

**Officer:** Jason Hawkes 292153

**Approved on 13/12/10 DELEGATED**

## **ST. PETER'S & NORTH LAINE**

### **BH2010/02537**

#### **42 Kensington Place Brighton**

Internal and external alterations to residential dwelling, incorporating replacement of existing chimney stack and rear windows and doors. (Part retrospective)

**Applicant:** Dr David Hobson

**Officer:** Helen Hobbs 293335

**Approved on 10/12/10 DELEGATED**

#### **1) UNI**

The external faces of the French doors and new external kitchen door should have flush panels with beaded edges and new French doors' frame shall be recessed within the reveals to the same depth as building's sash window boxes and it shall have a masonry external step.

*Reason: To ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.*

#### **2) UNI**

No development shall take place until the following details shall be submitted to and approved in writing by the Local Planning:-

- i) 1:1 scale sectional details of the new French doors and their door frame and architraving and the step and reveals,
- ii) details of the proposed new fireplace,
- iii) details of the finish of the new pine board flooring,

The works shall be carried out and completed in full accordance with the approved details.

*Reason: As insufficient information has been provided and to ensure the satisfactory appearance to the development and to comply with policy HE 6 of the*

*Brighton & Hove Local Plan.*

**3) UNI**

The dimensions and mouldings of the joinery sections of the new sash windows shall match exactly those of the original windows and they shall be painted in gloss white paint and shall not have trickle vents.

*Reason: To ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.*

**BH2010/02627**

**75 Vere Road Brighton**

Conversion of a single dwelling house into 2no flats and 1no maisonette.

**Applicant:** Mr Ellis & Mrs Grimsdell

**Officer:** Jonathan Puplett 292525

**Approved on 06/12/10 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) BH05.09**

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.*

**4) 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.*

**5) UNI**

Access to the flat roof over the first floor bathroom 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.*

## **BH2010/02752**

### **27 New England Street Brighton**

Application for variation of condition 15 of decision BH2001/01811/OA to allow for deliveries on Sundays and Bank Holidays and for condition 15 to read: Vehicular movements for the purpose of loading or unloading and any loading or unloading of vehicles for commercial units, except the Supermarket, shall only take place between the hours of 07.00 to 19.00 hours on Monday to Friday, 08.00 to 19.00 hours on Saturdays and not at any time on Sundays or Bank Holidays. Vehicular movements for the purpose of loading or unloading and any loading or unloading of vehicles in association with the supermarket, shall only take place between the hours of 07.00 to 19.00 hours on Monday to Friday, 08.00 to 19.00 hours on Saturdays and 09.00 to 19.00 hours on Sundays and Bank Holidays.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Katherine Rawlins 292232

### **Refused on 07/12/10 DELEGATED**

#### **1) UNI**

The Local Planning Authority is not satisfied that the proposed extension to delivery hours could be adequately controlled to protect the residential amenity of neighbouring dwellings and occupiers from noise associated with waiting and manoeuvring vehicles, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

## **BH2010/02802**

### **22 Wakefield Road Brighton**

Installation of replacement timber sash window to front elevation and new rooflight to front roof slope.

**Applicant:** Emma Sutherland

**Officer:** Helen Hobbs 293335

### **Approved on 14/12/10 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.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.P10/025/01 and P10/025/01 received on 31st August 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03066**

### **68 Princes Road Brighton**

Installation of rooflight to front.

**Applicant:** Ms Bridget Gaskell

**Officer:** Helen Hobbs 293335

### **Approved on 26/11/10 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 28<sup>th</sup> September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03067**

**68 Princes Road Brighton**

Installation of sliding sash window to first floor front elevation.

**Applicant:** Ms Bridget Gaskell

**Officer:** Helen Hobbs 293335

**Approved on 26/11/10 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 be carried out in accordance with the approved un-numbered drawings received on 28<sup>th</sup> September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03068**

**68 Princes Road Brighton**

Replacement of existing front windows with UPVC sliding sash windows.

**Applicant:** Ms Bridget Gaskell

**Officer:** Helen Hobbs 293335

**Approved on 26/11/10 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 be carried out in accordance with the approved un-numbered drawings received on 28<sup>th</sup> September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03098**

**37 West Hill Street Brighton**

Replacement timber windows to front elevation.

**Applicant:** Ms Louise Gasparelli

**Officer:** Sonia Kanwar 292359

**Approved on 10/12/10 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received 29<sup>th</sup> September 2010, 7th October 2010 and 18th October 2010, and the site location plan received on the 29th September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03137**

**Basement Flat 2A Wykeham Terrace Brighton**

Application for Approval of Details Reserved by Condition 1 of application BH2009/00979 Appeal Decision.

**Applicant:** Miss Pamela Webb

**Officer:** Louise Kent 292198

**Approved on 07/12/10 DELEGATED**

**BH2010/03162**

**24 Albert Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 4, 8 and 9 of application BH2010/00041.

**Applicant:** Mr Z Solomon

**Officer:** Aidan Thatcher 292265

**Split Decision on 10/12/10 DELEGATED**

**1) UNI**

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

**1) UNI**

REFUSE approval of the discharge of conditions 2, 4, 8 and 9 for the following reasons:

Insufficient samples of materials have been submitted, and those that have are not acceptable to discharge condition 2.

**2) UNI2**

The information submitted in relation to condition 4 is inadequate and is of insufficient detail to approve.

**3) UNI3**

No sample has been submitted and the indicative information of the material to be used is not acceptable. Thus it is not possible to approve the detail pursuant to condition 8.

**4) UNI4**

No information relating to condition 9 has been submitted and thus it is not possible to approve the detail pursuant to this condition.

**BH2010/03196**

**33 Roundhill Crescent Brighton**

Loft conversion incorporating installation of rear rooflights & creation of Juliet balcony at first floor rear incorporating French doors to replace existing window.

**Applicant:** Mr & Mrs Farsides

**Officer:** Chris Swain 292178

**Approved on 03/12/10 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 be carried out in accordance with the approved drawings no. 731/01 received on 8 October 2010 and drawing nos. 731/02B and 731/03A received on 2 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **3) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove.*

### **4) UNI**

The Juliet balcony railings shall be galvanised, primed with an etching primer and painted black and maintained as such thereafter.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove.*

### **5) UNI**

No development shall take place until details of the rooflight, 1:1 scale external joinery sections, and details of the Juliet balcony railings, including 1:1 scale sections through the rails have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved 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 policies HE1 and HE6 of the Brighton & Hove.*

## **BH2010/03214**

### **67 Upper Lewes Road Brighton**

Erection of single storey conservatory extension to rear to replace existing.

**Applicant:** Mr Yasir Rana

**Officer:** Sonia Kanwar 292359

**Approved on 10/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. 3310.DD.01A and 3310.EXG.01A received on 18th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03234**

**2A Wykeham Terrace Brighton**

Application for Approval of Details Reserved by Condition 1 of application BH2009/00980.

**Applicant:** Miss Pamela Webb

**Officer:** Louise Kent 292198

**Approved on 07/12/10 DELEGATED**

**BH2010/03238**

**19 Tidy Street Brighton**

Loft conversion incorporating dormer and 2no rooflights to rear.

**Applicant:** Mr Hugo Butterworth

**Officer:** Sonia Kanwar 292359

**Approved on 08/12/10 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) BH12.05A**

The rooflights 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. HB-01, 02, 03, 04, 05, 06, 07 received on 13th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**4) UNI**

The dormer window shall be painted softwood, double hung vertical sliding sash 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.*

**BH2010/03614**

**Unit 6 Block 4 Jubilee Street Brighton**

Non Material Amendment to BH2009/01867 to transom line height on Jubilee Street and North Road elevations to 77cm from the top of the building. Amendments to the Regent Street elevation to include 2 full height mullions and to install a transom line at 77cm from the top of the shop front.

**Applicant:** Starbucks Coffee Co. (UK) Ltd

**Officer:** Liz Arnold 291709

**Approved on 10/12/10 DELEGATED**

**WITHDEAN**

**BH2010/02200**

**49A Surrenden Road Brighton**

Certificate of Lawfulness for existing use of the building as a dwelling house.

**Applicant:** Mrs Andrea Kennedy

**Officer:** Guy Everest 293334

**Refused on 06/12/10 DELEGATED**

### 1) UNI

It has not been demonstrated that the building has been used as a self-contained dwellinghouse for a period of at least 4 continuous years. The existing use is not therefore lawful under Section 191 (2) of the Town and Country Planning Act (1990), as amended.

### **BH2010/02859**

#### **40 Loder Road Brighton**

Erection of single storey side extension with raised timber decking/terrace.

**Applicant:** Mr Leigh Bond

**Officer:** Christopher Wright 292097

**Approved on 07/12/10 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 raised outdoor terrace/decking hereby permitted shall not be brought into use the screen fence shown on the approved drawings has been erected. The screen fence shall be retained thereafter.

*Reason: In order to safeguard the amenity and privacy of the neighbouring occupiers of 38 Loder Road, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### 4) UNI

The 1.8m high screen fence as shown on the approved drawings shall be retained at all times between the edge of the outdoor terrace/decking and the boundary of the site with 42 Loder Road.

*Reason: In order to safeguard the amenity and privacy of the neighbouring occupiers of 42 Loder Road, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

#### 5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. E01, E02 and P01 received on 8 September 2010; and drawing nos. P02A, P03A and P04A received on 8 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/02907**

#### **4 Varndean Holt Brighton**

Erection of a two storey side and rear extension.

**Applicant:** Mr Freeman

**Officer:** Wayne Nee 292132

**Approved on 26/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. ADC376, 376/01, 376/02, 376/sk05A, 376/sk06A received on 13 September 2010, and drawing nos. ADC376/A, 376/03 and 367/sk07 received on 01 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/02972**

### **Paddington Nursery 208 Preston Road Brighton**

Change of Use on first floor from residential flat (C3) to nursery facilities (D1) in conjunction with ground floor use.

**Applicant:** Growing Up Green Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 29/11/10 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 nursery use hereby permitted shall not be operational except between the hours of 08.00hrs and 18.00hrs and Mondays to Fridays and not at anytime on Saturday, Sundays, Bank or Public Holidays.

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

## **3) UNI**

The nursery use hereby permitted shall be carried out in accordance with the submitted Travel Plan, and it shall seek to promote sustainable alternatives to the use of the private car.

*Reason: To promote a range of transport alternatives, to maximise the use of public and sustainable transport initiatives and to comply with policies TR1 and TR2 of the Brighton & Hove Local Plan.*

## **4) UNI**

A written Management/Action Plan for the outdoor play area as prescribed by City Early Years Childcare (CEYC) must be maintained for the use of the rear garden at 208 Preston Road. The plan must show how the outside area is managed, including details of staff supervision and layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting, etc). The Plan must be annually reviewed by the nursery, and submitted in writing for approval by the CEYC and the Local Planning Authority. Any amendments to the original plan as a result of this review need to be approved and made as necessary.

*Reason: To ensure that an acceptable standard of care is provided and to protect the amenity of adjoining residential properties and to comply with policies HO26 and QD27 of the Brighton & Hove Local Plan.*

## **5) UNI**

The total number of children attending the nursery shall not exceed 50 at any time.

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

## **6) UNI**

Within one month of the date of this permission, details of secure cycle parking facilities for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior within two months of the details being approved 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 185/01 received on 28<sup>th</sup> September 2010 and the supporting information received on 17th September.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **8) UNI**

No amplified music or musical equipment shall be played at any time in the rear garden during outdoor play sessions.

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

### **BH2010/02990**

#### **Tudor Cottage 263 London Road Preston Brighton**

Application for Approval of Details Reserved by Conditions 2 and 4 of application BH2009/03118.

**Applicant:** Mr Steven Trigwell

**Officer:** Jason Hawkes 292153

**Approved on 07/12/10 DELEGATED**

### **BH2010/03111**

#### **36 Withdean Road Brighton**

Certificate of Lawfulness for a proposed loft conversion including rear dormer and rooflights to side and front. Conversion of integral garage to form habitable room and external alterations to windows and doors.

**Applicant:** Mr Reinhardt Slabbert

**Officer:** Wayne Nee 292132

**Approved on 13/12/10 DELEGATED**

### **BH2010/03151**

#### **70 Compton Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 3 and 5 of application BH2009/01978.

**Applicant:** The Freshwater Group

**Officer:** Christopher Wright 292097

**Approved on 15/12/10 DELEGATED**

### **BH2010/03179**

#### **Norbury South Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/01271.

**Applicant:** Miss Joanne Howell

**Officer:** Charlotte Hughes 292321

**Approved on 02/12/10 DELEGATED**

**BH2010/03186**

**5 Loyal Parade Brighton**

Change of Use from (A1) Retail Unit to (A2) Financial Services.

**Applicant:** Austin Chambers & Co

**Officer:** Steven Lewis 290480

**Refused on 07/12/10 DELEGATED**

**1) UNI**

The application fails to adequately demonstrate that a retail use (A1) is no longer economically viable within the unit or the wider local parade. This is contrary to policy SR7 of the Brighton & Hove Local Plan.

**BH2010/03216**

**Windsor Court Tongdean Lane Brighton**

Replacement of all existing windows and doors with doubled glazed UPVC with black film finish on frames.

**Applicant:** Hanover Housing Association

**Officer:** Wayne Nee 292132

**Approved on 13/12/10 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 be carried out in accordance with the approved drawing nos. 758/52, 758/55 and 758/56 received on 21 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03249**

**16 Scarborough Road Brighton**

Creation of pitched roof with rear dormers at second floor level.

**Applicant:** Mr & Mrs Jones

**Officer:** Mark Thomas 292336

**Refused on 13/12/10 DELEGATED**

**1) UNI**

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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and represents an overly bulky addition to the proposed rear roofslope. Further, the dormer features inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

**BH2010/03341**

**20 Surrenden Crescent Brighton**

Formation of roof terrace incorporating part glazed and part opaque balustrading at first floor level to rear.

**Applicant:** Mr & Mrs Duncan

**Officer:** Charlotte Hughes 292321

**Approved on 15/12/10 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 already submitted, the opaque glazed screen hereby permitted shall be constructed at a height of 1.7 from the floor level of the terrace, details of which shall be submitted to the Local Planning Authority for approval prior to the development commencing on site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*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.*

**BH2010/03413**

**48A Inwood Crescent Brighton**

Non Material Amendment to BH2009/03143 for internal alterations to ground floor wetroom to reposition and become an en-suite wetroom to bedroom one. External alterations to ground floor entrance door and change lower ground floor kitchen patio doors to windows.

**Applicant:** Reefsouth Ltd

**Officer:** Jason Hawkes 292153

**Approved on 26/11/10 DELEGATED**

**BH2010/03417**

**99 Loder Road Brighton**

Certificate of Lawfulness for proposed single storey rear extension and installation of dormer to rear elevation.

**Applicant:** Mrs Fiona Walsh

**Officer:** Mark Thomas 292336

**Approved on 08/12/10 DELEGATED**

**BH2010/03441**

**82 Green Ridge Brighton**

Erection of single storey rear extension and associated works.

**Applicant:** Mr David Nunan

**Officer:** Mark Thomas 292336

**Approved on 08/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawing no. NUNAN 07 received on 4<sup>th</sup> November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03480**

**Flat C 83 Preston Drove Brighton**

Loft conversion incorporating rooflights.

**Applicant:** Mr Alan Cox

**Officer:** Mark Thomas 292336

**Approved on 13/12/10 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 017/2010p REV A and 'Design and Access Statement' received on 25th November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03590**

**80 Peacock Lane Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2009/02484.

**Applicant:** Mr & Mrs Richardson

**Officer:** Steven Lewis 290480

**Approved on 30/11/10 DELEGATED**

**BH2010/03637**

**56 Bates Road Brighton**

Certificate of Lawfulness for a proposed single storey flat roof rear extension.

**Applicant:** Mr & Mrs Thomas

**Officer:** Mark Thomas 292336

**Approved on 14/12/10 DELEGATED**

**EAST BRIGHTON**

**BH2010/02492**

**14 Chichester Place Brighton**

Installation of one solar collector rooflight to the front elevation.

**Applicant:** Mr R Anderson

**Officer:** Chris Swain 292178

**Approved on 13/12/10 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 be carried out in accordance with the approved amended drawing no.A794/12 received on 1 December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**3) UNI**

The solar collector hereby approved shall not project more than 100mm 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.*

**BH2010/02915**

**17 Eaton Place Brighton**

Internal alterations to layout of flat.

**Applicant:** Mrs Charlotte Lynch

**Officer:** Liz Arnold 291709

**Approved on 30/11/10 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**

All existing original fabric and architectural features including floors, lathe and plasterwork, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**3) UNI**

The new walls shall be scribed around existing features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged, and new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**4) UNI**

No development shall take place until 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new doors have been submitted to and approved in writing by the Local Planning Authority in writing.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2010/03094**

**Flat 4 10 Belgrave Place Brighton**

Removal of non-original tile fireplace and replacement with Victorian design timber mantel with Victorian design cast iron insert.

**Applicant:** Mrs Susan Davies

**Officer:** Chris Swain 292178

**Approved on 07/12/10 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 timber mantel will be painted white and retained as such thereafter. To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

**BH2010/03097**

**10 Belgrave Place Brighton**

Replacement of existing front door.

**Applicant:** Mrs Susan Davies

**Officer:** Chris Swain 292178

**Approved on 02/12/10 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 front door should be painted a solid colour in accordance with the approved Supplementary Planning Guidance on External Paint Finishes and Colours (SPGBH2) 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 policies HE1 and HE4 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on External Paint Finishes and Colours (SPGBH2).*

**3) UNI**

The proposed door shall match exactly the door at No.11 Belgrave Place in regards to design, proportions and joinery details.

*Reason As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 and HE4 of the Brighton & Hove*

**BH2010/03348**

**30 Upper Abbey Road Brighton**

Loft conversion incorporating part mansard roof extension, Juliet balcony and windows to rear.

**Applicant:** Mr M Elsworth & Mr P Beguin

**Officer:** Liz Arnold 291709

**Refused on 01/12/10 DELEGATED**

**1) UNI**

The proposed rear dormer window, by virtue of its excessive size and design, which includes large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **BH2010/03373**

#### **Ground Floor Flat 6 Portland Place Brighton**

Replacement of existing timber windows to kitchen, bathroom and front elevation with new timber units and replacement of existing PVCu bedroom window with timber unit (Part retrospective)

**Applicant:** Mr A Pinder

**Officer:** Liz Arnold 291709

**Approved on 14/12/10 DELEGATED**

#### **1) UNI**

Notwithstanding the window details shown on Sheet 1 submitted on the 9th November 2010, the timber glazing bars, frame and meeting rail sections of the replacement bedroom window shall match exactly those of the installed front windows. Horns shall not be included in the window. The window shall comprise single glazing and be retained as such.

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

### **BH2010/03385**

#### **Ground Floor Flat 6 Portland Place Brighton**

Replacement of existing timber windows to kitchen, bathroom and front elevation with new timber units and replacement of existing PVCu bedroom window with timber unit (Part retrospective)

**Applicant:** Mr A Pinder

**Officer:** Liz Arnold 291709

**Approved on 14/12/10 DELEGATED**

#### **1) UNI**

Notwithstanding the window details shown on Sheet 1 submitted on the 9th November 2010, the timber glazing bars, frame and meeting rail sections of the replacement bedroom window shall match exactly those of the installed front windows. Horns shall not be included in the window. The window shall comprise single glazing and be retained as such.

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

### **HANOVER & ELM GROVE**

### **BH2010/02942**

#### **1 Hanover Crescent Brighton**

Internal alterations incorporating replacement of section of banister. Replacement of existing window to rear kitchen wall with timber French doors and basement window with sliding box sash window.

**Applicant:** Mr Ben Woollard

**Officer:** Sonia Kanwar 292359

**Approved on 14/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. 10.10.01-os, 10.10.01/2, 10.10.01/1, 10.10.01/4 received on 19th October 2010, 10.10.01/3A received on 10th December 2010 and first floor banister details received 15th September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02958**

**119 Lewes Road Brighton**

Certificate of Lawfulness for existing use of premises as car hire and car and bus parking.

**Applicant:** The Go-Ahead PLC

**Officer:** Anthony Foster 294495

**Refused on 06/12/10 DELEGATED**

**BH2010/02960**

**119 Lewes Road Brighton**

Installation of 2.4m palisade fencing. (Part retrospective)

**Applicant:** The Go-Ahead PLC

**Officer:** Anthony Foster 294495

**Refused on 06/12/10 DELEGATED**

**1) UNI**

The palisade fencing, by virtue of its siting, oppressive height and design forms an incongruous alteration to the site, detracting from the appearance and character of the street scene, harmful to the visual amenity of the surrounding area contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/03101**

**35 Newmarket Road Brighton**

Conversion of lower ground floor to form 1no 1 bedroom flat. Erection of single storey rear extension at ground floor level over existing lower ground floor rear projection.

**Applicant:** Mr H James

**Officer:** Sue Dubberley 293817

**Refused on 09/12/10 DELEGATED**

**1) UNI**

The proposal represents an overdevelopment of a dwelling which is not suitable for conversion, by virtue of an original floor area below 115m<sup>2</sup> and comprising only three bedrooms. The proposal is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. It is considered that the proposed side window on the rear extension would give rise to overlooking and loss of privacy to the adjacent property and therefore this is contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

Policy HO13 of the Brighton & Hove Local Plan requires residential conversions incorporate Lifetime Home standards, whereby the accommodation can be adapted to meet the needs of people with disabilities without major structural alterations, into the design wherever practicable. Insufficient information has been submitted with the application to demonstrate how these standards have been incorporated into the design of the development, particularly with regards the accessibility of bathrooms at first and second floor levels and therefore this is contrary to policy HO13 of the Brighton & Hove Local Plan.

**4) UNI4**

Policy SU2 of the Brighton & Hove Local Plan requires development proposals demonstrate a high standard of efficiency in the use of energy, water and materials and make provision for refuse and recycling facilities. Insufficient

information has been submitted to demonstrate how this requirement has been met and no provision has been made for refuse and waste recycling facilities, and therefore this is contrary to policy SU2 of the Brighton & Hove Local Plan.

**5) UNI5**

Policy TR14 requires the provision of under cover, secure and readily accessible cycle parking at street level. The application makes no provision for such facilities, and it is unclear if adequate cycle storage can be provided either within the building or the front curtilage, and therefore this is contrary to policy TR14 of the Brighton & Hove Local Plan.

**BH2010/03223**

**Woodvale Crematorium Lewes Road Brighton**

Change of Use from Garden Workers Office to Coroners Court.

**Applicant:** Brighton & Hove City Council

**Officer:** Kate Brocklebank 292175

**Approved on 10/12/10 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 be carried out in accordance with the approved drawings unnumbered location plan received 12th October 2010, drawing no. 2476.1/10 revision B received on 19th October 2010, 2476.1/11 received on 8<sup>th</sup> November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03300**

**17 Seville Street Brighton**

Certificate of lawfulness for a proposed rear gable roof extension incorporating rooflights and a Juliet balcony.

**Applicant:** Mr Kevin Parker & Mrs Jacquie Ballard

**Officer:** Jonathan Puplett 292525

**Approved on 26/11/10 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2010/00235**

**Varley Halls of Residence Coldean Lane Coldean**

Demolition of existing student halls of residence to provide replacement facilities between 3 and 5 storeys including 564 bed spaces, seminar rooms, a café/bar, laundry facilities, car parking, cycle parking and associated landscaping.

**Applicant:** University of Brighton

**Officer:** Kate Brocklebank 292175

**Approved after Section 106 signed on 26/11/10 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) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, all three Phases of the development hereby approved shall be carried out in accordance with the 'Planning Report - Lighting revision A dated 27.01.10' received 28th

January 2010.

*Reason: In the interests of residential amenity and the visual amenity of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park and in accordance with policies SU9, QD18, QD26, QD27, NC7 and NC8 of the Brighton & Hove Local Plan.*

### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, 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 in all three Phases of development hereby approved.

*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) UNI**

No development shall commence on Phase 1 of the development hereby approved as shown on drawing number (SK)LP011 revision A received 22nd July 2010, until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work for all three Phases of development hereby approved in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

*Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within PPS 5 'Planning for the Historic Environment' and Policy HE12 of the Brighton & Hove Local Plan.*

### **5) UNI**

Prior to first occupation of Phase 1 of the development, a Drainage Infrastructure Maintenance Plan (DIMP) shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

*Reason: In the interests of the protection of controlled waters and to ensure compliance with policies SU3 and SU5 of the Brighton & Hove Local Plan.*

### **6) UNI**

Throughout all three Phases of development, no vehicles, plant or materials shall be driven or placed within the adjacent pLNR at any time.

*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.*

### **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence on Phase 1 of the development hereby approved as shown on drawing number (SK)LP011 revision A received 22nd July 2010, until fences for the protection of trees to be retained have been erected in accordance with the recommendations set out in the arboricultural statement from 'Arbtech Environmental Services' received 16th June 2010 and supporting Tree Protection Plan drawing number TPP - 01 revision B. 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. All trees to be retained shall be protected to BS 5837 (2005) and NJUG10 (Guidelines in the planning, installation and maintenance of utility services in the proximity to trees).



*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**

The terraced area on the north east side of the Hub Building shall be used for access only and shall not be used as a terrace.

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

**9) UNI**

Prior to the completion of the ground floor slabs of the Phase 1 buildings as shown on drawing number (SK)LP011 revision A received 22nd July 2010, drawings illustrating the constructional details of both the key building elements, including brick and tile junctions and edge detail of external cladding, balustrading, canopies; and the landscape features, including fencing, the steps, walls and seating areas, in Phase 1 at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. Phase 1 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 QD15 of the Brighton & Hove Local Plan.*

**10) UNI**

Phase 1 of the development hereby approved as shown on drawing number (SK)LP011 revision A received 22nd July 2010, 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.*

**11) UNI**

Prior to the completion of the ground floor slabs of the Phase 1 buildings as shown on drawing number (SK)LP011 revision A received 22nd July 2010, samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of Phase 1 of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Phase 1 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.*

**12) UNI**

Prior to the completion of the ground floor slabs of the Phase 1 buildings as shown on drawing number (SK)LP011 revision A received 22nd July 2010, details of any flues to be installed on the Energy Centre shall be submitted to and approved in writing by the Local Planning Authority. Phase 1 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.*

**13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in strict accordance with the 'Kitchen Ventilation and Extract Details: Hub Building REP (00) M001 Rev - February 2010' received on 26th February 2010.

*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**

Prior to first occupation of Phase 1 of development as shown on drawing number (SK)LP011 revision A received 22nd July 2010, details of the contents and

method of distribution of the casual/informal recreation information pack shall be submitted to and agreed in writing by the Local Planning Authority; the information packs shall then be made available and distributed in accordance with the approved details.

*Reason: To ensure appropriate information on local casual/informal recreational facilities is adequately distributed and to accord with policy HO6 of the Brighton & Hove Local Plan and SPG9 'A guide for residential developers on the provision of recreational space'.*

#### **15) UNI**

Prior to first occupation of Phase 1 of development as shown on drawing number (SK)LP011 revision A received 22nd July 2010, details of the types, management and maintenance of the sporting equipment provision shall be submitted to and agreed in writing by the Local Planning Authority; the equipment shall then be made available for use in accordance with the approved details.

*Reason: To ensure appropriate provision of casual/informal recreational facilities and to accord with policy HO6 of the Brighton & Hove Local Plan and SPG9 'A guide for residential developers on the provision of recreational space'.*

#### **16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence on Phase 1 as shown on drawing number (SK)LP011 revision A received 22nd July 2010, until ecological mitigation and enhancement measures set out from paragraphs 4.2 - 4.4.5 in the 'Final Ecological Mitigation and Enhancement Strategy' dated May 2010 and associated 'Indicative Phase 1 Enabling Works Programme including Ecological Works' received on 23rd July 2010 have been carried out in full.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

#### **17) UNI**

Prior to the completion of the ground floor slabs of the Phase 1 buildings as shown on drawing number (SK)LP011 revision A received 22nd July 2010, details of a scheme for the provision of a detailed ecological enhancement strategy for the site, including details of the type and location of the 5 proposed bat boxes/roosting sites, together with maintenance plan and timetable for implementation shall be submitted to and approved by the Local Planning Authority. Phase 1 shall then be implemented in accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

#### **18) UNI**

No construction shall commence on Phase 1 as shown on drawing number (SK)LP011 revision A received 22nd July 2010, until a scheme for the sewerage system has been submitted to and approved in writing by the Local Planning Authority. The sewage system shall then be implemented in full and in strict accordance with the approved details prior to first occupation of Phase 1 and retained as such thereafter.

*Reason: In the interests of the protection of controlled waters and to ensure compliance with policies SU3 and SU5 of the Brighton & Hove Local Plan.*

#### **19) UNI**

No construction shall commence on Phase 1 as shown on drawing number (SK)LP011 revision A received 22nd July 2010, until a scheme for the provision of surface water drainage works has been submitted to and approved in writing

by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

*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 policies SU3 and SU5 of the Brighton & Hove Local Plan.*

#### **20) UNI**

Prior to the completion of the ground floor slabs of the Phase 1 buildings as shown on drawing number (SK)LP011 revision A received 22nd July 2010, details of the real-time bus information boards to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The real-time bus information boards shall then be installed prior to occupation of Phase 1.

*Reason: In order to encourage the use of sustainable modes of transport and to comply with policies TR1 and TR2 of the Brighton & Hove Local Plan.*

#### **21) UNI**

Prior to the occupation of Phase 1 as shown on drawing number (SK)LP011 revision A received 22nd July 2010, details of the car parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved details.

*Reason: In order to discourage the use of private motor vehicle and to comply with policies TR1 and TR2 of the Brighton & Hove Local Plan.*

#### **22) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 6 months of the date of this permission, the applicant shall submit:

- 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 a Multi Residential BREEAM rating of 52.17% in energy and 87.5% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development within Phase 1 as shown on drawing number (SK)LP011 revision A received 22nd July 2010 have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 52.17% in energy and 87.5% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development within Phase 1 as shown on drawing number (SK)LP011 revision A received 22nd July 2010 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.*

#### **23) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 5 months of the first occupation of Phase 1 of the development as shown on drawing number (SK)LP011 revision A received 22nd July 2010, a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 52.17% in energy and 87.5% in water sections of relevant Multi Residential 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 & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**24) UNI**

Prior to the completion of the ground floor slabs of the Phase 1 buildings as shown on drawing number (SK)LP011 revision A received 22nd July 2010, elevational details of secure, covered cycle parking facilities shown on the approved plans, for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the occupation of Phase 1 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.*

**25) UNI**

All planting, seeding or turfing comprised in Phase 1 as shown on drawing number drawing number (SK)LP011 revision A received on 22nd July 2010 and the approved corresponding soft landscape Planting Plan(s) ((94)LP 101, 201, 103 revision D and 104 revision A received on 16th June 2010), 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.*

**26) UNI**

Phase 1 of the development as shown on drawing number (SK)LP011 revision A received 22nd July 2010, shall not be occupied until details of a car park management scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in strict accordance with the approved details.

*Reason: In order to manage the use of the car park and encourage the use of sustainable modes of transport and to comply with policies TR1 and TR2 of the Brighton & Hove Local Plan.*

**27) UNI**

No development shall commence on Phase 2 as shown on drawing number (SK)LP012 revision A received on 22nd July 2010, until drawings illustrating the constructional details of both the key building elements, including brick and tile junctions and edge detail of external cladding, balustrading, canopies; and the landscape features, including fencing, the steps, walls and seating areas, in Phase 1 at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. Phase 1 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 QD15 of the Brighton & Hove Local Plan.*

**28) UNI**

Phase 2 of the development hereby approved as shown on drawing number (SK)LP012 revision A received 22nd July 2010, 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.*

**29) UNI**

No development shall commence on Phase 2 as shown on drawing number (SK)LP012 revision A received 22nd July 2010, until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of Phase 2 of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Phase 2 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.*

**30) UNI**

No development shall commence on Phase 2 as shown on drawing number (SK)LP012 revision A received on 22nd July 2010, until elevational details of secure, covered cycle parking facilities shown on the approved plans 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 approved facilities shall be fully implemented and made available for use prior to the occupation of Phase 2 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.*

**31) UNI**

No development shall commence on Phase 2 as shown on drawing number (SK)LP012 revision A received on 22nd July 2010, until a scheme for the sewerage system has been submitted to and approved in writing by the Local Planning Authority. The sewerage system shall then be implemented in full and in strict accordance with the approved details prior to first occupation of Phase 2, and thereafter retained as such.

*Reason: In the interests of the protection of controlled waters and to ensure compliance with policies SU3 and SU5 of the Brighton & Hove Local Plan.*

**32) UNI**

No development shall commence on Phase 2 as shown on drawing number (SK)LP012 revision A received on 22nd July 2010, until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

*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 policies SU3 and SU5 of the Brighton & Hove Local Plan.*

**33) UNI**

All planting, seeding or turfing comprised in Phase 2 as shown on drawing number drawing number (SK)LP012 revision A received on 22nd July 2010 and the approved corresponding Soft Landscape Planting Plan (s) ((94)LP 101, 201, 103 revision D and 104 revision A received on 16th June 2010), 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 appropriately maintained thereafter 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.*

#### **34) UNI**

No development shall commence on Phase 2 as shown on drawing number drawing number (SK)LP012 revision A received on 22<sup>nd</sup> July 2010, until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement. 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.*

#### **35) UNI**

No development shall commence on Phase 2 as shown on drawing number drawing number (SK)LP012 revision A received on 22<sup>nd</sup> July 2010, until details of a scheme for the provision of a detailed ecological mitigation and enhancement strategy for the site including details of proposed green walling, together with a maintenance plan and timetable for implementation shall be submitted to and approved by the Local Planning Authority. Phase 2 shall then be implemented in accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

#### **36) UNI**

No development shall commence on Phase 2 as shown on drawing number drawing number (SK)LP012 revision A received on 22<sup>nd</sup> July 2010, until details of the kick wall, basket ball hoop and 20 bicycles including a timetable for implementation and maintenance program, have been submitted to and agreed in writing by the Local Planning Authority, the facilities shall then be implemented in accordance with the approved details and retained as such thereafter.

*Reason: To ensure appropriate provision of casual/informal recreational facilities and to accord with policy HO6 of the Brighton & Hove Local Plan and SPG9 'A guide for residential developers on the provision of recreational space'.*

#### **37) UNI**

No development shall commence on Phase 2 as shown on drawing number drawing number (SK)LP012 revision A received on 22<sup>nd</sup> July 2010, until details of the 'Trim Trail' including a timetable for implementation and maintenance, have been submitted to and agreed in writing by the Local Planning Authority, the facilities shall then be implemented in accordance with the approved details and retained as such thereafter.

*Reason: To ensure appropriate provision of recreational sporting facilities and to accord with policy HO6 of the Brighton & Hove Local Plan and SPG9 'A guide for residential developers on the provision of recreational space'.*

#### **38) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence on Phase 2 as shown on drawing number drawing number (SK)LP012 revision A received on 22<sup>nd</sup> July 2010 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 a Multi Residential BREEAM rating of 65.22% in energy and 87.5% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development within Phase 2 have been submitted to the Local Planning Authority; and

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 65.22% in energy and 87.5% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development within Phase 2 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.*

### **39) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to first occupation of Phase 2 of the development as shown on drawing number (SK)LP012 revision A received on 22nd July 2010, a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 65.22% in energy and 87.5% in water sections of relevant Multi Residential 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 & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

### **40) UNI**

No development shall commence on Phase 3 as shown on drawing number drawing number (SK)LP013 revision A received on 22<sup>nd</sup> July 2010, until drawings illustrating the constructional details of both the key building elements, including brick and tile junctions and edge detail of external cladding, balustrading, canopies; and the landscape features, including fencing, the steps, walls and seating areas, in Phase 1 at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. Phase 1 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 QD15 of the Brighton & Hove Local Plan.*

### **41) UNI**

Phase 3 of the development hereby approved as shown on drawing number (SK)LP013 revision A received 22nd July 2010, 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.*

### **42) UNI**

No development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received 22nd July 2010, until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of Phase 3 of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Phase 3 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.*

**43) UNI**

All planting, seeding or turfing comprised in Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 and the approved corresponding Soft Landscape Planting Plan (s) ((94)LP 101, 201, 103 revision D and 104 revision A received on 16th June 2010), 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 appropriately maintained thereafter 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.*

**44) UNI**

No development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 and the approved corresponding landscaping scheme, until details of the construction the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement. 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.*

**45) UNI**

No development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 and the approved corresponding landscaping scheme, until details of a scheme for the provision of a detailed ecological mitigation and enhancement strategy for the site including details of proposed green walling and the types and location of bird boxes, together with maintenance plan shall be submitted to and approved by the Local Planning Authority. Phase 3 shall then be implemented in accordance with the approved details.

*Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.*

**46) UNI**

No development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 and the approved corresponding landscaping scheme, until elevational details of secure covered cycle parking facilities shown on the approved plans 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 approved facilities shall be fully implemented and made available for use prior to the occupation of Phase 3 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.*



#### **47) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 and the approved corresponding landscaping scheme 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 a Multi Residential BREEAM rating of 65.22% in energy and 87.5% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development within Phase 3 have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 65.22% in energy and 87.5% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development within Phase 3 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.*

#### **48) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to first occupation of Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 65.22% in energy and 87.5% in water sections of relevant Multi Residential 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 & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **49) UNI**

No development shall commence on Phase 3 drawing number (SK)LP013 revision A received on 22nd July 2010, until a scheme for the sewerage system has been submitted to and approved in writing by the Local Planning Authority. The sewerage system shall then be implemented in full and in strict accordance with the approved details prior to first occupation of Phase 3, and thereafter retained as such.

*Reason: In the interests of the protection of controlled waters and to ensure compliance with policies SU3 and SU5 of the Brighton & Hove Local Plan.*

#### **50) UNI**

No development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010 and the approved corresponding landscaping scheme, until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

*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 policies SU3 and SU5 of the Brighton & Hove Local Plan.*

### **51) UNI**

No development shall commence on Phase 3 as shown on drawing number (SK)LP013 revision A received on 22nd July 2010, until details of the vegetable growing area has been submitted to and approved in writing by the Local Planning Authority. Phase 3 shall then be carried out in accordance with the approved details.

*Reason: To ensure that the development is sustainable and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

### **52) UNI**

The windows servicing bathrooms in each block in all three Phases of development hereby approved, as well as the first floor windows in the north east elevation of the 'Hub Building' 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 and QD27 of the Brighton & Hove Local Plan.*

## **BH2010/02399**

### **60 Burstead Close Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 7, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 20 of application BH2009/02911.

**Applicant:** Downland Affinity Housing Association

**Officer:** Anthony Foster 294495

**Split Decision on 06/12/10 DELEGATED**

#### **1) UNI**

GRANT approval of the details reserved by conditions 7, 9, 10, 12, 13, 14, 15, 16, 19, and 20 subject to full compliance with the submitted details.

#### **1) UNI**

REFUSE approval of the discharge of conditions 3, 5 and 18 for the following reasons:

1. The information provided in relation to condition 3 is noted and is sufficient to discharge part of the condition, however insufficient information has been provided in relation to the coloured panels to enable the full discharge of the condition.
2. The information provided in relation to condition 5 is noted and is sufficient to discharge part of the condition, however insufficient information has been provided to enable the full discharge of the condition.
3. The information provided in relation to condition 18 is insufficient to discharge the condition as amendments to the proposed highways works have been formally requested by the Highways Department to satisfy the condition.

## **BH2010/02858**

### **Falmer House University of Sussex Lewes Road Brighton**

External alterations including replacement of crittal window with new door and internal alterations to layout.

**Applicant:** Mr Ross Pocock

**Officer:** Louise Kent 292198

**Approved on 26/11/10 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 new external door to the west elevation hereby permitted shall match the existing external doors to the south and east elevations in material, finish and appearance and shall be retained as such thereafter. No external signage shall be placed on the door.

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

### **BH2010/02881**

#### **72 Hollingdean Terrace Brighton**

Conversion of single dwelling into 2no maisonettes.

**Applicant:** Mr Nick Malyon

**Officer:** Sue Dubberley 293817

**Approved on 06/12/10 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) 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings, site plan and drawing nos.230909/1001, 1102 received on 09/09/10.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03054**

#### **36 Hollingdean Terrace Brighton**

Replacement and enlargement of timber platform incorporating steps and glazed screens (Part retrospective)

**Applicant:** Mr Paul Cullen

**Officer:** Sonia Kanwar 292359

**Refused on 26/11/10 DELEGATED**

#### **1) UNI**

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents. Use of the raised terrace area would result in overlooking of neighbouring gardens and the rear elevations of neighbouring dwellings, causing

significant harm to the privacy of neighbouring residents. The scheme is therefore contrary to the above policies.

## **2) UNI2**

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 raised decked structure is an inappropriate addition to the rear garden area which has an overly dominant and overbearing affect on residents of neighbouring properties. The scheme is therefore contrary to the above policy.

### **BH2010/03143**

#### **Northfield University of Sussex Falmer**

Application for Approval of Details Reserved by Condition 7 of application BH2009/02205.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 26/11/10 DELEGATED**

### **BH2010/03190**

#### **4 Major Close Brighton**

Erection of single storey side extension.

**Applicant:** Mr D Bamfield

**Officer:** Helen Hobbs 293335

**Approved on 09/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no. mm/01/manor4, mm/02manor4, site plan and block plan received on 7th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03206**

#### **71 Rushlake Road Brighton**

Erection of two storey extension to front and side incorporating garage and roof alterations.

**Applicant:** Mr G Beckman

**Officer:** Anthony Foster 294495

**Approved on 03/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no 01/038 received on 8 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **4) UNI**

Notwithstanding the approved drawings, no development shall be commenced until full details of the proposed windows are submitted to and approved in writing by the Local Planning Authority, these details are to include size, material, method of opening and manufacturers brochure. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*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.*

## **BH2010/03212**

### **17 Nanson Road Brighton**

Demolition of existing single storey side projection and rear conservatory and erection of two storey side and rear extension and single storey rear extension.

**Applicant:** Mr John Ashton

**Officer:** Aidan Thatcher 292265

**Approved on 06/12/10 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 D1 and QD14 of the Brighton & Hove Local Plan.*

## **3) 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.*

## **4) 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.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CH385/002 and /003 received on 11.10.10 and drawing nos. CH385/001A, 004A and 005A received on 30.11.10.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03521**

**276 Ditchling Road Brighton**

Erection of rear dormer and associated works.

**Applicant:** Mr Robert Skinner

**Officer:** Sonia Kanwar 292359

**Approved on 06/12/10 DELEGATED**

**QUEEN'S PARK**

**BH2010/02198**

**St James's House High Street Brighton**

Removal of existing boiler on ground floor level and installation of new boiler heating plant at lower ground floor level including the installation of two stainless steel flues, clad with a rain screen system. Alterations to car parking arrangements.

**Applicant:** Mr Jim Lord

**Officer:** Aidan Thatcher 292265

**Approved on 25/11/10 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**

Noise associated with the plant and machinery 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(A) 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 adjoining properties and to comply with policies SU10 & QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001, 002, 003, 004, 005, 006, 007, 008 and 009 received on 16.07.10 and proposed boiler room drawings (unreferenced) x4 received on 30.09.10.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02287**

**73 High Street Brighton**

Replacement of existing single glazed timber windows with double glazed timber windows (Retrospective).

**Applicant:** Mick Perrin Productions Ltd

**Officer:** Helen Hobbs 293335

**Approved on 29/11/10 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 4<sup>th</sup> October 2010 and un-numbered drawing received on 24th November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02706**

**162 Queens Park Road Brighton**

Application for Approval of Details Reserved by Condition 1 of application BH2010/00950.

**Applicant:** Mr Peppy Conrad

**Officer:** Aidan Thatcher 292265

**Approved on 26/11/10 DELEGATED**

**BH2010/02707**

**164 Queens Park Road Brighton**

Application for Approval of Details Reserved by Condition 1 of application BH2010/00951.

**Applicant:** Mr Peppy Conrad

**Officer:** Aidan Thatcher 292265

**Approved on 26/11/10 DELEGATED**

**BH2010/03049**

**1 East Drive Brighton**

Installation of timber double glazed windows to replace existing windows to South and East elevations.

**Applicant:** Mr Mel Wilder

**Officer:** Sonia Kanwar 292359

**Approved on 10/12/10 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 be carried out in accordance with the window schedule, Photographs G, H and I received on the 18th October 2010, the site location plan received on the 27th September 2010, and the window schedule and joinery details received on the 3rd December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**3) UNI**

All new windows shall be white 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.*

**BH2010/03194**

**Ground Floor Flat 32 Devonshire Place Brighton**

Erection of rear ground floor conservatory. (Retrospective).

**Applicant:** Mr Harbhanjan Dhillon

**Officer:** Aidan Thatcher 292265

**Approved on 07/12/10 DELEGATED**

**1) 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.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 28717/3 received on 07.10.10 and drawing nos. 28717/1, /2 and /3A received on 12/10/10.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**3) UNI**

The development hereby permitted shall be completed within 3 months of the date of this permission.

*Reason: To remove the existing harm to the character and appearance of the host building and the East Cliff Conservation Area and to comply with policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.*

**4) UNI**

The timber frame to the conservatory hereby approved shall be painted white and retained as such.

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

**BH2010/03219**

**12 West Drive Brighton**

Demolition of existing single storey store room to rear side elevation and erection of new single storey utility room.

**Applicant:** Mr & Mrs S Keane

**Officer:** Sonia Kanwar 292359

**Approved on 06/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. W137PC/HP/01 and W137PC/HP/02 received on 11th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*



**BH2010/03228**

**3 Upper Rock Gardens Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, and 4 of application BH2010/01741.

**Applicant:** 4 Seasons

**Officer:** Liz Arnold 291709

**Approved on 14/12/10 DELEGATED**

**BH2010/03232**

**Dolphin House 2-5 Manchester Street Brighton**

Application for Approval of Details Reserved by Conditions 3, 7, 9 and 10 of application BH2010/00559.

**Applicant:** EC Brighton

**Officer:** Anthony Foster 294495

**Approved on 08/12/10 DELEGATED**

**BH2010/03653**

**Turner Playground Sussex Street Brighton**

Non Material Amendment to BH2010/01346 for the relocation of the 'playpod' building from approval position.

**Applicant:** Brighton & Hove City Council

**Officer:** Jonathan Puplett 292525

**Approved on 06/12/10 DELEGATED**

**ROTTINGDEAN COASTAL**

**BH2010/02496**

**45 Falmer Road Rottingdean Brighton**

Application for Approval of Details Reserved by Condition 3, 5, and 10 of application BH2010/00319.

**Applicant:** Mr Michael Harrod

**Officer:** Jonathan Puplett 292525

**Approved on 25/11/10 DELEGATED**

**BH2010/02722**

**1 Cranleigh Avenue Rottingdean Brighton**

The erection of a two storey rear extension, the insertion of 3 rooflights to the south facing roofslope, alteration to the existing north facing dormer window, the erection of a south facing porch, the removal of the existing bay windows and other alterations.

**Applicant:** Mr Vincent Gallagher

**Officer:** Liz Arnold 291709

**Approved on 25/11/10 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.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2010-1CL-001 received on the 25th August 2010 and drawing nos. 2010-1CL-002RevB, 2010-1CL-003RevB, 2010-1CL-004RevA, 2010-1CL-005RevB and 2010-1CL-006RevA.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02756**

**Haus Allistone Vicarage Lane Rottingdean Brighton**

Replacement front gate.

**Applicant:** Mr & Mrs Michael Bennett

**Officer:** Helen Hobbs 293335

**Approved on 30/11/10 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10-03/102C received on 28<sup>th</sup> October 2010 and drawing no. 10-03/101B and existing North Elevation shown on drawing no. 10-03/103B received on 3<sup>rd</sup> September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02935**

**31 Ainsworth Avenue Brighton**

Replacement of existing balcony at first floor front elevation with part glazed/part opaque panels.

**Applicant:** Mr Russell Smith

**Officer:** Louise Kent 292198

**Approved on 30/11/10 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**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1004/E01, E02, PO2, PO3 received on 23 September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02993**

**26 The Cliff Brighton**

Alterations to garden including lowering part of ground level, extending of patio and construction of pigeon loft beneath patio.

**Applicant:** Mr B Rogers

**Officer:** Sonia Kanwar 292359

**Approved on 30/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. 01/043, 02/043 and the site location plan and block plan received on the 21st September 2010 and the unnumbered drawing received on 4th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03009**

**28 Tudor Close Dean Court Road Rottingdean Brighton**

Installation of cat flap. (Retrospective)

**Applicant:** Mrs Josephine Poughter-Hemsley

**Officer:** Jonathan Puplett 292525

**Approved on 26/11/10 DELEGATED**

**1) UNI**

Within three months of the date of this consent, the clear cat flap installed shall be replaced with an opaque white flap, or painted to match the colour of the door.

*Reason: To ensure an acceptable appearance to the alteration to protect the historic character of the building, and to comply with Policy HE1 of the Brighton & Hove Local Plan.*

**BH2010/03055**

**112 Dean Court Road Rottingdean Brighton**

Certificate of Lawfulness for existing single storey rear extension.

**Applicant:** Mr Graham Ranger

**Officer:** Helen Hobbs 293335

**Approved on 02/12/10 DELEGATED**

## **BH2010/03064**

### **15 Withyham Avenue Brighton**

Erection of single storey extensions to rear and external alterations including new terraces with steps to garden.

**Applicant:** Mrs Eleanor Barber

**Officer:** Sonia Kanwar 292359

**Approved on 29/11/10 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 additional windows shall be constructed to the northern elevation of the extension hereby approved 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. CH376/001A received on the 5th October 2010, and CH376/002, 003, 008 and 009 received on the 28th September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **5) UNI**

The kitchen window to the northern elevation 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.*

## **BH2010/03100**

### **45 Falmer Road Rottingdean Brighton**

Application for removal of condition 8 of application BH2010/00319 (Demolition of existing bungalow and construction of a two storey residential dwelling) which states that '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.'

**Applicant:** Mr Michael Harrod

**Officer:** Jonathan Puplett 292525

**Approved on 25/11/10 DELEGATED**

#### **1) 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.*

## **2) 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.*

## **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall not 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.*

## **4) UNI**

All planting, seeding or turfing comprised in the scheme of landscaping approved under application ref. BH2010/02496 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.*

## **5) 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.*

## **6) 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.*

## **7) UNI**

The development hereby permitted shall be commenced before the expiration of five years from the date of permission BH2010/00319, the 19th of April 2010.

*Reason: In accordance with the condition applied to permission BH2010/00319, and to comply with Section 91 of the Town and Country Planning Act 1990.*

**8) UNI**

The exterior brick and tile hung walls, and the tiled roof shall be constructed in accordance with the samples and details approved under application ref. BH2010/02496.

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

**BH2010/03112**

**49 Roedean Crescent Brighton**

Certificate of Lawfulness for proposed single storey side extension to form garage.

**Applicant:** Dr M Gholami

**Officer:** Sonia Kanwar 292359

**Approved on 25/11/10 DELEGATED**

**BH2010/03123**

**10 Rodmell Avenue Saltdean Brighton**

Erection of timber decking and rear boundary screening to the rear of the property (Part-retrospective).

**Applicant:** Mr & Mrs Riley

**Officer:** Chris Swain 292178

**Approved on 29/11/10 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no.741/01A received on 26 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**2) UNI**

The hereby approved proposed screening on the shared boundary with No.7 Bevendean Avenue shall be implemented in full within 2 months of the date of this decision and shall be maintained as such thereafter in perpetuity.

*Reason: In order to protect the adjoining property to the west, No.7 Bevendean Avenue from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/03125**

**54 Ainsworth Avenue Brighton**

Part demolition and replacement of two storey rear extension incorporating balcony and external staircase.

**Applicant:** Mr & Mrs B Kendall

**Officer:** Helen Hobbs 293335

**Approved on 29/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no A34710A received on 14<sup>th</sup> October and drawing no. A34709, site plan and block plan received on 4th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**5) UNI**

The extension hereby approved shall be used for purposes ancillary to the use of the existing dwellinghouse and shall not be used as a separate dwelling or for any other use unless approved in writing by the Local Planning Authority.

*Reason: To protect the residential amenity enjoyed by existing and future occupiers and by neighbouring properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

The side window on the south east elevation of the extension 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.*

**BH2010/03149**

**49 Meadow Close Rottingdean Brighton**

Certificate Of Lawfulness for a proposed loft conversion incorporating a hip to gable roof extension, rear dormer and rooflights.

**Applicant:** Mr Inderjit Jassal

**Officer:** Helen Hobbs 293335

**Withdrawn on 03/12/10 DELEGATED**

**BH2010/03157**

**6 Wivelsfield Road Brighton**

Installation of balcony and French doors to rear and replacement UPVC rear windows (part retrospective).

**Applicant:** Mr Paul Sheehan

**Officer:** Jonathan Puplett 292525

**Refused on 08/12/10 DELEGATED**

**1) UNI**

Policies QD14 and QD27 state that planning permission will not be granted for alterations which would cause material nuisance and loss of amenity to existing / future residents. Use of the proposed balcony would result in overlooking of neighbouring gardens, causing significant harm to the privacy of neighbouring residents. The scheme is therefore contrary to the above policies.

**BH2010/03166**

**22 Rodmell Avenue Saltdean Brighton**

Demolition of existing extensions and conservatory and erection of new single storey rear extension and porch to front entrance.

**Applicant:** Mr & Mrs Jon & Karen Tilley

**Officer:** Helen Hobbs 293335

**Approved on 08/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S0 & P0 received on 6th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03217**

**4 Roedean Crescent Brighton**

Erection of detached garage to front of property with new access gate.

**Applicant:** Mr & Mrs Pell

**Officer:** Louise Kent 292198

**Approved on 15/12/10 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 Prunus spp on the verge shall be protected to BS 5837 (2005) prior to and during the development.

*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**

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the local planning authority and the works shall be undertaken in accordance with the approved details.

*Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within PPS 5 "Planning for the Historic Environment", and Policy HE12 of the Brighton & Hove Local Plan.*

**5) UNI**

The mature laburnum shall be replaced on site with either the same or similar species.

*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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 29106/04A received on 11 October 2010 and 29106/01A received on 20 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03222**

**49 Meadow Close Brighton**

Erection of dormer to front roofslope.

**Applicant:** Inderjit Jassal

**Officer:** Helen Hobbs 293335

**Approved on 08/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. 200A received on 3<sup>rd</sup> December 2010 and drawing nos. 101 and 100 received on 12th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03246**

**44 Arundel Drive East Brighton**

Loft conversion incorporating 2no dormers at rear elevation and additional rooflight to front elevation.

**Applicant:** Mrs Jenny Campbell

**Officer:** Helen Hobbs 293335

**Approved on 09/12/10 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 development hereby permitted shall be carried out in accordance with the approved drawings no. 100 and site plan received on 14th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03270**

**34 Arundel Drive East Brighton**

Erection of conservatory to front elevation.

**Applicant:** Mr N Cash

**Officer:** Sonia Kanwar 292359

**Refused on 08/12/10 DELEGATED**

**1) UNI**

The development would form an incongruous and unsympathetic feature which would be detrimental to the character and appearance of the existing building and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2010/03582**

**Land adjacent to 2 Longhill Road Brighton**

Certificate of lawfulness for proposed development consisting of the erection of a single two storey dwelling house with new access off Longhill Road in accordance with planning permission reference BH2006/02525 as granted by Inspector's decision letter dated 21 March 2007.

**Applicant:** Mr Boon Yeng

**Officer:** Chris Swain 292178

**Approved on 14/12/10 DELEGATED**

**1) UNI**

With regard to planning permission BH2006/02525 which was granted by Inspector's decision letter dated 21 March 2007, development is considered to have commenced. In accordance with the requirements of Section 56 of the Town and Country Planning Act 1990, the erection of the proposed two storey dwelling is therefore lawful, provided it is constructed entirely in accordance with the details approved under planning permission BH2006/02525.

**WOODINGDEAN**

**BH2010/00672**

**14 Downs Valley Road Brighton**

Application for approval of details reserved by condition 3, 4, 5, 6, 7 and 8 of application APP/Q1445/A/06/2033153.

**Applicant:** Mr Alan Mills

**Officer:** Anthony Foster 294495

**Approved on 01/12/10 DELEGATED**

**BH2010/01421**

**2 Mcwilliam Road Brighton**

Erection of new front boundary fence (Retrospective).

**Applicant:** Mrs Marianne Bentovati

**Officer:** Jonathan Pulett 292525

**Approved on 26/11/10 DELEGATED**

**BH2010/03271**

**40 Rosebery Avenue Brighton**

Application for Approval of Details Reserved by Conditions 3, 5, 9, 10, 12 and 13 of application BH2009/03171.

**Applicant:** Mr G Card

**Officer:** Aidan Thatcher 292265

**Approved on 14/12/10 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2010/01688**

#### **61 Holland Road Hove**

Change of use from retail (A1) to dental surgery (D1) incorporating creation of rear access, new window and door to north elevation and louvres and a plant enclosure to north elevation (amended description).

**Applicant:** The Implant Centre

**Officer:** Jason Hawkes 292153

**Approved on 10/12/10 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) 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.*

#### **3) BH13.09**

The railings shown on the approved plans shall be painted black within one month of installation 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.*

#### **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) UNI**

The new section of opening onto Lansdowne Street shall exactly match the rustication and curved profile of the original stucco jambs.

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

#### **6) UNI**

No works shall take place until the following details 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.

- (a) Details of the material proposed for the surface of the bridge to new Lansdowne Street elevation.
- (b) Large scale joinery sections for new doors and windows proposed to all external elevations.
- (c) Large scale details of the proposed new railing pattern including means of fixing to the wall and detail of junction with existing railings/gate.

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

### **7) UNI**

The proposed louvres and plant enclosure shall be finished in a cream colour to match the external rear walls of the building and thereafter retained as such.

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

### **8) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such 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 amenity of the adjacent residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **9) UNI**

The premises shall only be used for a dentist and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (use Classes) Order 1987 (or in any provision equivalent to the 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 the premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **10) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.928/00B, 01, 02, 03A, 04, 05, 16B, 17D, 18C, 19D, 20B and SK4A, M001 and Gff013.001 received on the 24th August, 20th October, 30th November and 8<sup>th</sup> December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **11) UNI**

The use permitted shall not be open to customers except between the hours of 0800 and 2000 on Monday to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

## **BH2010/01689**

### **61 Holland Road Hove**

Internal alterations to layout to allow conversion to dental surgery, creation of rear access, new windows and doors to north elevation and louvres and a plant enclosure to north elevation. New non-illuminated signage to front elevation.  
(amended description)

**Applicant:** The Implant Centre

**Officer:** Jason Hawkes 292153

**Approved on 10/12/10 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) BH13.09**

The railings shown on the approved plans shall be painted black within one month of installation 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.*

**3) 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.*

**4) UNI**

No works shall take place until the following details 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.

- (a) Details of the material proposed for the surface of the bridge to new Lansdowne Street elevation.
- (b) Large scale joinery sections for new doors and windows proposed to all external elevations.
- (c) Large scale details of the proposed new railing pattern including means of fixing to the wall and detail of junction with existing railings/gate.

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

**5) UNI**

The proposed louvres and plant enclosure shall be finished in a cream colour to match the external rear walls of the building and thereafter retained as such.

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

**6) UNI**

The new section of opening onto Lansdowne Street shall exactly match the rustication and curved profile of the original stucco jambs.

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

**BH2010/02498**

**39 Salisbury Road Hove**

Application for Approval of Details Reserved by Conditions 3, 4, 5, 7, 13, 14, 15, 17 & 18 of application BH2010/01782.

**Applicant:** Kitmarr Ltd

**Officer:** Guy Everest 293334

**Approved on 29/11/10 DELEGATED**

**BH2010/02830**

**14 Holland Mews Hove**

Loft conversion incorporating roof extension, window to front and side rooflights. External alterations to South elevation.

**Applicant:** Miss Jess Williams

**Officer:** Charlotte Hughes 292321

**Approved on 26/11/10 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) BH12.05A**

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.*

## **3) UNI**

The soil vent pipe and rainwater pipe hereby approved shall be painted in a colour to match the existing background walls, unless otherwise agreed in writing by the Local Planning Authority, and they shall 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.*

## **4) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery details of the new windows, doors and roof lights 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.*

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 05 received on 22<sup>nd</sup> September 2010, 02/B received on 22<sup>nd</sup> November 2010 and 03 received on 24<sup>th</sup> November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/02846**

### **Flat 3 30 Brunswick Terrace Hove**

Installation of gas central heating incorporating internal pipe work.

**Applicant:** Ms Helen Armes

**Officer:** Robin Hodgetts 292366

**Approved on 07/12/10 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 details of the proposed boiler and flue's location, including scale internal and external elevations, have been submitted to and approved in writing by the Local Planning Authority. The boiler and flue should be positioned so that they do not adversely affect the existing window frame (or its immediate surrounds) on the rear elevation of the building. 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.*

## **3) UNI**

No works shall take place until details of the flue (including colour, material and design) 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.*

## **BH2010/03045**

### **2A Brunswick Road Hove**

Internal alterations to layout of flat.

**Applicant:** Mr Thomas Moss

**Officer:** Charlotte Hughes 292321

**Approved on 29/11/10 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.*

#### **3) UNI**

The existing kitchen and bathroom doors are to be re-used in the positions shown on the 'One Bedroom Provisional Layout' received on 25th November 2010, unless otherwise agreed in writing by the Local Planning Authority. Where the existing original doors are required to be upgraded to meet fire regulations, details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self closing mechanisms, if required, shall be of the concealed mortice type. The 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.*

## **BH2010/03058**

### **Flat 2 24 Palmeira Square Hove**

Replacement of crittall window with wooden sash window and installation of additional wooden sash window to rear.

**Applicant:** Mr Robert Mayne

**Officer:** Wayne Nee 292132

**Approved on 02/12/10 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 submitted drawings, before works to the windows commence, new 1:1 joinery details of the windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The joinery details shall exactly match the south elevation window of the flat immediately below unless otherwise agreed in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As unsatisfactory 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.*

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1, 2, 3, 4, 5, 6, 7, 8 and 11 received on 07 October 2010  
*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03059**

#### **Flat 2 24 Palmeira Square Hove**

Internal alterations to layout of flat. Replacement of crittall window with wooden sash window and installation of additional wooden sash window to rear.

**Applicant:** Mr Robert Mayne

**Officer:** Wayne Nee 292132

**Approved on 02/12/10 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) UNI**

Before works to the kitchen door commence, details of the proposed kitchen door hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The door shall be a traditionally constructed panelled door with only the upper panels glazed unless otherwise agreed in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **5) UNI**

Notwithstanding the submitted drawings, before works to the windows commence, new 1:1 joinery details of the windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The joinery details shall exactly match the south elevation window of the flat immediately below unless otherwise agreed in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: As unsatisfactory 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.*



**BH2010/03065**

**Flat 96 Embassy Court Kings Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/01000.

**Applicant:** Mr Stephen Vango

**Officer:** Christopher Wright 292097

**Approved on 09/12/10 DELEGATED**

**BH2010/03201**

**Flat 5, 2 - 3 Palmeira Square Hove**

Internal alterations to layout of flat.

**Applicant:** Mr F Anabtawi

**Officer:** Paul Earp 292193

**Approved on 03/12/10 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 the proposed four panelled doors, including 1:1 scale 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.*

**CENTRAL HOVE**

**BH2010/01982**

**First Floor 128 Church Road Hove**

Conversion of first floor from offices (B1) to flat (C305) incorporating UPVC windows to replace existing (Retrospective)

**Applicant:** Mr Foad Abdockhau

**Officer:** Adrian Smith 01273 290478

**Refused on 08/12/10 DELEGATED**

**1) UNI**

Policy EM6 of the Brighton & Hove Local Plan seeks to retain small industrial, business and warehouse premises for employment purposes unless a) specially built or converted starter business units are available elsewhere in the neighbourhood at a comparable rental; b) the premises have been assessed and are genuinely redundant i.e. they are vacant and have been marketed locally at a price that reflects their condition and commercial value and for a period of time that reflects the likely demand for the size of premises; c) continued use of the premises for business purposes would cause undue disturbance to residential neighbours; or access to the premises does not meet an acceptable safety standard and cannot reasonably be improved. No information has been submitted with the application to demonstrate that any of the above exceptions apply. Therefore, the retrospective conversion of the first floor office use is contrary to the requirements of policy EM6 of the Brighton & Hove Local Plan.

## **2) UNI2**

Policy HE6 of the Brighton & Hove Local Plan requires developments within Conservation Areas to preserve or enhance the character and appearance of the area. The replacement windows, by reason of their UPVC finish, represent an incongruous alteration that fails to preserve or enhance the character and appearance of the building or the wider Cliftonville Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2010/02305**

#### **Kings House Grand Avenue Hove**

Erection of 2no flag poles to the South elevation.

**Applicant:** Brighton & Hove City Council

**Officer:** Clare Simpson 292454

**Approved on 24/11/10 GOVERNMENT OFFICE FOR THE WEST MIDLANDS**

#### **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.*

### **BH2010/02847**

#### **43 Osborne Villas Hove**

Replacement of existing timber casement window with smaller timber sash window to front elevation.

**Applicant:** Mr Neil Bloomfield

**Officer:** Wayne Nee 292132

**Approved on 26/11/10 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 be carried out in accordance with the approved drawing nos. 005b and 006 received on 21 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03057**

#### **20 - 21 Connaught Road Hove**

Change of use of ground floor from offices (B1) to 2no two bedroom residential flats (C3) incorporating associated internal alterations.

**Applicant:** Mr Patrick Goubel

**Officer:** Guy Everest 293334

**Refused on 02/12/10 DELEGATED**

#### **1) UNI**

It has not been demonstrated that the premises have been actively marketed for a period of at least 12 months or that the marketing strategy adopted was appropriate to the condition and commercial value of the building. It has therefore not been demonstrated that the site is genuinely redundant or that the premises cannot be converted to provide alternative types of employment generating uses. The application is therefore contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan.

## **BH2010/03113**

### **17 Albany Villas Hove**

Conversion of roof space to form 1no studio flat incorporating rooflights to flat roof and rear.

**Applicant:** Swanage Ltd

**Officer:** Steven Lewis 290480

**Approved on 30/11/10 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) 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) 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.*

#### **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**

The development hereby permitted shall be carried out in accordance with the approved Stuart Radley Associates drawings no. A51PC/FP3/01, A51PC/FP3/02 & A51PC/FP3/03 received on 01/10/2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Checklist have been fully implemented, and such measures shall thereafter be retained as such.

*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.*

## **BH2010/03136**

### **22 Belfast Street Hove**

Erection of single storey side extension with bio-folding doors to rear. Replacement of existing windows with wooden sash windows and installation of wooden sash window at first floor level to front.

**Applicant:** Mr John Shortland Gambier

**Officer:** Christopher Wright 292097

**Approved on 03/12/10 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 on the extension hereby permitted, 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 development hereby permitted shall be carried out in accordance with the approved drawing no. BB/001 Revision D received on 5 November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03152**

### **Flat 11a 10-11 Kings Gardens Hove**

Internal alterations to layout of flat.

**Applicant:** Mr B Wilkins

**Officer:** Charlotte Hughes 292321

**Approved on 26/11/10 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**

Details of any external ventilation grilles for the bathrooms and their proposed positions shall be submitted to and approved 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.*

**BH2010/03177**

**174 Church Road Hove**

Display of 1no. externally illuminated fascia sign.

**Applicant:** Maslen Estate Agents

**Officer:** Wayne Nee 292132

**Approved on 07/12/10 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.*

## **BH2010/03189**

### **2 Kings Gardens Hove**

Internal alterations to layout of flat 4, third floor incorporating reinstatement of original bricked up window at north west external wall and relocation of boiler and flue.

**Applicant:** Mr John Papanichola

**Officer:** Robin Hodgetts 292366

**Approved on 10/12/10 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 details of the flue and ventilation grille proposed (including colour, material and design) 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**

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.*

#### **4) UNI**

No works shall take place until full joinery details of the proposed new window 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.*

#### **5) UNI**

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.*

## **BH2010/03296**

### **Unit 3 Planet House 1 The Drive Hove**

Certificate of lawfulness for an existing use as a bureau de change (A2).

**Applicant:** Mr Steven Hughes

**Officer:** Christopher Wright 292097

**Approved on 08/12/10 DELEGATED**

## **BH2010/03420**

### **144 Church Road Hove**

Change of use of ground floor shop and ancillary lower ground floor storage from Retail (A1) to Financial and Professional Services (A2).

**Applicant:** Mrs E Alajmi

**Officer:** Steven Lewis 290480

**Approved on 09/12/10 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 be carried out in accordance with the approved drawings no. RFA 10/185/OS & RFA 10/185/10 received on 01/11/2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **GOLDSMID**

## **BH2010/02264**

### **99 Sackville Road Hove**

Change of Use from (A1) Retail Unit to (A1) Retail and 1 No. Dwelling Unit.

**Applicant:** Mr G Barnard

**Officer:** Charlotte Hughes 292321

**Approved on 10/12/10 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) 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) UNI**

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. It shall include an Energy Saving Trust Home Energy Report and indicate which measures

recommended in the report will be incorporated into the development. The development shall be carried out 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 to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 435/10 and 435/12 received on 20th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Home 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.*

### **BH2010/02622**

#### **30 Cromwell Road Hove**

Change of Use from Dental Surgery (D1) to 1no one bedroom flat (C3).

**Applicant:** Mr R Harrison

**Officer:** Clare Simpson 292454

**Approved on 07/12/10 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 be carried out in accordance with the approved drawings no.06a received on the 25<sup>th</sup> November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/02975**

#### **Ground Floor Flat 20 Hartington Villas Hove**

Installation of replacement UPVC windows and new French doors replacing existing rear window. (Part retrospective).

**Applicant:** Mr P Merinko

**Officer:** Wayne Nee 292132

**Approved on 09/12/10 DELEGATED**

#### **1) UNI**

The development hereby permitted shall be carried out in accordance with drawing no. 501/012/01C received on 14 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03034**

#### **28 Richmond Court Osmond Road Hove**

Replacement of existing windows with UPVC double glazed windows.

**Applicant:** Mrs Leonie Braddick

**Officer:** Wayne Nee 292132

**Approved on 07/12/10 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 be carried out in accordance with the supporting documents received on 23 September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03053**

**Flat 4 29 York Avenue Hove**

Replacement of existing timber framed window with new UPVC style unit.

**Applicant:** Mr Giogio Verardi

**Officer:** Wayne Nee 292132

**Approved on 08/12/10 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 be carried out in accordance with the supporting documents received on 27 September 2010 and 18 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03087**

**65 Palmeira Avenue Hove**

Excavation of lower ground floor and erection of single storey and two storey rear extensions at lower ground and ground floor levels, additional windows to South and associated alterations.

**Applicant:** Ben Cheal

**Officer:** Adrian Smith 01273 290478

**Approved on 30/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawing no.01 received on the 30<sup>th</sup> September 2010 and drawing no.02 received on the 11th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03150**

### **14 Hove Park Villas Hove**

Erection of two storey extension to rear and installation of a front elevation balcony at 2nd floor incorporating French doors to replace existing window (part retrospective).

**Applicant:** Mr Tony Milonas

**Officer:** Wayne Nee 292132

**Approved on 29/11/10 DELEGATED**

#### **1) 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.*

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 293/P1, P2, P3, P4, P6 received on 04 October 2010, and drawing nos. 293/P5A and 293/P7A received on 22 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03167**

### **89 Holland Road Hove**

Application for variation of conditions 6 and 8 of application BH2009/02058, (Conversion of single dwelling house to form child day care nursery at ground floor level and self-contained flat at first floor level - Retrospective), to allow for an increased limit of children at the nursery at any time from 12 to 33 and to allow use of part of the first floor in connection with the nursery.

**Applicant:** Young Friends Nursery Ltd

**Officer:** Paul Earp 292193

**Approved on 15/12/10 DELEGATED**

#### **1) BH07.12**

The premises shall only be used for D1 and for no other purpose (including any other purpose in 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 amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The outdoor play sessions shall be restricted to within the hours of 09.30 to 17.00 Mondays to Fridays only with no use permitted on Saturdays, Sundays or Bank Holidays.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

#### **3) UNI**

No amplified music or musical equipment shall be used in the outdoor play area at any time.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The use of the nursery is restricted to the ground floor and areas of the first floor shown on drawing no. YFN/089/002 received on 5 October 2010. The first floor nursery accommodation shall not be occupied until the residential unit is available for occupied.

*Reasons: To safeguard the residential accommodation and to comply with policies HO8 & HO26 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The secure and covered storage and buggy/pushchair storage area situated to the side of the former garage shall be made available for such use at all times.

*Reasons: To ensure the adequate provision of facilities to comply with policy HO26 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The number of children at the nursery at any time shall not exceed 33 without the prior approval of the Local Planning Authority.

*Reason: To prevent over intensive use of the premises and consequent adverse effect on the character of the area and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

#### **7) UNI**

The use hereby permitted shall not be open except between the hours of 08.00 to 18.00 Mondays to Fridays only, and not at anytime on Saturdays, Sundays or Bank Holidays.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

#### **8) UNI**

The outdoor area shall be used in accordance with details shown on the Garden Plan (drawing no.YFN/089/003), the Garden Action Plan and Nursery Routine details (all received on 5 October 2010) which together form a Management Plan. This scheme shall be retained for the duration of the approval with any required amendments made when necessary.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

### **BH2010/03236**

#### **Hove Station Station Approach Hove**

Application for Approval of Details Reserved by Condition 2, 3, 4 and 5 of application BH2010/01030.

**Applicant:** Southern Railway

**Officer:** Charlotte Hughes 292321

#### **Refused on 08/12/10 DELEGATED**

#### **1) UNI**

The proposed routing of the cable trunking runs along the middle of the skirting board, which would add to the clutter of cabling along the wall and cause harm to the interior of the building. The details submitted in respect of condition 2 would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Condition 3 places an ongoing restriction on the painting of the cabling and trunking approved under BH2010/01030. As such, there are no details pursuant to this condition which require the approval of the Local Planning Authority.

#### **3) UNI3**

Condition 4 places a requirement for any redundant cabling to be removed and the affected area to be made good. There are no details pursuant to this condition which require the approval of the Local Planning Authority.

#### **4) UNI4**

The numbers and locations of the poster boards would add visual clutter to the external and internal elevations of the building and detract from its appearance. The details submitted in respect of condition 4 would therefore not ensure the satisfactory preservation of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

#### **BH2010/03267**

##### **4 - 8 Somerhill Avenue Hove**

Application for Approval of Details Reserved by Conditions 5 and 12 of application BH2004/02722/FP.

**Applicant:** Barratt Southern Counties

**Officer:** Paul Earp 292193

**Approved on 09/12/10 DELEGATED**

#### **BH2010/03298**

##### **22 Lorna Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating gable end roof extension and rear dormer.

**Applicant:** Mr Nicholas Brain

**Officer:** Charlotte Hughes 292321

**Approved on 30/11/10 DELEGATED**

#### **BH2010/03349**

##### **62A Livingstone Road Hove**

Erection of single storey rear extension at lower ground floor level replacing existing conservatory.

**Applicant:** Ms Helen Lannaghan

**Officer:** Mark Thomas 292336

**Approved on 08/12/10 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 be carried out in accordance with the approved drawing no. 403(PL)1 received on 22<sup>nd</sup> October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **HANGLETON & KNOLL**

#### **BH2010/03165**

##### **200 Poplar Avenue Hove**

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2009/02315.

**Applicant:** Mr Charlie Hickey

**Officer:** Christopher Wright 292097

**Approved on 02/12/10 DELEGATED**

**BH2010/03293**

**60 Meadway Crescent Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Simon Beany

**Officer:** Mark Thomas 292336

**Refused on 10/12/10 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed rear extension by virtue of its bulk, height, positioning, projection and proximity to the neighbouring boundary represents an overbearing development for the occupiers of no. 62 Meadway Crescent, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

**BH2010/03400**

**8 Fallowfield Crescent Hove**

Erection of single storey rear extension.

**Applicant:** Mr David Wade

**Officer:** Mark Thomas 292336

**Refused on 13/12/10 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed rear extension by virtue of its bulk, height, positioning, projection and proximity to the neighbouring boundary represents an overbearing development for the occupiers of no. 10 Fallowfield Crescent, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

**2) UNI2**

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 extension by virtue of its excessive height represents an incongruous and bulky addition to the rear elevation of the recipient property and would result in unacceptable harm to the character and appearance of the recipient building, contrary to the above policy and guidance.

**BH2010/03475**

**12 Lynchets Crescent Hove**

Erection of single storey rear extension incorporating installation of new window to North and replacement of existing window to South.

**Applicant:** Mr Adam Saunders

**Officer:** Mark Thomas 292336

**Approved on 08/12/10 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**

With the exception of the use of grey powder coated aluminium as the frame material for the bi-folding doors and window to the rear, west facing, elevation and the 'Apex' rooflight, 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 development hereby permitted shall be carried out in accordance with the approved drawings no. H1669.01 B, H1669.02 C received on 5th November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03681**

#### **39 Elm Drive Hove**

Certificate of lawfulness for proposed roof conversion incorporating removal of existing side dormer and construction of 2no new side dormers. Erection of single storey garden room to rear.

**Applicant:** Mr Terry Moore

**Officer:** Steven Lewis 290480

**Approved on 14/12/10 DELEGATED**

### **NORTH PORTSLADE**

### **BH2010/03244**

#### **Hillside School Foredown Road Portslade Brighton**

Demolition of temporary existing classroom & library building and erection of new single storey extension to accommodation of classrooms, library and food technology teaching area.

**Applicant:** Brighton & Hove City Council

**Officer:** Clare Simpson 292454

**Approved on 13/12/10 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 shall be carried out in accordance with the measures outlined in the Arboriculture Method Statement received on the 28th October 2010.

*Reason: To ensure adequate protection for the trees adjacent to the site in accordance with policy QD16 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The development hereby permitted will be carried out in accordance with the following samples submitted 10th December 2010, main facing block in Lignacite Cream, weathered finish; feature band block in Lignacite Terracotta, weathered finish; single ply roof membrane - Renofol with Standing Seam feature and retained in place thereafter.

*Reason: To ensure a satisfactory appearance to the development in accordance with policy QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 001, 002, 003, 010, 011, 012, 013, 025, received on the

13th October 2010, 020A, 021A, 023A, 024A, 026A, 027A, 031, and 032 received on 3rd December 2010, drawing no.022A received on the 9th December 2010 .

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**5) UNI**

The development shall be carried out in accordance with the approved details outlined in the Sustainability Statement submitted on the 9th December 2010 and the provisions retained in place thereafter.

*Reason: To ensure that the development reduces energy and water demands and in accordance with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design.*

**SOUTH PORTSLADE**

**BH2010/01690**

**Aldi Stores Ltd 2 Carlton Terrace Portslade Brighton**

Application for approval of details reserved by conditions 2,3,6,7,8,9,10,11,12,13,14,17,18,19,20,21,22,23,24 and 25 of application BH2006//00834.

**Applicant:** Aldi Stores Ltd

**Officer:** Paul Earp 292193

**Split Decision on 26/11/10 DELEGATED**

**1) UNI**

Approve details reserved by conditions 6, 7, 10, 12, 13, 18, 19, 20, 24 & 25 of approval BH2006/00834.

**1) UNI**

Refuse to discharge conditions 8, 11, 21 which are to be subject to a further application seeking their removal.

**BH2010/03004**

**28 Station Road Portslade**

Application for variation of condition for 3/93/0349(F) (Retrospective Change of Use of ground floor from A1 to A3 use) to extend trading hours to 08.00 to 22.00 on Monday to Saturday and 17.00 to 22.00 on Sunday.

**Applicant:** Roberto Figueria

**Officer:** Adrian Smith 01273 290478

**Approved on 10/12/10 DELEGATED**

**1) UNI**

The use hereby permitted shall only be open and in use between 07.00 hours and 22.00 hours Mondays to Saturdays (including Bank Holidays) and 17.00 hours and 22.00 hours on Sundays.

*Reason: In order to protect the amenity of residential occupiers and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**BH2010/03077**

**1 Trafalgar Road Portslade**

Erection of front and side extensions at ground floor level and extension of pitched roof to incorporate creation of additional first floor level to create Dental Surgery.

**Applicant:** Portslade Dental Cente

**Officer:** Adrian Smith 01273 290478

**Approved on 10/12/10 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**

No development shall take place until full details of the external disabled lift indicated on the approved plans 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 disabled lift shall thereafter be retained for use at all times.

*Reason: To ensure the provision of a satisfactory means of access to the site for disabled persons and to comply with policy HO19 of the Brighton & Hove Local Plan.*

**3) UNI**

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 in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. 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.*

**4) UNI**

No development shall take place until full details of the retaining walls and storage areas for the cycle and refuse and recycling facilities hereby permitted have 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, recycling and cycle 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.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no.286/P1 received on the 29<sup>th</sup> September 2010; and amended drawing nos.286/P4A, 286/P5A & 286/P6A received on the 6<sup>th</sup> December 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**6) UNI**

All noise associated with plant and machinery incorporated within the development, including any dental equipment, 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. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

*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.*

**BH2010/03642**

**76 Abinger Road Portslade**

Certificate of Lawfulness for a proposed single storey rear extension.

**Applicant:** Mr & Mrs Wilmot

**Officer:** Steven Lewis 290480

**Approved on 08/12/10 DELEGATED**



## **HOVE PARK**

### **BH2010/02634**

#### **50 Hill Brow Hove**

External alterations including increase in height to existing boundary wall, piers and railings. Installation of 2 sets of automatic gates and replacement of existing driveway with resin bonded gravel (Part Retrospective).

**Applicant:** Mr R Chatterton-Sim

**Officer:** Charlotte Hughes 292321

**Approved on 25/11/10 DELEGATED**

### **BH2010/02733**

#### **106 Woodland Drive Hove**

Erection of summerhouse and timber decking to rear garden (Retrospective).

**Applicant:** Mr Phil Moore

**Officer:** Charlotte Hughes 292321

**Refused on 29/11/10 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. The decking forms a large raised platform which stretches across the full width of the rear garden and lies in close proximity to the neighbouring boundaries and rear windows of 104 and 108 Woodland Drive. Whilst it is acknowledged that mutual overlooking between these properties is already in existence, it is considered that the decking, by reason of its elevated position and siting, results in an intrusive and un-neighbourly addition to the property which has an adverse impact on the residential amenity currently enjoyed by 104 and 108 Woodland Drive. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2010/02883**

#### **32 Hove Park Way Hove**

Erection of two storey extensions to front and rear and alterations to garage to form habitable room. Erection of new front porch, enlarged parking area and gated entrance. External alterations to windows and doors and insertion of rooflights to North, South and East elevations.

**Applicant:** Mr & Mrs Steven Kell

**Officer:** Adrian Smith 01273 290478

**Approved on 07/12/10 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) UNI**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the host 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 windows shall be constructed in the north

side elevation of the rear extension or the south side elevation of the front extension hereby permitted 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 development hereby permitted shall be carried out in accordance with the site plan and approved drawing no. SKH4c received on the 9th November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03102**

#### **9 Hill Drive Hove**

Erection of two storey extension to side and rear and first floor extension to front with associated roof alterations. Conversion of garage to form habitable room and external alterations to front elevation.

**Applicant:** Mr Matthew Prince

**Officer:** Clare Simpson 292454

**Approved on 25/11/10 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 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), (including no window, dormer window, rooflight or door) 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.10640/ 01.A, 03, and 04 received on 30th September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### **BH2010/03144**

#### **11 Tongdean Road Hove**

Application for removal of condition 11 of application BH2010/00009 (Erection of two new 5 bedroom family homes) which states that 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.

**Applicant:** Liam Russell Architects Ltd

**Officer:** Guy Everest 293334

**Approved on 06/12/10 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) 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.*

**3) 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 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.*

**4) 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 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) 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.*

**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) 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.*

#### **8) UNI**

No development shall be commenced 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 then 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.*

#### **9) UNI**

The first floor windows indicated on the hereby approved plans as being obscurely glazed shall not be glazed otherwise than with obscured glass and shall thereafter be 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.*

#### **10) UNI**

The landscaping scheme, as approved under condition 3, shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner. 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 with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

*Reason: To enhance the appearance of the development and protect neighbouring residential amenity and to comply with policies QD15, QD16 and QD27 of the Brighton & Hove Local Plan.*

#### **11) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0294-BR-001, 0294-BR-002, 0294-BR-003 & 0294-BR-004 submitted 5th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

#### **12) UNI**

No development shall take place until a scheme for the landscaping hard surfacing, means of enclosure and planting of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall make particular provision for additional boundary fencing and landscaping along the northern boundary of the site and include details of planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

*Reason: To enhance the appearance of the development and protect neighbouring residential amenity and to comply with policies QD15, QD16 and*

QD27 of the Brighton & Hove Local Plan.

**13) UNI**

Prior to occupation of the hereby approved dwellings details of entrance gates to the site from Tongdean Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE6 of the Brighton & Hove Local Plan.*

**BH2010/03266**

**42 Tongdean Avenue Hove**

Application for Approval of Details Reserved by Condition 2 of application BH2010/02269.

**Applicant:** Mr & Mrs Hepburn

**Officer:** Clare Simpson 292454

**Approved on 06/12/10 DELEGATED**

**BH2010/03297**

**21 Woodland Avenue Hove**

Erection of two storey rear extension.

**Applicant:** Mr R Patel

**Officer:** Steven Lewis 290480

**Approved on 26/11/10 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 extension 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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on 14/10/2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03435**

**33 The Droveaway Hove**

Erection of single storey rear extension.

**Applicant:** Mr Chris Smith

**Officer:** Mark Thomas 292336

**Approved on 09/12/10 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 development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 2<sup>nd</sup> November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

## **BH2010/03482**

### **16 Chartfield Hove**

Non Material Amendments to BH2010/01714 for the increased width of dormer by 130mm and bring dormer window forward by 365mm to allow original window to be re-used. Increase width of ground floor windows (front facing).

**Applicant:** Mr Will Stuart

**Officer:** Wayne Nee 292132

**Refused on 07/12/10 DELEGATED**

### **1) UNI**

The proposed revisions to the scheme approved under application BH2010/01714 are considered to be material in their nature 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:

i) Impact on the amenities of the occupiers of neighbouring properties.

## **BH2010/03488**

### **201 Goldstone Crescent Hove**

Non Material Amendment to BH2008/02626 to replace section of tiles on front of extension with a triangular window.

**Applicant:** Prof Paul Taggart

**Officer:** Wayne Nee 292132

**Approved on 09/12/10 DELEGATED**

## **BH2010/03503**

### **12 Hove Park Way Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs D Tanner

**Officer:** Mark Thomas 292336

**Refused on 13/12/10 DELEGATED**

### **1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed rear extension by virtue of its bulk, height, positioning, projection and proximity to the neighbouring boundary represents an overbearing development for the occupiers of no. 12a Hove Park Way, which would result in significant increased sense of enclosure. As such the proposed development is considered to be contrary to the aforementioned planning policy.

**BH2010/03715**

**40 Woodland Avenue Hove**

Non Material Amendment to BH2010/02407 to allow reduction in roof height to two storey side extension.

**Applicant:** Mr Richard Brown

**Officer:** Jason Hawkes 292153

**Approved on 08/12/10 DELEGATED**

**WESTBOURNE**

**BH2010/02062**

**23A & 23E Coleridge Street Hove**

Removal of pre-commencement condition numbers 2 and 3 of application BH2009/00422 which require registration with the Building Research Establishment, a design stage assessment report, design stage certificate and an eco homes certificate.

**Applicant:** Richlife Ltd

**Officer:** Guy Everest 293334

**Refused on 08/12/10 DELEGATED**

**1) UNI**

The approved residential use would entail a different pattern and quantity of resource consumption to an office development. It has not been demonstrated that through removal of conditions 3 & 4 of application BH2009/00422 the residential development would achieve a high standard of efficiency in the use of energy, water and materials and that significant environmental improvements would be achieved. The removal of the conditions would therefore be contrary to policy SU2 of the Brighton & Hove Local Plan and to the provisions of Supplementary Planning Document 08, Sustainable Building Design.

**BH2010/03043**

**6 Langdale Gardens Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Mann

**Officer:** Wayne Nee 292132

**Approved on 25/11/10 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. 10328-Loc and 10328-04 received on 27 September 2010, and drawing no. 10328-04 received on 30 September 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03104**

**Flat 16 Blenheim Court 17 New Church Road Hove**

Replacement of existing timber windows and doors with double glazed UPVC units.

**Applicant:** Mr T Darracott

**Officer:** Wayne Nee 292132

**Approved on 02/12/10 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.*

**BH2010/03117**

**14 Princes Square Hove**

Erection of single storey rear extension.

**Applicant:** Andy Rose

**Officer:** Charlotte Hughes 292321

**Refused on 13/12/10 DELEGATED**

**1) UNI**

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 rear extension does not relate sympathetically to the host property by reason of its excessive scale, bulk and design and it considered that the resultant building would neither preserve nor enhance the character and appearance of the conservation area. The proposal is therefore considered to be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2010/03154**

**2 New Church Road Hove**

Creation of disabled parking area to rear incorporating demolition of part of East boundary wall and installation of new gates and vehicular crossover.

**Applicant:** Mr Abraham Askari Yagane

**Officer:** Steven Lewis 290480

**Refused on 09/12/10 DELEGATED**

**1) UNI**

The new access would, by reason of a lack of adequate hardstanding within the site, increase the risk of danger to users of public highway from the additional stopping, turning and reversing traffic that would be created on the highway; failing to demonstrate a safe and proper vehicular access into and out of the site contrary to policy TR7 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed works are likely to damage the roots of a fine, mature, street Elm tree which forms part of the National Elm Collection and is likely to result in the damage to the health and potential loss of the tree which would be materially harmful to the character and appearance of the area. The proposal is thereby contrary to policies QD1, QD2 and QD16 of the Brighton & Hove Local Plan.



**BH2010/03225**

**21 Aymer Road Hove**

Removal of 1 No. side elevation rooflight and insertion of 2 No. rooflights to each side elevation.

**Applicant:** Ms Andrea O'Donnell

**Officer:** Christopher Wright 292097

**Approved on 07/12/10 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 be carried out in accordance with the approved drawing nos. CH368/001 Revision A, CH368/005 Revision A, CH368/006 Revision A and CH368/007 Revision A received on 12 October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03274**

**18 Westbourne Villas Hove**

Replacement of roof to existing lean to extension at side elevation.

**Applicant:** Mr & Mrs I Milburn

**Officer:** Adrian Smith 01273 290478

**Approved on 30/11/10 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. A.01, A.05 & D.11 received on the 18th October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03318**

**Garages Between 88 Portland Road & 91 Westbourne Street Hove**

Demolition of existing garages and erection of a three storey detached dwelling.

**Applicant:** Mr Paul Abbott

**Officer:** Mark Thomas 292336

**Refused on 08/12/10 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed dwelling by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary represents an overbearing development for the occupiers of 88C (basement flat) Portland Road, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

## **2) UNI2**

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its scale, positioning and projection, would serve to close the visual gap at this corner location between properties on Westbourne Street and Portland Road. It would be an overdevelopment of the site thereby detracting from the character and appearance of the area, contrary to the aforementioned planning policies.

## **3) UNI3**

Policy HO5 requires the provision of private usable amenity space in new residential development appropriate to the scale and character of the development. The proposed development makes insufficient provision of private amenity space and as such is considered contrary to the aforementioned planning policy.

### **BH2010/03407**

#### **70 New Church Road Hove**

Erection of extension at first floor level incorporating roof terrace over ground floor extension.

**Applicant:** Ms Shadi Danin

**Officer:** Adrian Smith 01273 290478

**Refused on 13/12/10 DELEGATED**

## **1) UNI**

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 and adjoining properties. The proposed first floor extension and roof terrace, by virtue of its appearance relative to the host building and its location at an elevated level, represents an alien and incongruous addition that would harm the appearance of the building and the wider street scene, contrary to the above policy.

## **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. The proposed extension and roof terrace would, by reason of its depth, elevated position and glazed walls, significantly oppress the outlook and private amenity space to the adjacent property at No.91 Carlisle Road, and would result in a significant degree of direct overlooking and potential noise disturbance to all adjacent properties. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2010/03489**

#### **Flat 4 59 Walsingham Road Hove**

Non Material Amendment to BH2009/02881 for the installation of svp set in between the two chimney breast projections on the side elevation.

**Applicant:** KBI Ltd

**Officer:** Mark Thomas 292336

**Approved on 08/12/10 DELEGATED**

**BH2010/03673**

**33 Sackville Road Hove**

Non Material Amendment to BH2008/03952 Appeal Decision to provide cycle and bin store in bespoke building to the side of the existing house.

**Applicant:** Mr & Mrs Colasurdo

**Officer:** Jason Hawkes 292153

**Approved on 08/12/10 DELEGATED**

**WISH**

**BH2010/01265**

**233A New Church Road Hove**

Construction vehicle crossover and two hardstandings to front garden.

**Applicant:** Mr Peter Barber

**Officer:** Mark Thomas 292336

**Approved on 08/12/10 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) BH05.10**

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.*

**3) UNI**

The crossover and hardstandings shall be constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

*Reason: In the interest of highway safety.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing 'proposed removal of garden wall' received on 18th October 2010 and drawing no. 2 received on 5th November 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/02741**

**86A Boundary Road Hove**

Erection of additional storey to create 1no two bedroom flat and 1no one bedroom flat.

**Applicant:** HR Investments

**Officer:** Charlotte Hughes 292321

**Refused on 07/12/10 PLANNING COMMITTEE**

**1) UNI**

Policies QD1, QD2 & QD14 Brighton & Hove Local Plan require new developments to be of a high standard, to make a positive contribution to the surrounding area and to emphasise and enhance the positive characteristics of the local neighbourhood. Policy QD5 also states that all new development should present an interesting and attractive frontage at street level. The additional storey and alterations to the existing shopfront, would result in visually dominant building, which by reasons of its design and bulk, would fail to make a positive

contribution to the street scene. The proposal is considered to be contrary to policies QD1, QD2, QD5 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of neighbouring properties. It is considered that as a result of the development the residents of the first floor flat within 86 Boundary Road, would experience loss of light, loss of privacy, a heightened sense of enclosure and general noise disturbance. The proposal would therefore have a detrimental impact on existing residential amenity and it would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2010/03321**

**West Hove Infant School Portland Road Hove**

Installation of new welded mesh sections to vehicular gates and boundary walls.

**Applicant:** Ms Liz Moore

**Officer:** Mark Thomas 292336

**Approved on 26/11/10 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 be carried out in accordance with the approved drawing no. A-003 REV A received on 19<sup>th</sup> October 2010.

*Reason: For the avoidance of doubt and in the interests of proper planning.*