

**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**

**BH2010/02489**

**162 Carden Hill Brighton**

Replacement of existing rear dormer window with new wider dormer window.

**Applicant:** Mrs Lena Johansson

**Officer:** Helen Hobbs 293335

**Approved on 04/01/11 COMMITTEE**

**1) BH01.01**

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

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

**2) BH03.03**

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 no026-PL-01, 026-PL-02, 026-PL-03 & 026-PL-04 submitted on 9th August 2010.

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

**BH2010/02540**

**Land Between 58 Braybon Avenue & Hathaway Mayfield Crescent Brighton**

Erection of 1no detached 3 bedroom chalet bungalow fronting Mayfield Crescent.

**Applicant:** Mr & Mrs Westlake

**Officer:** Anthony Foster 294495

**Approved on 21/12/10 DELEGATED**

**1) 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.*

**2) 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.*

### **3) UNI**

The first floor bathroom windows on the rear (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.*

### **4) UNI**

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

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

### **5) UNI**

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

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

### **6) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

### **7) UNI**

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

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

### **8) UNI**

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.*

### **9) UNI**

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site 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 safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

### **10) UNI**

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the 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 to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.*

### **11) UNI**

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

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

### **12) UNI**

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

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

### **13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the number and type of bat boxes, and bird boxes. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

*Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.*

### **14) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 78409/100 Rev A, /101 Rev A, /102 Rev A, /103 Rev C,

/104 Rev C, /105, site plan and block plan received 10 August 2010.

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

### **15) UNI**

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

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

### **16) 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 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.*

## **BH2010/03285**

### **189 Carden Avenue Brighton**

Display of internally-illuminated fascia and double-sided hanging signs and non-illuminated poster frame and vinyl signs.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Aidan Thatcher 292265

### **Split Decision on 06/01/11 DELEGATED**

#### **1) BH10.01**

GRANT advertisement consent for the 2 no. fascia signs on the front elevation (the lower fascia turning the corner to the side elevation also) and 2 no. double sided projecting signs at either end of the lower fascia (front elevation only) as shown on drawing no. P-5203-220 B, subject to the following conditions and informatives:

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

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

#### **2) BH10.02**

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

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

#### **3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **8) UNI**

The projecting signs must be located a minimum of 2.3m above ground level and off a minimum clearance back from the carriageway edge of 0.45m.

*Reason: To ensure a safe development and to safeguard the appearance and character of the area in accordance with policies TR7 & QD12 of the Brighton & Hove Local Plan.*

#### **9) UNI**

The advertisements shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

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

#### **1) UNI**

REFUSE advertisement consent for the signage fixed to the side elevation surrounding the ATM, and associated double sided projecting sign above, shown on drawing no. P-5203-221 A for the following reason:

1. The application for signage surrounding and directing to the ATM is premature as there is no planning consent for an ATM in this location.

### **BH2010/03313**

#### **102 Ladies Mile Road Brighton**

Erection of single storey side and rear extension to replace existing.

**Applicant:** Mr & Mrs Robertson

**Officer:** Sonia Kanwar 292359

**Approved on 17/12/10 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 additional windows shall be constructed to the side elevations 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. 01 and 02 and the site location plan and block plan received on 21st October 2010.

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

**BH2010/03399**

**35 Overhill Way Brighton**

Erection of first floor rear extension with pitched roof.

**Applicant:** Dr Sian Bennett

**Officer:** Sonia Kanwar 292359

**Approved on 23/12/10 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 first floor window to the southern elevation serving the en suite bathroom shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) 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 side elevations 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.*

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. AKT OV 01, 02, 03, 04, 05, 06, 07 and the site location plan and block plan received on the 28th October 2010.

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

### **BH2010/03474**

#### **1 Warmdene Way Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 7, 8, 9, 10, 12, 13, 14 and 15 of application BH2008/03475.

**Applicant:** Mr Robert Walters

**Officer:** Aidan Thatcher 292265

**Split Decision on 21/12/10 DELEGATED**

#### **1) UNI**

GRANT approval of the details reserved by conditions 3, 4, 7, 10 and 14 subject to full compliance with the submitted details.

#### **1) UNI**

REFUSE approval of the discharge of condition 12 for the following reasons:

1. Insufficient information has been provided in relation to the construction details of the access road. It is therefore not possible to discharge condition 12.

### **BH2010/03479**

#### **75 Cuckmere Way Brighton**

Erection of single storey side extension with pitched roof with rooflights to side.

**Applicant:** Mr & Mrs Dickinson

**Officer:** Sonia Kanwar 292359

**Approved on 31/12/10 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. 1355 / 1433 received on 8th November 2010, and 1355 / 1434B received on the 24th December 2010.

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

### **BH2010/03496**

#### **Land Adjacent to 1 Warmdene Way Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2008/03475.

**Applicant:** Mr Bob Walters

**Officer:** Aidan Thatcher 292265

**Approved on 06/01/11 DELEGATED**

**BH2010/03499**

**59 Crabtree Avenue Brighton**

Erection of part single, part two storey rear extension and associated roof alterations to replace existing conservatory. External alterations to rear windows and doors.

**Applicant:** Ms E Parmenter

**Officer:** Sonia Kanwar 292359

**Refused on 12/01/11 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its siting, design, size and massing would result in the proposal appearing overbearing, particularly when viewed from the neighbouring property, No. 61 Crabtree Avenue, and would result in loss of light and outlook to this property. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension, by virtue of its siting, design, size and massing 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.

**BH2010/03516**

**138 Cuckmere Way Brighton**

Erection of two storey side extension to replace existing single storey extension.

**Applicant:** Mr Duncan Brooks

**Officer:** Helen Hobbs 293335

**Refused on 06/01/11 DELEGATED**

**1) UNI**

The two storey proposed extension, by reason of its siting, height, design, bulk, and massing, would result in an incongruous addition to the street scene that would unbalance the pair of semi-detached houses, to the detriment of the character and appearance of the existing property, surrounding properties and the street scene within Cuckmere Way, contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

**BH2010/03580**

**8 Highfield Crescent Brighton**

Erection of two storey rear extension at lower ground and ground floor levels.

**Applicant:** Mr Steve Morgan

**Officer:** Liz Arnold 291709

**Approved on 07/01/11 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. 477/01 received on 17th November 2010.

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

### **BH2010/03601**

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

Installation of ATM machine to East elevation.

**Applicant:** Reef Estates Ltd

**Officer:** Aidan Thatcher 292265

**Refused on 12/01/11 DELEGATED**

### **1) UNI**

The proposed ATM is situated within a primarily residential area, on the side elevation of a retail building which fronts onto a wholly residential street. As such any commercial element on this frontage is likely to give rise to harm to the amenities of nearby residential occupiers, and due to the lack of natural surveillance is likely to decrease the safety of the users. As such it would cause detriment to the character and appearance of the Carden Crescent street scene, increase the risk of crime and thus would be contrary to policies SU10, QD5 and QD27.

### **BH2010/03728**

#### **56 Vale Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs L Harvey

**Officer:** Sonia Kanwar 292359

**Approved on 11/01/11 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 side elevations 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. 01/1010501, 02/1010501, 03/1010501, 05/1010501, 06/1010501, the site location plan and the block plan received on the 30th November 2010.

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

## **PRESTON PARK**

### **BH2010/02581**

#### **45 Sandgate Road Brighton**

Erection of first floor rear extension above existing and installation of rear dormer.

**Applicant:** Mr Leo & Mrs Sharon Gittan

**Officer:** Louise Kent 292198

**Approved on 07/01/11 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 shall be constructed within the side elevations 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 no. 5709/01 rev. D received on 22 December 2010.

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

### **BH2010/02930**

#### **Flat 2 Glamis 166 Dyke Road Brighton**

Replacement of existing windows and side entrance door with new PVCu units.

**Applicant:** Mr Alan Stacey

**Officer:** Helen Hobbs 293335

**Approved on 11/01/11 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. un-numbered drawings and documents received on the 15th September 2010.

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

## **BH2010/02987**

### **15 Stanford Road Brighton**

Installation of 2no new Velux rooflights, replacement of existing rooflight, replacement sash window to side elevation and replacement of existing single door with a sliding sash window at rear elevation.

**Applicant:** Mr Clive Sefton

**Officer:** Jonathan Puplett 292525

**Approved on 23/12/10 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 windows hereby approved shall be painted softwood, double hung vertical sliding sashes.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1010-01 received on the 21st of September 2010 and drawing no. 1010-02A received on the 22nd of December 2010.

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

## **BH2010/03227**

### **9 Upper Hamilton Road Brighton**

Conversion of roofspace to form 1no 2 bedroom flat incorporating dormers to rear and rooflights to front elevation.

**Applicant:** Mike Stimpson Properties

**Officer:** Sue Dubberley 293817

**Approved on 16/12/10 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) 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) BH04.01A**

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

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

#### **5) BH06.02**

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

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

#### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos.30780/1, 3A received on 21 October 2010 and drawings no.30780/2B received on 15 December 2010.

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

### **BH2010/03404**

#### **101A - 101B Preston Drove Brighton**

Demolition and rebuilding of boundary wall to Balfour Road. Enclosure of side storage area with formation of new flat roof above and external w.c. Alterations to shopfront including re-installation of shop window glazing.

**Applicant:** Mr Anthony Benedict

**Officer:** Sonia Kanwar 292359

**Approved on 31/12/10 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) BH02.09**

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.*

#### **3) UNI**

No development of the Balfour Road boundary wall hereby permitted shall take place until samples of the materials to be used in the construction of its external surfaces 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 in the interests of the visual amenities of the area and to comply with policy HE6 of the Brighton & Hove Local Plan.*

#### **4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of the removal from the site of the storage container located

on the forecourt, the corbell brackets and cornicing to the southern and western elevations and above the entrance door shall be reinstated, in accordance with the details approved under Condition 5.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy HE6 of the Brighton & Hove Local Plan*

**5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of the removal from the site of the storage container located on the forecourt, the aluminium frames of the shopfront hereby approved shall be colour finished in black and shall be retained as such.

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

**6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of the removal from the site of the storage container located on the forecourt, the shutter box, guides, curtain, and all visible elements of all shutters shall be colour finished in black to match the shopfront and shall be retained as such.

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

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 2 months of the date of the removal from the site of the storage container located on the forecourt, the boarding attached to the outside of the shopfront windows shall be removed and the glass window displays to the south and west elevations shall be reinstated.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy HE6 of the Brighton & Hove Local Plan*

**8) UNI**

Within 1 month of the completion of the side storage area hereby approved the storage container located on the forecourt of the premises shall be removed from the site.

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

**9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01revA, 02revA and 03 received on the 28th October 2010, and the site location plan received on the 24th December 2010.

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

**10) UNI**

Notwithstanding the submitted drawings, no development of the corbell brackets and cornicing hereby permitted shall take place until further details of the profiles and materials to be used in their construction have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy HE6 of the Brighton & Hove Local Plan*

**BH2010/03405**

**101 Chester Terrace Brighton**

Erection of single storey rear infill extension.

**Applicant:** Mr & Mrs W Wakefield

**Officer:** Liz Arnold 291709

**Approved on 05/01/11 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the southern elevation of the extension 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no.10332-01RevC received on 9th December 2010.

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

**BH2010/03450**

**101A - 101B Preston Drove Brighton**

Demolition of boundary wall to Balfour Road.

**Applicant:** Mr Anthony Benedict

**Officer:** Sonia Kanwar 292359

**Approved on 31/12/10 DELEGATED**

**1) BH01.04**

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

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

**2) BH12.08**

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

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

**BH2010/03651**

**61 Exeter Street Brighton**

Erection of single storey rear extension and installation of rooflights to front and rear roof slopes.

**Applicant:** Mr John Nolan & Mrs Clare Simpson

**Officer:** Sonia Kanwar 292359

**Approved on 07/01/11 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**

No development shall take place until reasonable facilities have been given to the Local Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the Local Planning Authority, and their nominated representatives, of the date when work on site will start.

*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.*

**4) 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 side elevations 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.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 10G-P-01 and 02 received on 23rd November 2010.

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

**REGENCY**

**BH2010/00336**

**24 Castle Street Brighton**

Partial demolition and conversion/extension of existing premises to form 4no office units and 7no residential dwellings incorporating 4no one bed & 3no two bed duplex flats.

**Applicant:** Olivia Group

**Officer:** Jason Hawkes 292153

**Approved on 11/01/11 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH05.01**

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

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

A completed pre-assessment estimator will not be acceptable.

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

**4) BH05.02**

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

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

**5) BH05.08A**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

**6) BH05.10**

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

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

**7) BH06.03**

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

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



## **8) BH08.01**

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

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

and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

## **9) UNI**

Notwithstanding the approved floor plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with Lifetime Home Standards have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details.

*Reason: To ensure a satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy H013 of the Brighton & Hove Local Plan.*

## **10) UNI**

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

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

## **11) UNI**

All new flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing.

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

## **12) 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: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**13) UNI**

The existing large central timber doors on the Castle Street elevation shall be retained fixed open as a feature in the entrance foyer.

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**14) UNI**

The renderwork shall be smooth finished to match exactly the original renderwork.

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**15) UNI**

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

- i) the treatment of the eaves,
- ii) the treatment of the entrance threshold and steps, including any tiling,
- iii) the treatment of the transom infill panel and soffit above the Castle Street central entrance including a 1:10 scale section and details of materials,
- iv) the conservation rooflights,
- v) samples and details of materials,
- vi) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, timber and glazed screens and their cills, reveals, thresholds and steps,
- vi) 1:20 scale sample elevations and sections of the balcony and stair balustrading, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**16) UNI**

Plans, elevations and sections at 1:50 scale, shaded or hatched to show clearly the extent of demolition of the existing fabric of the building and the extent of new work, and a structural survey and method statement and plan setting out how the building's original fabric and structural integrity are to be protected, maintained and stabilised during demolition and construction works, shall be submitted to and approved by the Local Planning Authority before works commence. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement and plan and the front elevation shall be repaired and made good to match exactly its original appearance and condition, with the exception of the front entrance door which shall be replaced with one of a more suitable design.

*Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.*

**BH2010/02767**

**18 Hampton Place Brighton**

Construction of false chimney to conceal a flue to the rear elevation.

**Applicant:** Ms Judy Bow

**Officer:** Jason Hawkes 292153

**Approved on 20/12/10 DELEGATED**

**1) UNI**

Before the development commences details of the proposed chimney pot, which indicate that the chimney pot matches the originals on the building, shall be submitted to and approved by the Local Planning Authority in writing. The works shall be implemented in strict accordance with the agreed details and maintained

as such thereafter.

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

**2) UNI**

The false chimney hereby approved shall be smooth rendered and painted to match the colour of the rear wall in smooth masonry paint.

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

**3) UNI**

This consent relates to the construction of the false chimney only and does not relate to any other works shown on the submitted drawings.

*Reason: For the avoidance of doubt and to preserve the appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted for the false chimney shall be completed in its entirety by 17 June 2011 and thereafter retained as such.

*Reason: To ensure the remedial works are carried out prior to work required by an enforcement notice coming into effect and to ensure the satisfactory appearance of this listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.*

**BH2010/02823**

**5 Powis Villas Brighton**

Widening of existing driveway entrance and installation of sliding gate to replace existing gates. (Part retrospective)

**Applicant:** Cutler Holdings Ltd

**Officer:** Jason Hawkes 292153

**Approved on 16/12/10 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) BH11.02**

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

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

**3) UNI**

The new retaining walls of the raised planter beds shall be rendered and painted to match the garden walls.

*Reason: To ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

No works shall commence until the details of the new gates, including 1:10 scale and 1:1 scale sections, have been submitted and agreed in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

*Reason: As insufficient information has been submitted, to ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The new pilasters shall match exactly the original pilasters and shall have pineapple decorations to match originals and the missing pineapple decorations on the existing garden wall pilasters shall be reinstated to match the originals. These works shall be completed within 6 months of the date of this permission and thereafter retained.

*Reason: To ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. CW00/502(revised), 503, TA224/CP101/A, 105B and 103B received on the 2nd and 17th September and the 10th December 2010.

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

#### **7) UNI**

The new gates shall be cast iron and painted black and thereafter retained as such.

*Reason: To ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **BH2010/02824**

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

Widening of existing driveway entrance and installation of sliding gate to replace existing gates. (Part retrospective)

**Applicant:** Cutler Holdings Ltd

**Officer:** Jason Hawkes 292153

**Approved on 16/12/10 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 commence until the details of the new gates, including 1:10 scale and 1:1 scale sections, have been submitted and agreed in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

*Reason: As insufficient information has been submitted, to ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The new retaining walls of the raised planter beds shall be rendered and painted to match the garden walls.

*Reason: To ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The new pilasters shall match exactly the original pilasters and shall have pineapple decorations to match originals and the missing pineapple decorations

on the existing garden wall pilasters shall be reinstated to match the originals. These works shall be completed within 6 months of the date of this permission and thereafter retained.

*Reason: To ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**5) UNI**

The new gates shall be cast iron and painted black and thereafter retained as such.

*Reason: To ensure the appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2010/02983**

**Flat 3 53 - 54 Regency Square Brighton**

Strengthening of floor joists.

**Applicant:** Mr Anthony Burnell

**Officer:** Mark Thomas 292336

**Approved on 11/01/11 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**

Notwithstanding the details of alternative structural works outlined in the submitted structural report and accompanying drawing received on 17th November 2010, the development hereby permitted shall be as confirmed by email dated 5th January 2011 from the agent for the application and supporting document by 'Planit Construction' received on 20th September 2010 (i.e. lifting of floor boards and bolting new timber joists to existing).

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

**3) UNI**

All skirting boards and floor boards that need to be removed to facilitate the proposed structural improvement works shall be removed carefully and retained and reinstated. Any skirting and floor boards that are damaged beyond repair shall be replaced with new ones to match exactly the originals in the building, details of which shall be submitted to and agreed in writing by the Local Planning Authority.

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

**BH2010/03159**

**Flat 2 7 St Michaels Place Brighton**

Replacement white UPVC window to rear.

**Applicant:** Miss Laura Mulholland

**Officer:** Christopher Wright 292097

**Refused on 04/01/11 DELEGATED**

**1) UNI**

It has not been possible to arrange access to the site with the applicant and therefore a full assessment of the proposal could not be made. The visual impact and appropriateness of the proposal in relation to the historic character and appearance of the building could not be assessed. However, based on the information submitted it is considered there would be a high probability the development is contrary to the requirements of policy HE6 of the Brighton &

Hove Local Plan for reasons including the design and materials.

**BH2010/03307**

**12-15A Kings Road Brighton**

Removal and repair of architectural detail to upper levels of bay window structures and canopy above ground floor, bay riser and associated corbels (part retrospective)

**Applicant:** Brighton & Hove City Council

**Officer:** Charlotte Hughes 292321

**Approved on 30/12/10 DELEGATED**

**1) UNI**

The front façade and its architectural details shall be fully recorded by photographs and copies of these photos shall be deposited with the Local Planning Authority within 3 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To record the history of the building and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**2) UNI**

Before work commences on the reconstruction of the demolished and defective parts of the building, the following details shall be submitted to and approved by the Local Planning Authority in writing:-

- i) a 1:50 scale elevational drawing of the front of the building;
- ii) 1:20 scale sample elevations and a 1:1 scale sections of all new window joinery.

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.*

**3) UNI**

All renderwork shall be carried out using a hydraulic lime:sand render mix with a smooth finish to match the original, including all mouldings and ashlar lining and shall be painted with a smooth masonry paint to match the existing paint colour, 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.*

**4) UNI**

The demolished parts of the front façade of the building shall be rebuilt to match exactly the original building, within six months of the date of this permission 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.*

**BH2010/03316**

**45 East Street Brighton**

Installation of new roller shutter.

**Applicant:** H & M Hennes & Mauritz UK Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 17/12/10 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.539-125F & 539-126A received on the 8th November 2010.

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

## **BH2010/03367**

### **79 Western Road Brighton**

Display of halo illuminated lettering and logo applied to fascia sign. (Retrospective).

**Applicant:** HSBC CRE

**Officer:** Christopher Wright 292097

**Approved on 04/01/11 DELEGATED**

#### **1) BH10.01**

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

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

#### **2) BH10.02**

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

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

#### **3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

**8) UNI**

Illumination of the sign should accord with the latest draft of the Institute of Lighting Engineers' Technical Report No. 5 - The Brightness of Illuminated Advertisements.

*Reason: In the interests of highway safety and in order to accord with policy TR7 of the Brighton & Hove Local Plan.*

**BH2010/03471**

**9 Hampton Place Brighton**

Application for variation of condition 2 of application BN80/1416 (Change of use from disused garage to snack bar cafe) to allow opening hours between 08.00 to 23.00 Monday to Saturday and between 08.00 to 22.30 on Sundays.

**Applicant:** Mr Gino Fox

**Officer:** Guy Everest 293334

**Refused on 31/12/10 DELEGATED**

**1) UNI**

The extended opening hours have potential to cause harmful noise and disturbance for occupiers of adjoining residential properties, and particularly those at first floor level (above the restaurant) and at 11 Hampton Place. It has not been demonstrated that noise generated by extended use of the restaurant could be appropriately mitigated and would not lead to significant harm for occupiers of adjoining properties. In the absence of information to indicate otherwise the proposal is considered contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2010/03529**

**1 - 5 Prince Albert Street Brighton**

Erection of retractable canopy to east elevation.

**Applicant:** InnBrighton

**Officer:** Adrian Smith 01273 290478

**Approved on 06/01/11 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.01B and 06B received on the 4th January 2011.

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

**BH2010/03530**

**1 - 5 Prince Albert Street Brighton**

Erection of retractable canopy to east elevation.

**Applicant:** InnBrighton

**Officer:** Adrian Smith 01273 290478

**Approved on 06/01/11 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 drawing nos.01B and 06B received on the 4th January 2011.

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

### **BH2010/03531**

#### **St Mary Magdalen Catholic Primary School Spring Street Brighton**

Installation of disabled platform lift to South incorporating removal of kerb.

**Applicant:** The Governors of St Mary Magdalen Catholic Primary School

**Officer:** Christopher Wright 292097

**Approved on 06/01/11 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. 1057-P-01-A and 1057-P-05-A received on 11 November 2010 and 1057-P-04-B received on 7 December 2010.

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

### **BH2010/03542**

#### **38 39 & 41 Middle Street Brighton**

Creation of roof terrace above 38-39 Middle Street.

**Applicant:** Mr Martin Friel

**Officer:** Charlotte Hughes 292321

**Refused on 11/01/11 DELEGATED**

### **1) UNI**

Policies SU10, QD14 and QD27 of the Brighton & Hove Local Plan 2005 seek to ensure that new development does not result in the loss of amenity to surrounding residents and occupiers. The proposed roof terrace, by reason of its proximity to several residential properties, in particular the adjacent site managers flat for 37 Middle Street, would result in a potential noise nuisance and the loss of amenity for the occupiers of these properties and the development is therefore considered to be contrary to the afore mentioned policies.

### **BH2010/03548**

#### **65 Upper North Street Brighton**

Erection of single storey side and rear extensions.

**Applicant:** Mr & Mrs Stuart & Maggie Hehir

**Officer:** Paul Earp 292193

**Approved on 10/01/11 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) 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.*

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 175-03/1 received on 12 November 2010.

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

## **BH2010/03558**

### **9-12 Middle Street Brighton**

Erection of additional level at 4th floor and associated works.

**Applicant:** Vastcom Estates Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 11/01/11 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**

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 Statement received on the 11th January 2011 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.*

## **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the railings shown on the approved plans shall be painted white prior to the occupation of the development hereby permitted and shall thereafter be retained as such.

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001A, 006C, 007C, 008C, 009C & 010C received on the 15th November 2010.

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

## **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the external detailing and finishes of the development hereby permitted, including all windows, shall match exactly in material, colour, style, bonding and texture that 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.*

**BH2010/03619**

**51-53 West Street Brighton**

Display of 2no internally illuminated window displays.

**Applicant:** Lloyds Banking Group

**Officer:** Clare Simpson 292454

**Approved on 10/01/11 DELEGATED**

**1) BH10.01**

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

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

**5) BH10.05**

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

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

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

### **8) UNI**

Illumination of the sign shall accord with the Institute of Lighting Engineers Technical report no. 5 - the Brightness of Illuminated Advertisements.

*Reason: In the interests of highway safety and in accordance with TR7 of the Brighton & Hove Local Plan.*

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

### **BH2010/02747**

#### **8 St Nicholas Road Brighton**

Alterations to the existing front and rear dormers and the creation of a roof terrace to the front of the property.

**Applicant:** Ms Emma Topping

**Officer:** Chris Swain 292178

**Approved on 20/12/10 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) BH12.02**

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 drawings nos. 006\_PL\_001, 006\_PL\_002 and 006\_PL03 received on 26 August 2010, and drawing nos. 006\_PL\_04\_B and 006\_PL\_05\_A submitted on 1 December 2010.

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

### **BH2010/02774**

#### **17 Kensington Place Brighton**

Retention of existing timber frames and replacement of single glazing with new double glazing to existing timber sash windows.

**Applicant:** Ms Sophy Merrick

**Officer:** Chris Swain 292178

**Approved on 23/12/10 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 unnumbered drawing titled standard detail sheet No.3 received on 20 December 2010.

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

#### **3) UNI**

The hereby approved windows shall have horns and side rails to match the design and dimensions of the existing horns and side rails.

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

**BH2010/02911**

**76 Shaftesbury Road Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr Rafael Fierro

**Officer:** Louise Kent 292198

**Approved on 06/01/11 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 south elevation (facing No. 74 Shaftesbury Road) 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. 10-05-P-002 received on 21 September 2010, and 10-05-P-001 Rev. A, 003 Rev. A & 004 Rev. A received on 8 December 2010.

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

**BH2010/03041**

**42A Providence Place Brighton**

Change of use from Workshop (B1/B2) to a Tattoo Studio (Sui-generis)

**Applicant:** Tattoo Workshop

**Officer:** Chris Swain 292178

**Approved on 29/12/10 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 nos. 01 and 02 and a site plan received on 24 September 2010.

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

**BH2010/03171**

**Flat 2 The Old School House 35 Frederick Place Brighton**

Installation of uPVC windows to enclose existing balcony.

**Applicant:** Mr Richard Patching

**Officer:** Helen Hobbs 293335

**Approved on 22/12/10 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 un-numbered drawings received on 27th October 2010.

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

**BH2010/03243**

**2 St Georges Place Brighton**

Internal and external alterations to form 5 no self contained flats.

**Applicant:** Haysport Properties Ltd

**Officer:** Sue Dubberley 293817

**Approved on 24/12/10 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) BH13.03**

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall 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.*

**3) BH13.06**

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

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

**4) BH13.07**

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

*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.*

**5) 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.*

**6) BH13.12**

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to

carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

**7) BH13.13**

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

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

**BH2010/03262**

**10 Round Hill Road Brighton**

Loft conversion incorporating rooflights to front and rear and erection of a single storey rear extension. External alterations to windows and doors.

**Applicant:** Mr & Mrs S & J Atkins

**Officer:** Helen Hobbs 293335

**Approved on 16/12/10 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) BH12.02**

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 drawings no. 0125.PL01 received on 14th December 2010 and drawing no. 0125.EXG.01 received on 15th October 2010.

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

**BH2010/03286**

**78 Trafalgar Street Brighton**

Change of use from retail (A1) to mixed use retail and cosmetic clinic (A1/D1).

**Applicant:** A New You

**Officer:** Anthony Foster 294495

**Approved on 21/12/10 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, site plan, block plan, Existing Details, and Proposed Details received on 19/10/10.

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

### **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto, the ancillary D1 use hereby approved shall only be for non-surgical beauty procedures as described in the application and for no other purpose within Use Class D1 without the further written consent of the Local Planning Authority.

*Reason: To protect the amenities of adjoining properties from possible disturbance from other D1 uses and to accord with policies QD27 and SR4 of the Brighton & Hove Local Plan.*

### **4) UNI**

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 policies SR4 and QD27 of the Brighton & Hove Local Plan.*

### **5) UNI**

The use hereby permitted shall not be open to customers except between the hours of 09.00 and 20.00 on Mondays to Friday, 09.00 and 18.00 on Saturdays and not at anytime on 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.*

## **BH2010/03302**

### **Top Flat 2 Bath Street Brighton**

Installation of 4no rooflights to rear roofslope.

**Applicant:** Miss Amelia Rowcroft

**Officer:** Helen Hobbs 293335

**Refused on 24/12/10 DELEGATED**

### **1) UNI**

The proposed rooflights, by virtue of their inappropriate siting and excessive number, would result in a cluttered and unbalanced appearance to the detriment of the character and appearance of the existing property, the street scene and the West Hill Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and to the Supplementary Planning Guidance on Roof Alterations and Extensions.

## **BH2010/03308**

### **35 Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 5, 6, 7, 9 and 13 of application BH2010/00230.

**Applicant:** Mr Yusef Yesil

**Officer:** Liz Arnold 291709

**Approved on 07/01/11 DELEGATED**

## **BH2010/03344**

### **Flat 4 21 Albert Road Brighton**

Loft conversion incorporating rear dormer and rooflights to front roofslope.

**Applicant:** Mr W Meeten

**Officer:** Chris Swain 292178

**Approved on 17/12/10 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) BH12.02**

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) 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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved amended drawing no. WM/01A and WM/02A received on 22 October 2010.

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

**BH2010/03381**

**2-3 Pavilion Buildings Brighton**

Display of externally illuminated projecting sign, a fascia sign with halo illuminated lettering and a non-illuminated plaque.

**Applicant:** Mitchells & Butlers

**Officer:** Liz Arnold 291709

**Approved on 04/01/11 DELEGATED**

**1) BH10.01**

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

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

**2) BH10.02**

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

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

**3) BH10.03**

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

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

**4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

#### **8) UNI**

The advertisements hereby granted consent shall not be installed or erected until the existing signs located on the eastern elevation have been removed and any damage incurred by removal repaired.

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

### **BH2010/03431**

#### **16 Queens Road Brighton**

Alterations to shop front and installation of condenser units within rear service corridor. (Retrospective).

**Applicant:** Brasher Leisure Ltd

**Officer:** Chris Swain 292178

**Approved on 06/01/11 DELEGATED**

#### **1) UNI**

The hereby approved air conditioning condenser units shall only operate between the hours of 08.00 and 20.00 each day.

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

#### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. SS.BR001, SS.BR0004, SS.BR007A SS.BR013 and SS.BR014 received on 2 November 2010.

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

### **BH2010/03458**

#### **Unit 1, 134-138 North Street Brighton**

Alterations to shopfront including installation of new doorway and ATM.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 22/12/10 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 nos. G01-ELEV, P6976-100, 101, 210, 210, 211, 212, 213, 214, 215, 216 received on 4th November 2010.

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

### **BH2010/03459**

#### **Unit 1, 134-138 North Street, Brighton**

Display of 1no internally illuminated fascia sign, 2no internally illuminated hanging signs and vinyl lettering to shop front windows and above proposed ATM.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 22/12/10 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.*

**BH2010/03501**

**Flats 2 3 & 4 35 Queens Road Brighton**

Installation of external gas pipework to front elevation.

**Applicant:** Mr Liam Fletcher

**Officer:** Sonia Kanwar 292359

**Refused on 20/12/10 DELEGATED**

**1) UNI**

The proposed development, by virtue of its siting on the front elevation of the building would form a prominent and unsympathetic feature which would be detrimental to the character and appearance of the existing building and the West Hill Conservation Area, and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09 - Architectural Features.

**BH2010/03553**

**144 Upper Lewes Road Brighton**

Erection of two storey rear extension over existing lower ground floor extension.

**Applicant:** Mr James Graham

**Officer:** Anthony Foster 294495

**Approved on 07/01/11 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. CH301/001, /002, /003, /004, /005 received on 15 November 2010.

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

**BH2010/03570**

**22-23 London Road Brighton**

Replacement of existing timber framed windows with UPVC double glazed windows at first & second floors to front elevation.

**Applicant:** London Road Real Estate

**Officer:** Helen Hobbs 293335

**Approved on 07/01/11 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 and documents received on 15th November 2010.

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

**BH2010/03576**

**97-99 Trafalgar Street Brighton**

Change of use from Retail (A1) to mixed use Retail and Cafe (A1 & A3) (Retrospective)

**Applicant:** Redwood Coffee House

**Officer:** Kate Brocklebank 292175

**Approved on 12/01/11 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnumbered location plan and drawings nos P50 01 and P50 01 received on 16th November 2010.

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

**WITHDEAN**

**BH2010/00391**

**37-41 Withdean Road Brighton**

Demolition of three existing detached houses and construction of 3no new detached dwellings. (amendment to reduce size of the upper floor balconies, and revised location of building to southern plot (plot 4).)

**Applicant:** Apple Construction

**Officer:** Paul Earp 292193

**Approved on 20/12/10 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) BH01.06**

The development hereby permitted shall be carried out in accordance with the approved drawings no.s 0082. EX /1-3 submitted on 16 February 2010 and 0082.SK / 1B; 0082.PL / 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 100A, 101B, 102A, 103B, 104A, 105B submitted on 4.8.10.

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

**3) 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.*

#### **4) 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.*

#### **5) 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.*

#### **6) BH03.01**

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

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

#### **7) BH04.01A**

Unless otherwise agreed in writing by the Local Planning Authority, the new 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.*

#### **8) 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.*

#### **9) 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.*

**10) 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.*

**11) 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.*

**12) BH11.01**

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

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

**13) BH11.02**

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

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

**14) BH11.03**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**15) UNI**

No development shall take place until a retention and planting schedule for trees across the site have been submitted to and approved in writing by the Local Planning Authority. Those trees that are to be retained, shall be retained as such thereafter. All planting comprised in the approved scheme shall be carried out in the first planting 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.

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

**16) UNI**

The crossovers hereby approved shall be constructed in accordance the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager prior to commencement of any other development on the site.

*Reason: In the interest of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**17) UNI**

Details of the screens to the second floor terraces shall be submitted to and approved in writing by the Local Planning Authority before works commence. The panels shall be installed before the properties are occupied and maintained as approved thereafter. The area of roof to the east of the screen shall not be used as an amenity space at any time.

*Reason: To safeguard residential amenity and prevent overlooking of neighbouring properties and to comply policy QD27 of the Brighton & Hove Local Plan.*

**18) UNI**

Details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority before works commence. The panels shall be installed and maintained as approved thereafter.

*Reason: To ensure satisfactory provision of solar gain and to comply policy SU2 of the Brighton & Hove Local Plan.*

**19) UNI**

The development shall not be occupied until parking areas have been provided in accordance with the approved plans 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 adequate parking provision and to comply with policy TR19 of the Brighton & Hove Local Plan.*

**BH2010/03061**

**25 Hazeldene Meads Brighton**

Proposed roof extension incorporating additional rooflight to front.

**Applicant:** Miss Dinah Rae

**Officer:** Guy Everest 293334

**Approved on 29/12/10 PLANNING COMMITTEE**

**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 no. 29762/1 submitted 27th September 2010 and approved drawings labelled 'Drawing 1' & 'Drawing 2' submitted 7th October 2010.

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



**BH2010/03062**

**25 Hazeldene Meads Brighton**

Certificate of Lawfulness for proposed solar panels to South, East and West.

**Applicant:** Miss Dinah Rae

**Officer:** Guy Everest 293334

**Approved on 16/12/10 DELEGATED**

**BH2010/03327**

**58 Surrenden Road Brighton**

Removal of side chimney stack.

**Applicant:** Mr Kevin Flack

**Officer:** Mark Thomas 292336

**Approved on 04/01/11 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 unnumbered drawings received on 16th November 2010.

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

**BH2010/03329**

**13 Harrington Road Brighton**

Erection of single storey pitched roof rear extension at first floor level over existing ground floor flat roof extension.

**Applicant:** Mr & Mrs Minor

**Officer:** Wayne Nee 292132

**Refused on 20/12/10 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. 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 first floor rear extension would poorly relate to the existing first floor and roof line, and is therefore considered to form an inappropriate addition to the property. Furthermore, by virtue of its massing, bulk and projection, the proposed first floor extension would be an un-neighbourly form of development that would be overbearing for the residents at no. 15 Harrington Road, resulting in a significant loss of outlook and an increased sense of enclosure. The proposal therefore is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/03347**

**39 Withdean Crescent Brighton**

Erection of single storey extension at first floor level over existing garage.

**Applicant:** Mr D P Hunt

**Officer:** Mark Thomas 292336

**Approved on 05/01/11 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. 2010/09/1001 received on 6th December 2010.

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

**BH2010/03351**

**13 Clermont Terrace Brighton**

Erection of single storey rear extension incorporating roof lantern at lower ground floor level.

**Applicant:** Mr & Mrs John Harley

**Officer:** Christopher Wright 292097

**Approved on 23/12/10 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. 10.09.02/2 received on 25 October 2010 and 10.09.02/3 received on 28 October 2010.

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

**BH2010/03359**

**31 Maldon Road Brighton**

Creation of additional floor at second floor level to create one 2no bedroom flat incorporating part mansard roof and Juliet balconies to front.

**Applicant:** Mr Benjamin Hillman

**Officer:** Guy Everest 293334

**Approved on 17/12/10 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) 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) 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) BH03.02**

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.*

**5) BH04.01A**

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

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

**6) BH05.01B**

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 / Code level 4 / Code level 5\*] 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 / Code level 4 / Code level 5\*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**7) BH05.02B**

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

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

**8) 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.*

#### **9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. MR31PRO/01, MR31PRO/02, MR31PRO/03, MR31PRO/04, MR31PRO/05, MR31PRO/06, MR31PRO/08 & MR31PRO/10 received on 22nd October 2010; and MR31PRO/07 A & MR31PRO/09 A submitted 18th November 2010.

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

### **BH2010/03394**

#### **9 Glen Rise Brighton**

Creation of additional floor at first floor level incorporating roof alterations with additional windows and formation of tiled surround to roof of existing rear extension.

**Applicant:** Mr & Mrs S Parker

**Officer:** Steven Lewis 290480

**Approved on 21/12/10 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 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.*

#### **3) UNI**

The south facing side roof lights and first floor window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved T.J. Evans drawings no. 501/014/00 & 501/014/01 Rev A received on 27/10/2010.

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

### **BH2010/03408**

#### **93 Tivoli Crescent North Brighton**

Certificate of lawfulness for proposed conversion of integral garage to living accommodation.

**Applicant:** Dr Kevin Staras

**Officer:** Christopher Wright 292097

**Approved on 24/12/10 DELEGATED**

**BH2010/03421**

**266 Dyke Road Brighton**

Certificate of Lawfulness for proposed single storey extension to rear.

**Applicant:** Mr Brian Prince

**Officer:** Wayne Nee 292132

**Approved on 20/12/10 DELEGATED**

**BH2010/03429**

**4 The Heights Brighton**

Certificate of lawfulness for the proposed part two storey and part single storey rear extension to replace existing conservatory.

**Applicant:** Mr Christopher & Mrs Elizabeth Gurtler

**Officer:** Wayne Nee 292132

**Approved on 20/12/10 DELEGATED**

**BH2010/03456**

**2 Croft Road Brighton**

Demolition of existing garage and erection of a three storey 3no bedroom dwelling house with associated parking and photovoltaic panels (amended description)

**Applicant:** Total Vegetation Management Ltd

**Officer:** Jason Hawkes 292153

**Approved on 30/12/10 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) BH04.01**

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

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

**4) BH05.02**

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

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

**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) 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.*

**7) BH11.02**

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

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

**8) UNI**

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

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

**9) UNI**

The scheme shall be implemented strictly in accordance with the archaeological watching brief submitted and agreed by the East Sussex County Council Archaeologist.

*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.*

**10) UNI**

All trees / shrubs to be retained on the boundaries (as shown on the landscaping plan and drawing TA484/28D) provide screening from neighbouring properties and shall be protected during works to BS 5837 (2005) Tress on Development Sites.

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

**11) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.TA484/01B, 10D, 20C, 21D, 22D, 23D, 24C, 26D, 27D, 28D and the Landscaping Scheme Plan received on the 4th & 23rd November 2nd December 2010.

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

## **12) UNI**

The scheme shall be implemented in accordance with the white rendered masonry sample, the grey roof slate tile sample, the Velfac window sample, the Priora 'Charcoal' Permeable Paving sample for the driveway and the Textured Concrete 'Saxon Red' Paving sample for the front and rear patios submitted with the application.

*Reason: To preserve the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

### **BH2010/03502**

#### **74 Redhill Drive Brighton**

Application for Approval of Detail Reserved by Condition 4 of application BH2010/02366.

**Applicant:** The Outlook Foundation

**Officer:** Steven Lewis 290480

**Approved on 10/01/11 DELEGATED**

### **BH2010/03549**

#### **9 Hillbrow Road Brighton**

Erection of 2no dwelling houses with new access drive and associated parking.

**Applicant:** Mr Paul Newman

**Officer:** Clare Simpson 292454

**Refused on 07/01/11 DELEGATED**

## **1) UNI**

The formation of an additional house in the rear garden would result in an overdevelopment of the garden area harming the spacious character and appearance of the area and dominating the setting of adjoining gardens. The proposal is contrary to policy QD1, QD2 QD3, and HO4, of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed development in the rear garden, by virtue of its siting, design, scale and access would result in a dominating development of the rear garden, which would be visually intrusive, overbearing and would harm the outlook from neighbouring properties and detrimental to the overall enjoyment of adjoining properties. The proposal would be contrary to policy QD1, QD2 QD3, HO4 and QD27 of the Brighton & Hove Local Plan.

### **BH2010/03584**

#### **26B Withdean Road Brighton**

Application for Approval of Details Reserved by Conditions 2 and 5 of application BH2008/03059.

**Applicant:** Mr Bharat Chotai

**Officer:** Jason Hawkes 292153

**Approved on 07/01/11 DELEGATED**

### **BH2010/03674**

#### **20 Middle Road Brighton**

Erection of two storey rear extension.

**Applicant:** Mr Luke Kelsey

**Officer:** Adrian Smith 01273 290478

**Approved on 12/01/11 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 no.CO/01 received on the 24th November 2010.

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

## **BH2010/03753**

### **7 Whitethorn Drive Brighton**

Non Material Amendment to BH2010/01125 for the removal of dormer window and replace garage door with smaller window.

**Applicant:** Mr Nick Law

**Officer:** Charlotte Hughes 292321

**Approved on 31/12/10 DELEGATED**

## **BH2010/03772**

### **14 Fairview Rise Brighton**

Certificate of Lawfulness for proposed single storey rear extension to replace existing conservatory.

**Applicant:** Mr K McCormick

**Officer:** Mark Thomas 292336

**Approved on 11/01/11 DELEGATED**

## **EAST BRIGHTON**

## **BH2010/01805**

### **Donald Hall Road & Chadborn Close Brighton**

Installation of over-cladding with external insulation on 12 residential blocks of flats (Bluebell, Daisy, Stonecrop, Clematis, Magnolia, Sunflower, Sundew, Saffron, Hyssop, Pennyroyal, Chervil and Thyme).

**Applicant:** Brighton & Hove City Council

**Officer:** Anthony Foster 294495

**Approved on 29/12/10 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

2. The development hereby permitted shall be carried out in accordance with the approved drawing nos. 10040/001, /002, /003, /004, /005, /006, /007, /011, /012, /013, /014, /015, /016, /017 received 9 June 2010, 10040/101 received 20 July 2010 drawing nos. 10040/P001 rev A, /P002 rev A, /P003 rev A, /P004 rev A, /P005 rev A, /P006 rev A, /P007 rev A received 1 November 2010.

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



**BH2010/02583**

**Flats 3 & 4 163 Marine Parade Brighton**

Internal alterations to combine flats 3 & 4.

**Applicant:** Mr C Brookes

**Officer:** Liz Arnold 291709

**Approved on 07/01/11 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**

Notwithstanding the annotations on drawing no. 01RevA received on the 20th December 2010, the ceiling at second floor level shall be reinstated with a lath and plaster construction within 3 months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority and thereafter retained.

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

**3) UNI**

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

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

**BH2010/02658**

**Ground Floor Flat 39 Eaton Place Brighton**

Erection of pitched roof shed to replace existing. (Retrospective)

**Applicant:** Mr Jeremy Setton

**Officer:** Helen Hobbs 293335

**Approved - no conditions on 20/12/10 DELEGATED**

**BH2010/03079**

**161 Marine Parade Brighton**

Internal alterations to layout of building. External alterations to rear including replacement casement windows, French doors and railings and installation of slate ventilators to roof.

**Applicant:** Jesus Fellowship Community Trust

**Officer:** Sue Dubberley 293817

**Approved on 21/12/10 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) BH13.12**

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

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

### **3) UNI**

No works shall take place until full details of the proposed blocked doorway between dining and kitchen on the ground floor 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.*

### **4) UNI**

No works shall take place until full details of the damp proofing system 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 new and replacement rain and fowl drainage is to be replaced in cast iron, and painted to match the render behind or where there is no painted render behind they should be painted black.

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

### **6) UNI**

The bare brick finish to the ground floor kitchen wall should be re-plastered in a traditional lime mix.

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

### **7) UNI**

No works shall take place until a report into the condition of the first floor railings at the front of the property and justification for their removal and replacement to be submitted for consideration by the Local Planning Authority.

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

### **8) UNI**

No works shall take place until full details of the new basement stairs have been submitted to and approved in writing by the Local Planning Authority, details to include the proposed balustrade, handrail, nosings and string. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **BH2010/03199**

### **10 Belgrave Place Brighton**

Alterations to flats including removal of existing bay window, fire escape stairs and fire doors and installation of new sash windows and new fire escape stairs. Erection of conservatory to rear of ground floor flat and alterations to layout of basement flat and ground floor communal hallway.

**Applicant:** Sue Davies

**Officer:** Chris Swain 292178

**Approved on 31/12/10 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 hereby approved sash windows shall be painted white and retained as such thereafter.

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

**3) UNI**

All exposed metal work shall be painted black and retained as such thereafter.

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

**4) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale profiles of the internal joinery details 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**

The fire escape shall be removed in its entirety and all embedded steelwork removed. Any damaged masonry shall be made good and the rear elevation finished in a lime based render to match original and retained as such thereafter.

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

**BH2010/03301**

**24 St Marys Square Brighton**

Installation of UPVC windows and doors to replace existing timber windows and doors.

**Applicant:** Mr Richard Custance

**Officer:** Louise Kent 292198

**Approved on 11/01/11 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 Design and Access statement and photographs received on 28 October 2011, and additional window details received on 7 and 11 January 2011.

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

**BH2010/03330**

**23 St Marys Square Brighton**

Installation of UPVC windows and doors to replace existing timber windows and doors.

**Applicant:** Mr Thomas Kerrane

**Officer:** Louise Kent 292198

**Approved on 11/01/11 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 Design and Access statement, photographs and window details received on 9 November 2010, and additional window details received on 7 & 11 January 2011.

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

**BH2010/03371**

**Build Centre 19 Bristol Gardens Brighton**

Installation of racking to West elevation (Retrospective).

**Applicant:** Wolseley UK Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 22/12/10 DELEGATED**

**1) UNI**

Within 2 months of the date of this permission the existing racking shall be modified to be in strict accordance with the drawings as set out in condition 2 of this consent.

*Reason: To remedy the existing harm that arises from the existing development, to improve the character and appearance of the street scene and wider area and to comply with policies QD1 and QD5 of the Brighton & Hove Local Plan.*

**2) UNI**

There shall be no materials stored above the eaves height of the main warehouse building to which the racking is situated in front of.

*Reason: To protect the character and appearance of the street scene and wider area and to comply with policies QD1 and QD5 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. WOL3468002 and WOL3468/003 received on 26/10/10.

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

**BH2010/03376**

**8 Princes Terrace Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear.

**Applicant:** Mr David Evans

**Officer:** Chris Swain 292178

**Refused on 31/12/10 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as the applicant has failed to demonstrate that the proposed development would not exceed the height of the highest part of the existing roof.

**2) UNI2**

The submitted plans do not clearly show the extent of the proposed works to the rear of the property. It is not considered that the applicant has adequately demonstrated the exact works that are to be undertaken and in what order these works will be completed and therefore the Local Planning Authority is unable to accurately determine whether the alterations are lawful under Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

**BH2010/03454**

**178 Whitehawk Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/00969.

**Applicant:**Brighton & Hove City Council

**Officer:** Aidan Thatcher 292265

**Refused on 21/12/10 DELEGATED**

**1) UNI**

No information on the species type or number of specimens has been provided, those which have been planted are of insufficient size and thus it is not possible to discharge this condition.

**HANOVER & ELM GROVE**

**BH2010/03056**

**Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton**

Variation of conditions 5, 6, 7, 11, 12, 19, 21, 25, 26, and 29 of application BH2010/01054 (Demolition of the former nurses accommodation buildings and the construction of two residential apartment blocks (Blocks A and B) of 5 storeys and one apartment block (Block C) of 6 storeys comprising 95 units and a 106 square metre community facility with associated car parking and landscaping) to defer pre-commencement conditions until after demolition. Variation of condition 27 to allow details of the LAP and LEAP to be submitted and constructed on site prior to first occupation.

**Applicant:** Southern Housing Group

**Officer:** Kate Brocklebank 292175

**Approved on 24/12/10 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2010/01054, 12th August 2010.

*Reason: In accordance with the condition applied to permission BH2010/01054, and to comply with Section 91 of the Town and Country Planning Act 1990.*

**2) UNI**

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

*Reason: In the interests of the protection of controlled waters as the site overlies a principal aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

**3) UNI**

The community use shall only be used for D1 or D2 and for no other purpose (including any other purpose in Class D1 or D2 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 policies QD27, HO21 and HO25 of the Brighton & Hove Local Plan.*

**4) UNI**

The community use hereby permitted shall not be open to users except between the hours of 08:00 and 21:30 on Mondays to Fridays and 09:00 and 20:30 on Saturdays and between 10:00 and 19:00 on Sundays.

*Reason: To safeguard the amenities of the locality and to comply with policies SU10, QD27 and HO19 of the Brighton & Hove Local Plan.*

**5) UNI**

No construction of the ground floor slabs shall commence until, details of the cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues have been submitted to and approved in writing by the Local Planning. The development shall then be carried out in accordance with the approved details.

*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.*

**6) UNI**

No construction of the ground floor slabs shall commence until, a scheme for the provision of ecological mitigation and enhancement to the site including details of proposed green walling, together with maintenance plan shall be submitted to and approved by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved details.

*Reason: This is a large scale development and ecological and historic enhancements should be an intrinsic part of the plans in accordance with policies QD15, QD16, QD17, QD18 and HE11 of the Brighton & Hove Local Plan.*

**7) UNI**

No construction of the ground floor slabs shall commence until, a scheme for landscaping, which shall include hard surfacing, means of enclosure, 28 replacement trees outlined in the submitted Arboricultural Report dated 12th April 2010, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development shall be submitted to and approved in writing by the Local Planning Authority.

*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.*

**8) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping including areas of green wall, 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.

**9) UNI**

All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

**10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall then be carried out in strict accordance with BS 5837 (2005) Trees in Relation to Construction and tree protection measures for T22 received 27th October 2010, tree protection plan for T22 received 22nd October 2010.

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

### **11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until fences for the protection of trees to be retained have been erected in accordance with tree protection measures dated 20th October 2010 and received 27th October 2010, tree protection plan J36.65/02 Rev B received 27th October 2010. 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 retained trees shall be protected, ground measures placed where appropriate and any drainage in the vicinity of retained trees shall be laid in accordance with BS 5837 (2005) 'Trees in relation to construction'.

*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*

### **12) UNI**

No construction of the ground floor slabs shall commence until, elevational details of the external refuse and recycling store adjacent to Block B hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved and the remaining internal refuse/recycling stores brought into use prior to first occupation of the development and the 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.*

### **13) UNI**

No construction of the ground floor slabs shall commence 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.*

### **14) UNI**

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

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

### **15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the remote controlled shutter within Block B shall be constructed in accordance with the approved details on drawing no. AD-140 and 'Armourguard Range P2 technical specifications' received on 27th October 2010.

*Reason: To safeguard the appearance of the building and the visual amenities of the locality and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10, QD1 and QD27 of the Brighton & Hove Local Plan.*

### **16) UNI**

Notwithstanding the approved plans, prior to first occupation a car parking layout plan which shall include the provision of a minimum of 10 disabled parking spaces dedicated for the wheelchair units, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details prior to first occupation and retained as such thereafter.

*Reason: To ensure that adequate parking provision is retained and to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.*

**17) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the access to be provided onto Pankhurst Avenue shall be carried out in accordance with the approved details on drawing no. 101 received on 28th October 2010.

*Reason: To ensure the access is constructed to an appropriate design and safe standard and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**18) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved as shown on the approved drawings and drawing number AD-139 received on 27th October 2010 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.*

**19) UNI**

Prior to first occupation of the development a 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) for the development shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

*Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

**20) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, following demolition but prior to the commencement of any further development, the following information shall be submitted:

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

A completed pre-assessment estimator will not be acceptable.

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

**21) UNI**

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



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

## **22) UNI**

(i) Unless otherwise agreed in writing by the Local Planning Authority, following demolition but prior to the commencement of any further development, informed by previously submitted 'Site Assessment Report - LW18038/pp' dated February 2007 and received 27th October 2010 and 'Historical Maps and Site Sensitivity Data - LW18038/map' report dated February 2007 and received 27th October 2010, the following details shall be submitted to and approved in writing by the Local Planning Authority:

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority, no construction of the ground floor slabs shall commence until;

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

## **23) UNI**

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

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

## **24) UNI**

No construction of the ground floor slabs 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.*

### **25) UNI**

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

*Reason: In the interests of the protection of controlled waters as the site overlies a principal aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **26) UNI**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

*Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **27) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, following demolition but prior to the commencement of any further development, a scheme for the provision of foul sewerage disposal and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage and sewerage 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, SU4 and SU5 of the Brighton & Hove Local Plan.*

### **28) UNI**

Prior to first occupation the LAP and LEAP shall be provided on site and made available for use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include maintenance details and measures to protect neighbouring amenity.

*Reason: To ensure both are constructed and maintained to an acceptable standard and to accord with policies QD27 and HO6 and SPG9 'A guide for residential developers on the provision of recreational space.'*

### **29) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out in accordance with the approved details for balcony and roof terrace screening as shown on drawing nos. SK 2010 12 21 - 2 received on 21st December 2010, AD137 Revision A received on 17th December 2010 and AD138 received on 22nd October 2010 and thereafter 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.*

### **30) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, following demolition but prior to the commencement of any further development, informed by previously submitted 'Site Assessment Report - LW18038/pp' dated February 2007 and received 27th October 2010 and 'Historical Maps and Site Sensitivity Data - LW18038/map' report dated February 2007 and received 27th October 2010, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

i) A site investigation scheme, based on (1) to provide information for a detailed

assessment of the risk to all receptors that may be affected, including those off site.

ii) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

### **31) UNI**

The windows servicing all bathrooms hereby approved 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 properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

## **BH2010/03178**

### **23 - 24 Hanover Crescent Brighton**

Installation of galvanised steel handrail at front entrance.

**Applicant:** Ms Ali Gibbs

**Officer:** Liz Arnold 291709

**Approved on 12/01/11 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 handrail 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) UNI**

Unless otherwise agreed in writing, the handrail to the front of the property hereby permitted shall only be implemented by or on behalf of Ms Ali Gibbs and by no other person. Within 3 months of cessation of occupation of 23-24 Hanover Crescent by Ms Ali Gibbs the handrail hereby permitted shall be removed.

*Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and to comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the two approved drawings titled Proposed Rail to Front Door (Left Side Ascending) received on the 10th October 2010.

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

## **BH2010/03377**

### **3A Hanover Crescent Brighton**

Replacement of existing timber casement windows with new timber sash units, replacement of existing timber door with new 4 panel timber door with upper panels glazed to front elevation and the replacement of the additions to rear with slate tiles.

**Applicant:** Ms Martha Turland

**Officer:** Chris Swain 292178

**Approved on 31/12/10 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) BH13.12**

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

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

### **3) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed replacement doors 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 and HE6 of the Brighton & Hove Local Plan.*

### **4) UNI**

The hereby approved vertically sliding sash window to the front elevation shall not have horns to the meeting rails. No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed front window 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 and HE6 of the Brighton & Hove Local Plan.*

### **5) UNI**

The hereby approved vertically sliding sash window to the rear elevation shall have horns to the meeting rails to match those of the ground floor window immediately above. No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed replacement rear windows 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 and HE6 of the Brighton & Hove Local Plan.*

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings Nos.1-5 (inclusive) received on 4 November 2010.

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

## **BH2010/03378**

### **3A Hanover Crescent Brighton**

Replacement of existing timber casement windows with new timber sash units, replacement of existing timber door with new 4 panel timber door with upper panels glazed to front elevation and the replacement of the additions to rear with slate tiles.

**Applicant:** Ms Martha Turland

**Officer:** Chris Swain 292178

**Approved on 30/12/10 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) BH13.12**

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

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

### **3) UNI**

The hereby approved vertically sliding sash window to the rear elevation shall have horns to the meeting rails to match those of the ground floor window immediately above. No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed replacement rear windows 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.*

### **4) UNI**

No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed replacement doors 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**

The hereby approved vertically sliding sash window to the front elevation shall not have horns to the meeting rails. No works shall take place until 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed front window have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **BH2010/03391**

### **Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton**

Application for Approval of Details Reserved by Conditions 9, 10, 14, 16, 17, 21(a), 22, 23, 28 and 29(i) of application BH2010/01054.

**Applicant:** Southern Housing Group

**Officer:** Kate Brocklebank 292175

**Approved on 22/12/10 DELEGATED**

**BH2010/03393**

**76 Carlyle Street Brighton**

Erection of two storey extension to rear.

**Applicant:** Mr Stephen Hall

**Officer:** Sonia Kanwar 292359

**Approved on 05/01/11 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**

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 side elevations 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*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1, 2revA, 3, 4revA, 5, 6, 7, 8 and the site location plan received on the 16th November 2010, and the block plan received on the 17th November 2010.

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

**BH2010/03442**

**62 Albion Hill Brighton**

Installation of trellis and barrier to restrict access to smoking shelter.

**Applicant:** Pendry's Pubs limited

**Officer:** Liz Arnold 291709

**Approved on 24/12/10 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 timber gate barrier hereby approved shall be in situ and shall remain closed and not be opened for any purpose, other than for emergency access from 22:00 hours until 10.00am the following morning Monday to Sunday. The rear access door to the public house shall remain closed and not be opened for any purpose, other than for emergency access, from 00.30 Monday to Thursday, and from 01.30 hours Fridays and Saturdays and until 00.30hours on Sundays.

*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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2192/05RevA received on 3rd November 2010.

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

**BH2010/03776**

**111 Bonchurch Road Brighton**

Non Material Amendment to BH2010/01621 to amend the roof and wall arrangement.

**Applicant:** Ms Kate Kendon

**Officer:** Sonia Kanwar 292359

**Refused on 30/12/10 DELEGATED**

**1) UNI**

The amendment to raise the height and alter the design of the rear extension are considered material changes to the development approved under application BH2010/01621 and warrant the submission of a further application for planning permission. This would enable the Local Planning Authority to fully assess the revised proposals in respect of the following issues:

"impact on the design and appearance of the property and the wider setting; and impact on neighbouring properties".

**HOLLINGDEAN & STANMER**

**BH2010/03369**

**33 Hollingbury Place Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Fairbrother & Ms Covill

**Officer:** Chris Swain 292178

**Approved on 20/12/10 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. 1358/1437 and 1358/1438 received on 26 October 2010.

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

**BH2010/03448**

**St Josephs Catholic Primary School Davey Drive Brighton**

Erection of canopy to external play area.

**Applicant:** The Governors of St Josephs Catholic Primary School

**Officer:** Sonia Kanwar 292359

**Approved on 05/01/11 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 nos. 1056-P-01-A, 02-A, 03-A, 04-A, 05-A received on 4th November 2010.

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

**BH2010/03676**

**39 Hertford Road Brighton**

Certificate of Lawfulness for a proposed Hip to Gable roof extension and rear facing dormer and rooflights to front elevation.

**Applicant:** Mr & Mrs Macmillan

**Officer:** Sonia Kanwar 292359

**Approved on 04/01/11 DELEGATED**

**BH2010/03719**

**The Manor House Moulsecombe Place Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2010/00265.

**Applicant:** University of Brighton

**Officer:** Kate Brocklebank 292175

**Approved on 05/01/11 DELEGATED**

**MOULSECOOMB & BEVENDEAN**

**BH2010/03040**

**7 Eastbourne Road Brighton**

Erection of single storey rear extension and replacement of existing porch.

**Applicant:** Mrs Helen Patel

**Officer:** Chris Swain 292178

**Approved on 07/01/11 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 drawing no.25612/04 received on 7 October 2010 and drawing nos.



25612/03A, 25612/05A and 25612/06A received on 7 December 2010.  
*Reason: For the avoidance of doubt and in the interests of proper planning.*

**BH2010/03074**

**Land Behind 34/36 Baden Road Brighton**

Erection of 2no semi detached houses.

**Applicant:** Mr S Brown

**Officer:** Sue Dubberley 293817

**Approved on 21/12/10 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) BH02.01**

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

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

**3) BH02.05**

The bathroom windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**4) BH02.07**

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

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

**5) 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.*

**6) BH04.01A**

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

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

**7) 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 5 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 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **8) BH05.02**

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

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

#### **9) 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.*

#### **10) 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.*

#### **11) UNI**

Prior to commencement of development full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished ridge heights of all buildings including the adjoining approved houses at the rear of Nos.20-32 Baden Road and structures have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

*Reason: to safeguard the amenities of nearby residential properties and to safeguard the character and appearance of the area, and to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

*Reason: Previous activities within close proximity of this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.*

**13) UNI**

The measures set out in the submitted Site Waste Management Plan shall be implemented in the development hereby approved.

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

**14) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 9286/2 received on 29/09/2010 and no. 9286/1b received on 16/11/2010.

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

**BH2010/03322**

**130 Newick Road Brighton**

Erection of single storey rear extension and landscaping works to front and rear gardens including disabled access ramp to front garden and installation of 1.8m fencing.

**Applicant:** Brighton & Hove City Council

**Officer:** Anthony Foster 294495

**Approved on 16/12/10 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 fencing to the front of the property hereby permitted shall only be implemented on or on behalf of Mrs Loretta Watts and by no other person. Within 3 months of cessation of occupation of No.130 Newick Road by Mrs Loretta Watts the fencing hereby permitted shall be removed.

*Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

## **5) UNI**

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

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

## **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no 09062/001, /002, received on 21 October 2010 09062/003 Rev C received on 8 December 2010.

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

## **7) UNI**

The proposed windows on 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.*

## **BH2010/03550**

### **108 The Avenue Brighton**

Erection of two storey 2 bed house with private rear garden and associated refuse and recycling areas to the side of 108 The Avenue, Brighton.

**Applicant:** Mr Clive Newitt

**Officer:** Kate Brocklebank 292175

**Approved on 12/01/11 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) 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.*

### **4) 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 / Code level 4 / Code level

5\*] 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 / Code level 4 / Code level 5\*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **5) BH05.02B**

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

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

#### **6) BH05.10**

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

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

#### **7) BH06.01**

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.*

#### **8) UNI**

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

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

#### **9) UNI**

No development shall commence until details of the boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter 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**

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

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

**11) UNI**

No development shall take place until elevational details of the external secure cycle parking facilities indicated 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. 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.*

**12) UNI**

No development shall take place until elevational details of the external refuse and recycling 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 accordance with the approved details and brought into use prior to first occupation of the development and the facilities shall thereafter be retained for use at all times.

**13) UNI**

No development shall take place until elevational details of the external refuse and recycling 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 accordance with the approved details and brought into use prior to first occupation of the development and the 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.*

**14) UNI**

No development shall commence until detailed levels site surveys showing the existing and proposed site levels in relation to Ordinance Datum within the rear garden area of the dwelling hereby approved and the retained garden area of number 108 The Avenue have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*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.*

**15) 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 or door other than those expressly authorised by this permission shall be constructed at ground floor level in the north west elevation 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.*

**16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 506 /01, /02, /03, /04, /05, /06, /07, /12 received on 12th November 2010, /10 revision A, /11 revision A, /13 revision A, /14 revision A and /15 revision A received on 12th January 2011.

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

**17) UNI**

The window on the rear elevation at first floor level servicing the bathroom shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**BH2010/03617**

**79 Southall Avenue Brighton**

Change of Use on first floor from residential dwelling (C3) to dental clinic (D1) incorporating rebuilding of existing front extension to form porch, alterations to existing ramp, replacement windows and rooflight to North. (Part retrospective)

**Applicant:** Mr Bruno Silva

**Officer:** Jonathan Puplett 292525

**Approved on 07/01/11 DELEGATED**

**1) UNI**

The dental clinic hereby approved shall not be open to the public except between the hours of 08.00 and 18.00 Monday to Friday, and 08.00 and 13.00 on Saturdays.

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

**2) UNI**

The dental clinic hereby approved shall not be brought into use until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**3) UNI**

The dental clinic hereby permitted shall not be brought into use 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 commencement of the use hereby permitted 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 new walls hereby approved shall be finished in white painted render to match the existing building.

*Reason: To ensure an appropriate appearance to the development and to comply with policy QD14 of the Brighton & Hove Local Plan.*

## **QUEEN'S PARK**

### **BH2010/02927**

#### **42 Upper Rock Gardens Brighton**

Partial demolition at rear and erection of a single storey side extension at lower ground floor level.

**Applicant:** Dr Gary Taylor

**Officer:** Louise Kent 292198

**Approved on 20/12/10 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) BH12.02**

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) BH12.04**

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

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

#### **4) UNI**

The access deck hereby approved shall only be used for access to the garden, maintenance or emergency purposes only and the access deck 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.*

#### **5) UNI**

The new French doors shall be painted softwood 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.*

#### **6) UNI**

No development shall take place until details of the porch screen and glazed door have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

#### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001, 002, 101 & 102 received on 15 September 2010, and additional plan 103 received on 13 December 2010.

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

### **BH2010/03155**

#### **American Express John Street Brighton**

Application for Approval of Details Reserved by Conditions 3a, 3b, 3c, 8a, 8b and 8c of application BH2009/01477.

**Applicant:** Sir Robert McAlpine Ltd

**Officer:** Kathryn Boggiano 292138

**Split Decision on 22/12/10 DELEGATED**



### **1) UNI**

Approval of the details reserved by conditions 3a subject to full compliance with the submitted details.

### **1) UNI**

Approval of the discharge of conditions for 3b, 3c, 8a, 8b and 8c for the following reasons:

Insufficient information has been submitted with regard to the detailed design of the art wall fronting Carlton Hill. Therefore, a full assessment cannot be made regarding the impact of the artwork on the character and appearance of the approved building and the surrounding area, and as such the scheme as submitted does not fulfil the requirements policy QD6 of the Brighton & Hove Local Plan or condition 3b.

### **2) UNI2**

The submitted details with regard to the lighting proposals are lacking with regard to the following information; full details of the type and locations of fittings of the lighting including their power and luminance, hours of use, method of control, and a detailed plan showing the LUX contours of the building and surrounding areas. Therefore, in the absence of this information, the impact on the lighting on the amenity of the surrounding residents/occupiers, and on the character and appearance of the approved buildings and surrounding area, cannot be properly assessed. As such, the scheme as submitted does not fulfil the requirements of policies QD1, QD25 and QD27 of the Brighton & Hove Local Plan or conditions 3c, 8a, 8b and 8c.

## **BH2010/03156**

### **American Express John Street Brighton**

Non Material Amendment to BH2009/01477 comprising the following: Building A - Removal of projecting box on West elevation facing John Street. To motorise the vertical louvres on East elevation facing Mighell Street. Building B - Additional rooflights. Re-planning of the original building envelope and location of plant equipment and redistribution of external materials.

**Applicant:** Sir Robert McAlpine Ltd

**Officer:** Kathryn Boggiano 292138

**Approved on 23/12/10 DELEGATED**

### **1) UNI**

The proposed revisions to the scheme approved under application BH2009/001477 are not considered so significant that they warrant the submission of a further application for planning permission.

Conditions

1. Prior to the commencement of the construction of the external envelope of Building B (services facilities building), construction detail and finishes of the louvre walls and louvre roof shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To secure a development of the required design and to comply with policy QD1 of the Brighton & Hove Local Plan.*

## **BH2010/03345**

### **174 Edward Street Brighton**

Replacement of existing 2nd floor window and installation of new window at 1st floor to rear elevation.

**Applicant:** MBI Ltd

**Officer:** Chris Swain 292178

**Approved on 06/01/11 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.001 received on 10 November 2010 and drawing nos. 002 and 004 received on 6 January 2011.

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

### **3) UNI**

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

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

## **BH2010/03362**

### **6 Clarendon Place Brighton**

Alterations to form roof terrace with glazed balustrade over butterfly roof.

**Applicant:** Mr & Mrs Shaw

**Officer:** Jonathan Puplett 292525

**Approved on 23/12/10 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 nos. 0124.EXG.001, 0124.EXG.002, 0124.EXG.003, 0124.PL.010, and 0124.PL.011 received on the 26th of October 2010.

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

## **BH2010/03364**

### **6 Clarendon Place Brighton**

Alterations to rear fenestration and formation of glazed link bridge at ground floor level.

**Applicant:** Mr & Mrs Shaw

**Officer:** Jonathan Puplett 292525

**Approved on 23/12/10 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 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. 0124.EXG.001, 0124.EXG.002 and 0124.EXG.003 received on the 26th of October 2010, and drawings nos. 0124.PL.021 and

0124.PL.022.

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

**BH2010/03375**

**108 Albion Hill Brighton**

Creation of rear dormer incorporating Juliet balcony.

**Applicant:** Mrs Susan Griffin

**Officer:** Helen Hobbs 293335

**Refused on 10/01/11 DELEGATED**

**1) UNI**

The proposed rear dormer would harm the integrity of the roofslope by virtue of its excessive size, and its design which features large areas of cladding. The dormer would represent an unsightly and bulky addition to the existing building, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBH1: roof extensions and alterations.

**BH2010/03403**

**Flat 3 89 Marine Parade Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr Justin Lloyd

**Officer:** Louise Kent 292198

**Approved on 22/12/10 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) BH13.06**

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) BH13.12**

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

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

**BH2010/03434**

**Flat 10 Victoria Mansions 76A Marine Parade Brighton**

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

**Applicant:** Mr Charles Secrett

**Officer:** Helen Hobbs 293335

**Approved on 29/12/10 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 un-numbered drawings received on 3rd November 2010.

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

**BH2010/03438**

**242 Queens Park Road Brighton**

Outline application with some matters reserved for erection of first and second floor extension to form 6no additional flats and a restaurant.

**Applicant:** Graderich Ltd

**Officer:** Anthony Foster 294495

**Refused on 11/01/11 DELEGATED**

**1) UNI**

The applicant has failed to demonstrate that the proposed mix of uses would be able to existing without causing undue impact upon the amenity of the future occupiers of the development contrary to policies QD27, SU9 and SU10.

**2) UNI2**

The applicant has failed to demonstrate that the site can adequately support the proposed development, that the proposal would not result in overdevelopment of the site, and have a detrimental impact on the street scene and the character and appearance of the surrounding area. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

**3) UNI3**

The applicant has failed to demonstrate that the site can support an adequate outdoor amenity area of a sufficient size, and that the proposal would not represent a poor standard of residential living conditions for future occupiers of the site which would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**BH2010/03522**

**Flat 2 104 Marine Parade Brighton**

Replacement of timber and glass enclosure to first floor balcony (Retrospective)

**Applicant:** Mr Stephen Mear

**Officer:** Liz Arnold 291709

**Approved on 06/01/11 DELEGATED**

**BH2010/03523**

**Flat 2 104 Marine Parade Brighton**

Replacement of timber and glass enclosure to first floor balcony (Retrospective)

**Applicant:** Mr Stephen Mear

**Officer:** Liz Arnold 291709

**Approved - no conditions on 06/01/11 DELEGATED**

**BH2010/03577**

**21E West Drive Brighton**

Application for Approval of Details Reserved by Condition 2, 3 and 6 of application BH2006/02010.

**Applicant:** Cloudlawn Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 22/12/10 DELEGATED**

## **BH2010/03621**

### **12 Freshfield Street Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Clive Williams

**Officer:** Helen Hobbs 293335

**Approved on 12/01/11 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 side window or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. S1, S2, S3, S4, S5, S6, S7, S8, S9, P11 rev A, P12 rev A, P13 rev A, P14 rev A, P15 rev A, P16 rev A, P17 rev A, P18 rev A, P19 rev A, P20 rev A, P21 rev A, P0 & S0 submitted on 22nd November 2010.

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

## **ROTTINGDEAN COASTAL**

### **BH2010/00736**

#### **8 Cliff Approach & 1 Cliff Road Brighton**

Erection of 5no. 3 storey 4 bed dwelling houses and 1no. 3 storey 3 bed dwelling house with associated parking areas.

**Applicant:** Mr R Alajmi

**Officer:** Hamish Walke 292101

**Approved on 20/12/10 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) BH02.03**

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

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the*

*character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**3) BH02.04**

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

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

**4) BH02.06**

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.*

**5) BH02.08**

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

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

**6) BH03.01**

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

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

**7) BH04.01**

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.*

**8) 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.*

**9) 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.*

**10) 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.*

**11) 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.*

**12) BH11.01**

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

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

**13) BH11.02**

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

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

#### **14) UNI**

The development shall not be occupied until the parking areas hereby approved have been provided and the areas shall thereafter be retained for that use and shall not be used other than for the parking of private motor vehicles.

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

#### **15) 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. 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 the requirements within PPS5 'Planning for the Historic Environment' and policy HE12 of the Brighton & Hove Local Plan.*

#### **16) UNI**

The opaque glazed privacy screen to the ground floor rear patio of the western-most dwelling shall be implemented in accordance with the approved drawings and installed prior to the occupation of the dwelling and thereafter permanently retained as such.

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

### **BH2010/02082**

#### **26 Arundel Road Brighton**

Installation of timber railings and screen to rear flat roof. (Part retrospective)

**Applicant:** Miss Gayle Atkins

**Officer:** Chris Swain 292178

**Refused on 24/12/10 DELEGATED**

#### **1) UNI**

The proposed roof terrace would result in significant overlooking and loss of privacy towards the rear gardens of neighbouring adjoining properties, and also to the rear elevations of the adjoining properties, No.24 and No.28 Arundel Road, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed roof terrace by reason of scale, design, positioning and materials would result in an unsympathetic and incongruous alteration that relates poorly to the existing building and detracts from the appearance and character of the street scene and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

### **BH2010/02295**

#### **40 Ainsworth Avenue Brighton**

Installation of 2no. pitched roof dormers to front elevation and the replacement or existing front dormer with 1no. rooflight

**Applicant:** Mr Hodkinson

**Officer:** Chris Swain 292178

**Approved on 12/01/11 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 existing central dormer to the front roofslope shall be removed in its entirety before works to the two hereby approved front dormers commences.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with an approved unnumbered drawing received on 23 July and an approved unnumbered drawing submitted on 6 December 2010.

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

**BH2010/03172**

**Flat G 11 Sussex Square Brighton**

Replacement of existing crittall window with timber framed window facing courtyard.

**Applicant:** Dr Graham Campbell

**Officer:** Sonia Kanwar 292359

**Approved on 05/01/11 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 unnumbered drawings received on 6th October 2010 and the 11th November 2010, and the site location plan received on the 26th October 2010.

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

**BH2010/03173**

**Flat G 11 Sussex Square Brighton**

Replacement of existing crittall window with timber framed window facing courtyard.

**Applicant:** Dr Graham Campbell

**Officer:** Sonia Kanwar 292359

**Approved on 05/01/11 DELEGATED**

**1) BH01.05**

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

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

**BH2010/03278**

**4 Ashdown Avenue Saltdean Brighton**

Certificate of Lawfulness for a proposed new side dormer to existing roof.

**Applicant:** Mr Joe Kerr

**Officer:** Louise Kent 292198

**Approved on 16/12/10 DELEGATED**

**BH2010/03303**

**7 Roedean Way Brighton**

Removal of existing front pitches to balconies and installation of new glazed balustrades to balconies and glazing to front gables.

**Applicant:** Mr David Thomas

**Officer:** Helen Hobbs 293335

**Approved on 21/12/10 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. E01, E03, E04, E05, E06, E07, P01, P02, P03, P05, P06 & P07 received on 20th October 2010.

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

**BH2010/03353**

**50 Arundel Drive East Saltdean Brighton**

Alterations to existing front dormer to create new balcony.

**Applicant:** Mr Steven Kennedy

**Officer:** Sonia Kanwar 292359

**Refused on 20/12/10 DELEGATED**

**1) UNI**

The proposed development, by virtue of its size, positioning and inappropriate design forms an incongruous addition, detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2010/03354**

**109A Marine Drive Rottingdean Brighton**

Erection of single storey conservatory extension to front elevation.

**Applicant:** Mrs Anne Dunkling

**Officer:** Anthony Foster 294495

**Refused on 12/01/11 DELEGATED**

**1) UNI**

The proposal, by reason of its form and design would result in an addition that relates poorly to the existing building and forms an incongruous and element within the street scene that is detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of

the Brighton & Hove Local Plan.

**BH2010/03410**

**13 Arundel Road Brighton**

Erection of single storey side extension.

**Applicant:** Ms Lucy Fielding

**Officer:** Louise Kent 292198

**Approved on 06/01/11 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 to the south elevation facing 11 Arundel Road, other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.21-23 received on 29 October 2010.

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

**BH2010/03443**

**10 The Vale Ovingdean Brighton**

Erection of single storey front extension and associated roof alterations. Installation of side rooflight and creation of balcony at first floor level to front elevation.

**Applicant:** Steven Reid

**Officer:** Helen Hobbs 293335

**Refused on 06/01/11 DELEGATED**

**1) UNI**

The proposed development, by virtue of its size, positioning and inappropriate design forms an incongruous addition, detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

**BH2010/03447**

**105 Greenbank Avenue Brighton**

Certificate of lawfulness for proposed loft conversion with dormer to rear and 3no rooflights to front.

**Applicant:** Mr Stephen Baker

**Officer:** Chris Swain 292178

**Approved on 30/12/10 DELEGATED**

### **1) UNI**

The proposed loft conversion with dormer to rear and 3no rooflights to front roofslope and alterations to the rear fenestration at ground floor level. is permitted under Schedule 2, Part 1, Classes A, B, C and G of the Town and Country Planning (General Permitted Development) Order 1995, as amended

#### **BH2010/03461**

##### **7 Longhill Road Brighton**

Certificate of Lawfulness for proposed rear dormer to replace existing.

**Applicant:** Miss Lindsey Diamond

**Officer:** Helen Hobbs 293335

**Approved on 30/12/10 DELEGATED**

#### **BH2010/03487**

##### **3 Eley Crescent Rottingdean Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer to South East and rooflights.

**Applicant:** Mrs Joan Loftus

**Officer:** Helen Hobbs 293335

**Approved on 05/01/11 DELEGATED**

#### **BH2010/03494**

##### **75 Longridge Avenue Brighton**

Change of Use from doctor's surgery (D1) to mixed use retail and community centre (A1/D1).

**Applicant:** House Project Centre

**Officer:** Sue Dubberley 293817

**Approved on 10/01/11 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 D1 community centre hereby permitted shall not be open except between the hours of 9.00am until 8.00pm on Mondays to Fridays and at no time on Sundays and 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 development hereby permitted shall be carried out in accordance with the approved drawings unnumbered received on 08/11/10.

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

#### **BH2010/03551**

##### **60 Greenways Ovingdean Brighton**

Demolition of existing conservatory and garage and erection of two storey rear extension and single storey garage to rear. Alterations to existing porch and roof alterations including insertion of rooflights.

**Applicant:** Mr A Patel

**Officer:** Liz Arnold 291709

**Approved on 05/01/11 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 first floor window within the south-east facing elevation of the development (related to the proposed dressing room) 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.*

**4) 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 within the south-eastern elevation of the property 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.*

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.05/0710b received on the 16th November 2010 and drawing nos. 05/0710c and 05/0710f received on the 10th December 2010.

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

**BH2010/03563**

**19A Lewes Crescent Brighton**

Enlargement of kitchen window.

**Applicant:** Mr David Ward

**Officer:** Liz Arnold 291709

**Approved on 12/01/11 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 works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1, 2 and 3 received on the 15th November 2010.

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

**BH2010/03565**

**19A Lewes Crescent Brighton**

Enlargement of kitchen window.

**Applicant:** Mr David Ward

**Officer:** Liz Arnold 291709

**Approved on 12/01/11 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 works including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2010/03571**

**50 Roedean Crescent Brighton**

Erection of front, side and rear extensions with associated works including extension of partially sunken garage with extended terrace above, creation of new front entrance and Juliette balconies to South elevation and rooflight to front.

**Applicant:** Mr Richard Long

**Officer:** Anthony Foster 294495

**Approved on 11/01/11 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) BH11.02**

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

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

#### **4) 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.*

#### **5) 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.*

#### **6) UNI**

Unless otherwise agreed in writing with the Local Planning Authority the development hereby permitted shall be carried out in accordance with the approved drawings no. 745/01, /02, /03, /04 received on 15 November 2010.

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

#### **7) UNI**

Notwithstanding the details shown on the approved plans, no development shall commence until full details of the proposed gates to the north elevation and garage door to the east elevation have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.*

#### **8) UNI**

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

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

### **BH2010/03624**

#### **14 Lewes Mews Arundel Place Brighton**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Mrs J Chetwynd-Appleton

**Officer:** Liz Arnold 291709

**Approved on 05/01/11 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 window or door other than those expressly authorised by this permission shall be constructed within the western 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.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 100.0564 (Plans as Existing and Proposed) and 100.0564 (Elevations as Proposed) received on the 29th December 2010.

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

**WOODINGDEAN**

**BH2010/03284**

**Land to rear of 107/109/111 Cowley Drive Brighton**

Erection of two storey 2no bedroom residential dwelling with revised access from Pinfold Close.

**Applicant:** Mr Mike Cross

**Officer:** Kate Brocklebank 292175

**Refused on 20/12/10 DELEGATED**

**1) UNI**

The proposed development has failed to address previous concerns regarding siting and awkward relationship to number 13 Pinfold Close. The buildings design in relation to its height, roof form, choice of materials and width combined with the proposed and resultant restricted plot size, fail to pay proper regard to the established characteristics of the locality or to enhance the positive qualities of the local neighbourhood. The building would result in an overly dominant form of development causing harm to the character of the Pinfold Close street scene contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**BH2010/03331**

**1 Ravenswood Drive Brighton**

Erection of single storey side and front extension with pitched roof.

**Applicant:** Mr Steven Cahalane

**Officer:** Helen Hobbs 293335

**Approved on 30/12/10 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. 1262010/01, site plan and block plan received on 21st October 2010.

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

### **BH2010/03332**

#### **30 Farm Hill Brighton**

Erection of single storey side extension with pitched roof.

**Applicant:** Mr Tony Hay

**Officer:** Sonia Kanwar 292359

**Approved on 21/12/10 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. 1272010/01 and the site location plan received on the 21st October 2010.

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

### **BH2010/03382**

#### **136 Warren Road Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, front rooflights and side window.

**Applicant:** Mr Tony De Grasse

**Officer:** Anthony Foster 294495

**Approved on 06/01/11 DELEGATED**

### **BH2010/03401**

#### **3A Crescent Drive North Brighton**

Loft conversion incorporating hip to gable roof extensions and rooflights. (retrospective).

**Applicant:** Mrs McColl

**Officer:** Sonia Kanwar 292359

**Approved on 23/12/10 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 drawing no. 9076/LAC received on 22nd December 2010, and the site location plan and block plan received on the 28th October 2010.

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

**BH2010/03672**

**118 Crescent Drive South Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormers and rooflight.

**Applicant:** Mr Graham Hillier

**Officer:** Louise Kent 292198

**Approved on 31/12/10 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2010/02315**

**Intergen House 65 - 67 Western Road Hove**

Removal of 5no existing antennas and replacement with 5no antennas and installation of an additional equipment cabinet at ground level.

**Applicant:** Vodafone Limited

**Officer:** Wayne Nee 292132

**Approved on 29/12/10 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**

Within three months of the installation of the antennae hereby approved, unless otherwise agreed in writing, the existing antennae and associated equipment shall be removed.

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

**3) UNI**

Notwithstanding the approved plans, the antennas and fittings shall be coloured to blend in with the brickwork of the existing building.

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

**4) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawing no. 100 received on 27 July 2010, drawing nos. 300A, 301 and 500A received on 04 August 2010, and drawing nos. 200B, 302, 303, 304 received on 12 October 2010

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

**5) UNI**

The telecommunications equipment hereby approved shall be removed if at any time in the future the equipment becomes obsolete or no longer required for the purpose for which it was erected.

*Reason: To protect the appearance of the building and the surrounding area in accordance with policy QD23, QD24 and HE6 of the Brighton & Hove Local Plan.*

**BH2010/02923**

**Flat 1 62 Waterloo Street Hove**

Internal alterations to layout of flat.

**Applicant:** Ms Molly McKenzie

**Officer:** Charlotte Hughes 292321

**Approved on 30/12/10 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 joists shall be cut for the installation of drainage links, unless otherwise agreed in writing by the Local Planning Authority.

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

### **3) UNI**

All existing doors are to be retained, unless otherwise agreed in writing by the Local Planning Authority. If new doors are required, no works shall take place until 1:20 scale sample elevations and 1:1 scale joinery details have been submitted to and approved by the Local Planning Authority. Any fireproofing to the 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 the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **BH2010/03230**

### **6 Church Road Hove**

Conversion of part of basement at rear from shop storage to form 1no one bedroom self contained studio flat.

**Applicant:** Mr N Ajmi

**Officer:** Wayne Nee 292132

**Refused on 05/01/11 DELEGATED**

### **1) UNI**

The design and layout of the proposed one bedroom self contained studio flat is contrary to the requirements of policies QD27 and SU2 of the Brighton & Hove Local Plan in that the living area, kitchen and bathroom would have insufficient natural light, ventilation and outlook, to the detriment of future occupiers' living standards and inducing a reliance on artificial lighting and mechanical ventilation, which is not energy efficient.

## **BH2010/03411**

### **Land at Holland Mews Rear Of 29 - 31 Holland Road Hove**

Application for variation of condition 5 of application BH2007/02419 (Construction of detached two storey house following demolition of garage and South boundary wall) to allow for windows and door on West elevation of ground floor (excluding bathroom) to be clear glazed and windows on West elevation of first floor to be obscured glazed with restricted opening.

**Applicant:** Mrs A Knipe

**Officer:** Clare Simpson 292454

**Approved on 16/12/10 DELEGATED**

### **1) 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.*

## **2) BH02.06**

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

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

## **3) BH05.09A**

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) BH06.01**

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

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

## **5) BH11.01**

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

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

## **6) BH11.02**

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

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

## **7) BH12.01**

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

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

### **8) 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.*

### **9) BH12.08**

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

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

### **10) UNI**

Unless otherwise agreed in writing, 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.*

### **11) UNI**

Prior to commencement of development full details of site and finished floor levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

*Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

### **12) UNI**

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

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

### **13) UNI**

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority which details measures to ensure that the development hereby approved will achieve an EcoHomes rating

of 'Very Good' or higher or a Code for Sustainable Homes rating of 'Level 3' or higher or an equivalent level of performance if an alternative independently assessed means of sustainability assessment is used. The agreed scheme shall be implemented in strict accordance with the approved details prior to the occupation of the development.

**14) UNI**

Notwithstanding the approved floor plans, no development shall take place until revised floor plans which demonstrate how the proposal complies with lifetime homes standards have been submitted to and approved by the Local Planning Authority in writing.

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

**15) UNI**

Access to the flat roof over the building 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.*

**16) UNI**

Unless otherwise agreed in writing 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.*

**17) UNI**

No development shall take place until full details of the balustrading to the balcony areas, including samples and 1:20 profiles, 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 and thereafter retained.

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

**18) UNI**

The ground floor windows on the western elevation of the building shall be side hung with the bathroom window obscured glass and retained as such thereafter. The windows at first floor level on the western elevation of the building shall not be glazed other than with obscured glass and top hung restricted to a maximum opening of 400mm (measured from the bottom of the window cill) and retained as such thereafter.

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

**19) UNI**

The western boundary wall as shown in drawing number 2554/1 received 14th December 2010 shall be retained at its existing height at all times and maintained in place thereafter.

*Reasons To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

**20) UNI**

The development hereby permitted shall be commenced before the 10th March 2011.

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

## **21) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.R1/0607/01, submitted on the 27th June 2007, R1/0607/06 and 07 received on the 12th July 2010, drawing no.R1/0607/02A, 03A, 04A, and 05B, received on the 12th November 2007, and drawing no. 2554/1 received on the 14th December 2010.

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

## **BH2010/03493**

### **22A St Johns Road Hove**

Application for Approval of Details Reserved by Conditions 6 and 25 of application BH2007/00676.

**Applicant:** City Property Developments

**Officer:** Adrian Smith 01273 290478

**Approved on 04/01/11 DELEGATED**

## **BH2010/03596**

### **20 Holland Mews Hove**

Application to extend time limit for implementation of previous approval BH2007/04481 for alterations to front elevation and ground floor layout, 3no new windows and relocating garage gate to side of property. Extending living room into former garage.

**Applicant:** Mr Julian Greaves

**Officer:** Jason Hawkes 292153

**Approved on 04/01/11 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 further drawings showing details of the new windows and garage gate have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.0738/01-01, 02, 03, 04, 05, 06, 07, 08R, 09, 10 received on the 4th December 2007 and the 21st January 2008.

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

## **BH2010/03789**

### **Land at Holland Mews Rear of 29-31 Holland Road Hove**

Non Material Amendment to BH2007/02419 for change of roof material from lead to grey membrane to enable development to comply with code 3 Sustainable Homes.

**Applicant:** Mrs A Knipe

**Officer:** Clare Simpson 292454

**Approved on 10/01/11 DELEGATED**

## **CENTRAL HOVE**

### **BH2009/03105**

#### **Medina House Kings Esplanade Hove**

New build 9 storey development including 9 residential units, ground and first floor restaurant and basement parking.

**Applicant:** Mr Sirius Taghan

**Officer:** Guy Everest 293334

#### **Refused on 29/12/10 PLANNING COMMITTEE**

##### **1) UNI**

The development would appear excessively out of scale and create a visually overbearing relationship with adjoining development to the north on Sussex Road and Victoria Cottages. This relationship would fail to preserve or enhance the character or appearance of the Cliftonville Conservation Area. The proposal is thereby contrary to policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

##### **2) UNI2**

The proposed development by reason of its height and scale would lead to a significant overbearing effect and increased sense of enclosure to neighbouring properties to the detriment of their living conditions. The proposal is therefore contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

##### **3) UNI3**

There is no evidence that efforts have been made to market the site for either the existing office / industrial use or for alternative types of industrial and business use. It has not therefore been demonstrated that the site is genuinely redundant and unsuitable for modern employment needs. The application is therefore contrary to policies EM3 and EM5 of the Brighton & Hove Local Plan.

### **BH2009/03120**

#### **Medina House Kings Esplanade Hove**

Demolition of existing building.

**Applicant:** Mr Sirius Taghan

**Officer:** Guy Everest 293334

#### **Refused on 29/12/10 PLANNING COMMITTEE**

##### **1) UNI**

The existing building makes a positive contribution to the character and appearance of the Cliftonville Conservation Area. It has not been demonstrated that the building is beyond economic repair (through no fault of the owner / applicant) and that there are no viable alternative uses for the building. Furthermore in the absence of an approved planning application for the redevelopment of the site demolition of the existing building would be premature and result in the creation of a gap site that would fail to preserve or enhance the character or appearance of the Cliftonville Conservation Area. The proposal is therefore contrary to policy HE8 of the Brighton & Hove Local Plan.

### **BH2010/02533**

#### **Flat 7 1-3 Vallance Gardens Hove**

Alterations to convert communal gymnasium (approved under BH2007/01102) to additional bedroom. Additional door to roof terrace.

**Applicant:** Vallance Gardens Developments Ltd

**Officer:** Clare Simpson 292454

#### **Approved on 17/12/10 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**

. Prior to the third floor flat being occupied, full details of the balustrade for the third floor terrace shall be submitted to and approved by the local planning authority in writing. The balustrade details shall demonstrate how overlooking from the roof terrace will be minimised. The agreed balustrade scheme shall be fully implemented strictly in accordance with the agreed details prior to the occupation of the development and shall be retained in place thereafter.

*Reason: To protect the residential amenity of neighbouring properties and in accordance 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 of the proposed alterations drawing no. 8256-50e, received on the 9th August 2010, 8256-80k received on the 9th August 2010 no.8256-55v received on the 1st November 2010.

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

### **BH2010/02918**

#### **115 Church Road Hove**

Installation of ventilation flue to rear of restaurant (Retrospective)

**Applicant:** Miss Heather Armstrong

**Officer:** Adrian Smith 01273 290478

**Refused on 17/12/10 DELEGATED**

## **1) UNI**

Policies SU10 and QD27 of the Brighton & Hove Local Plan require proposals for development to minimise the impact of noise on the surrounding environment, particularly in instances where it would cause material nuisance and loss of amenity to adjacent occupiers. The ventilation flue as installed, by virtue of excessive noise output, has resulted in significant harm to the amenities of adjacent occupiers. Furthermore, insufficient evidence has been submitted with the application to ascertain that the identified amenity harm can reasonably be controlled, contrary to the above policies.

## **2) UNI2**

Policies QD14, HE3 & HE6 of the Brighton & Hove Local Plan require new extensions and alterations to buildings to be sympathetically designed so as to not harm the appearance of the building, or the character or setting of historic buildings and conservation areas. The ventilation flue as installed, by virtue of its projection above the ridge line to the building, represents a large, bulky and highly visible addition that is harmful to the appearance of the building and setting of the Grade II listed building adjacent and surrounding The Avenues Conservation Area, contrary to the above policies.

### **BH2010/03366**

#### **13 Vallance Gardens Hove**

Erection of single storey rear extension and alterations to rear/side fenestration and façade.

**Applicant:** Mr A Simanovitz

**Officer:** Charlotte Hughes 292321

**Approved on 20/12/10 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's P02, P03, P04 and P05 received on 25th October 2010.

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

## **3) UNI**

The extension hereby approved shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extension will be constructed in its entirety concurrently with the single storey extension approved at 15 Vallance Gardens, under application BH2010/03511. The works shall be carried out within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect the amenity of adjacent occupiers in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **BH2010/03368**

#### **34 Church Road Hove**

Application for Approval of Details Reserved by Conditions 4, 7 and 8 of application BH2010/01892.

**Applicant:** Wanborough Investments Co

**Officer:** Adrian Smith 01273 290478

**Approved on 21/12/10 DELEGATED**

### **BH2010/03396**

#### **107 Church Road Hove**

Display of 1no internally illuminated fascia sign, 1no internally illuminated projecting sign and 1no internally illuminated menu box.

**Applicant:** Pizza Express

**Officer:** Wayne Nee 292132

**Approved on 23/12/10 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.*

**BH2010/03406**

**107 Church Road Hove**

Installation of replacement externally and halo illuminated signage.

**Applicant:** Gondola Group Limited

**Officer:** Wayne Nee 292132

**Approved on 24/12/10 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.*

**BH2010/03414**

**Basement 204 Church Road Hove**

Change of Use of basement from ancillary professional services (A2) to self contained flat (C3) including associated internal alterations, revised fenestration at rear to ground and lower ground floors incorporating revised access at ground floor to rear and associated works.

**Applicant:** The Hardwick Hartley Partnership

**Officer:** Steven Lewis 290480

**Approved on 24/12/10 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) 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) BH08.01**

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

**6) 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.*

### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnamed drawings no. 499/01 Rev A, Lewis & Co Planning Design & Access Statement, Planning Statement, Flude Commercial Marking Report received on 29/10/2010.

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

### **8) 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.*

### **BH2010/03439**

#### **15 Vallance Gardens Hove**

Erection of two storey side extension.

**Applicant:** Mr Graham Whiles

**Officer:** Charlotte Hughes 292321

**Approved on 31/12/10 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) BH12.02**

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 drawings no. P/15/03 and P/15/02 received on 2nd November 2010.

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

### **BH2010/03483**

#### **4-6 Vallance Road Hove**

Application for Approval of Details Reserved by Conditions 2, 3, 5, 6, and 7 of application BH2007/02201 Appeal Decision.

**Applicant:** H R Investment Ltd

**Officer:** Clare Simpson 292454

**Approved on 30/12/10 DELEGATED**

### **BH2010/03511**

#### **15 Vallance Gardens Hove**

Erection of single storey rear extension.

**Applicant:** Mr Graham Whiles

**Officer:** Charlotte Hughes 292321

**Approved on 21/12/10 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's P/15/02/03 and P/15/02/02 received on 10th November 2010.

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

**3) UNI**

The extension hereby approved shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) has been submitted to and approved by the Local Planning Authority to demonstrate that the rear extension will be constructed in its entirety concurrently with the single storey extension approved at 13 Vallance Gardens, under application BH2010/03366. The works shall be carried out within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To protect the amenity of adjacent occupiers in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**BH2010/03533**

**Ground Floor Flat 4 & 4a Hova Villas Hove**

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

**Applicant:** Mr John Booth

**Officer:** Mark Thomas 292336

**Approved on 04/01/11 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**

Notwithstanding the submitted joinery details, the proposed ground floor central bay window shall feature a vertical glazing bar as shown on approved drawing no. PL04 B received on 30th November 2010 with moulding detail to match that of the first floor sash windows hereby approved.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved joinery details received on 11th November 2010 and drawing no. PL04 B received on 30th November 2010.

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

**BH2010/03554**

**152 Church Road Hove**

Change of Use of first and second floors from offices (B1) to 3no bedroom maisonette (C3) incorporating formation of roof terrace to second floor at rear.

**Applicant:** Ms Tracy Zebrak

**Officer:** Jason Hawkes 292153

**Approved on 07/01/11 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) 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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA545/01, 02, 03, 10 & 11 received on 15th November 2010.

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

**BH2010/03561**

**Flat 3 25 Connaught Road Hove**

Erection of dormers to front and rear roof slopes and relocation of rooflight on the rear roof slope.

**Applicant:** Mr Stephen Rolls

**Officer:** Clare Simpson 292454

**Approved on 07/01/11 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. Plan 1, 2, 3, 4, 5, 6, 7 received on 4th January 2011

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

**BH2010/03645**

**8 Medina Terrace Hove**

Erection of beach hut for cycle storage to rear of property. (Retrospective).

**Applicant:** Mrs Polly Samson

**Officer:** Clare Simpson 292454

**Refused on 12/01/11 DELEGATED**

**1) UNI**

The cycle store, by virtue of design and scale appears incongruous in the setting of the grade II listed building and harmful to the appreciation of the historic character of the listed building and the wider character of the listed terrace. The structure harms the historic character of the setting of the listed buildings contrary to Planning Policy Statement 5 (PPS5) and planning policy HE3 of the Brighton & Hove Local Plan.

**BH2010/03655**

**Flat 4 80 Tisbury Road Hove**

Replacement of existing timber windows with new uPVC units.

**Applicant:** Mrs H Hilton

**Officer:** Mark Thomas 292336

**Approved on 05/01/11 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 Product specification document and window brochure by Countryman Home Improvements, and photo received on 24th November 2010.

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

**BH2010/03665**

**Flat 1 39 Medina Villas Hove**

Replacement of two existing crittal casement windows and one existing timber sash window with new uPVC double glazed units.

**Applicant:** Miss Helen Sutcliffe

**Officer:** Mark Thomas 292336

**Refused on 05/01/11 DELEGATED**

**1) UNI**

Policy HE6 of the Brighton & Hove local plan states that proposals within or affecting the setting or a conservation area should show; a consistently high standard of design and detailing; use building materials and finishes which are sympathetic to the area; and preserve or enhance the character or appearance of the area. Further, policy QD14 of the Local Plan requires all development to use material sympathetic to the parent building. The recipient property and the wider Cliftonville conservation area is characterised by timber framed windows, or slim-line framed steel windows, and the proposal to install UPVC units would represent an unsightly addition to the detriment of the property and the wider conservation area. The proposal is therefore contrary to the aforementioned policy.



**BH2010/03686**

**11 Blatchington Road Hove**

Erection of single storey rear extension.

**Applicant:** Ms Sharon Reed

**Officer:** Steven Lewis 290480

**Approved on 10/01/11 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. 1/76004 Dwg 100/02 & 1/76004 Dwg 100/03 & 1/76004 Dwg 100/04 received on 05/12/2010.

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

**GOLDSMID**

**BH2010/03426**

**9 Nizells Avenue Hove**

Alterations to front elevation including replacement of garage door with insulated fixed panels and windows.

**Applicant:** Hopscotch Nurseries

**Officer:** Charlotte Hughes 292321

**Approved on 24/12/10 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.10, 11 and 12 received on 1st November 2010.

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

**BH2010/03446**

**Flat 8 Gainsborough House 4 - 6 Eaton Gardens Hove**

Replacement of existing aluminium windows with uPVC double glazed units.

**Applicant:** Mrs Evelyn O'Donovan

**Officer:** Mark Thomas 292336

**Refused on 05/01/11 DELEGATED**

**1) UNI**

Policy HE6 of Brighton & Hove Local Plan relates to development in conservation area and states that all development should preserve and enhance the character and appearance of the area. Furthermore, policy QD14 of the local plan requires all development to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and the surrounding area. The design of the proposed uPVC windows to the rear bay, which would not replicate the original

glazing pattern of the existing units, would appear at variance with the majority of windows on the block to the detriment of the character and appearance of the property and the wider conservation area. The proposal is therefore contrary to the aforementioned policy.

**BH2010/03583**

**58A Goldstone Villas Hove**

Erection of single storey infill extension to rear.

**Applicant:** Miss Charlotte Standing

**Officer:** Mark Thomas 292336

**Approved on 05/01/11 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 unnumbered drawing received on 17th November 2010.

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

**BH2010/03610**

**Unit 3 Goldstone Retail Park Newtown Road Hove**

Display of internally illuminated fascia signs.

**Applicant:** Toys R Us

**Officer:** Mark Thomas 292336

**Approved on 05/01/11 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.*

### **BH2010/03643**

#### **78 Goldstone Villas Hove**

Display of 1no externally illuminated fascia sign.

**Applicant:** Saga Group Ltd

**Officer:** Mark Thomas 292336

**Approved on 05/01/11 DELEGATED**

#### **1) 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.*

#### **2) 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.*

#### **3) BH10.04**

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

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

#### **4) BH10.05**

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

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

#### **5) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

#### **6) BH10.07**

The illumination of the advertisement shall be non-intermittent.

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

### **BH2010/03711**

#### **39 Hove Park Villas Hove**

Certificate of Lawfulness for proposed rooflights to front.

**Applicant:** Mr & Mrs Mike & Cathy McGuinness

**Officer:** Adrian Smith 01273 290478

**Approved on 06/01/11 DELEGATED**

### **HANGLETON & KNOLL**

#### **BH2010/03287**

#### **Mill View Hospital Nevill Avenue Hove**

Replacement of existing timber windows and doors with polyester powder coated aluminium windows and doors.

**Applicant:** Sussex Partnership NHS Foundation Trust

**Officer:** Paul Earp 292193

**Approved on 11/01/11 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.09105 / 100C, 110B, 111B, 112B, 113D, 121 received on 19 October 2010.

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

### **BH2010/03701**

#### **58 Warrene Road Hove**

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

**Applicant:** Mrs K Ridgeway

**Officer:** Mark Thomas 292336

**Approved on 11/01/11 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. CH388/001, 004, 005 received on 25th November 2010.

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

**NORTH PORTSLADE**

**BH2010/03398**

**2 Badger Close Portslade**

Alterations to garage to form habitable room incorporating installation of window to replace garage door to front elevation.

**Applicant:** Stephaine Hall

**Officer:** Wayne Nee 292132

**Approved on 22/12/10 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 drawing nos. 001 and 002 received on 28 October 2010.

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

**BH2010/03460**

**19 North Road Portslade**

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and front and rear rooflights.

**Applicant:** Mrs Karen Hendrix

**Officer:** Christopher Wright 292097

**Refused on 10/01/11 DELEGATED**

**1) UNI**

There is uncertainty as to the precise extent of the proposed alterations to the roof of the building due to discrepancy and ambiguity of the drawings submitted. As such it has not been possible to grant a Lawful Development Certificate.

Informatives:

1. This decision is based on drawing nos. NR19PRO/03 and NR19PRO/04 received on 4 November 2010 and the annotated photograph received on 15

November 2010.

## **SOUTH PORTSLADE**

### **BH2010/01684**

#### **Aldi Store 2 Carlton Terrace Portslade**

Application for variation and removal of conditions to application BH2006/00834 to vary condition 5 to allow an extended delivery period at the store, vary wording of condition 4 to allow the premises to trade to the public between 8.00 and 20.00 hours and for ancillary activities to take place outside of these hours when the store is closed to the public, vary condition 16 to reduce free car parking to all visitors of the Portslade Shopping Centre from 3 hours to 1 hour, removal of condition 15 in order not to provide 5 resident parking spaces.

**Applicant:** Aldi Stores Ltd

**Officer:** Paul Earp 292193

#### **Split Decision on 30/12/10 PLANNING COMMITTEE**

##### **1) UNI**

The store shall not be open for trading to the public except between the hours of 08.00 and 20.00 hours on Monday to Saturday, and 10.00 to 16.00 on Sundays and Bank holidays. Staff may be within the premises between the hours of 07.30 and 21.30 hours on Monday to Saturday, and 09.30 to 17.30 on Sundays and Bank Holidays.

*Reason: To allow satisfactory operation of the store and to protect the residential amenities of the occupiers of the flats above the store and to comply with policy QD27 of the Brighton & Hove Local Plan.*

##### **2) UNI**

The compactor machine shall only be operated during the actual store trading hours to the public and at no other times.

*Reason: To protect the residential amenities of the occupiers of the flats above the store and to comply with policy QD27 of the Brighton & Hove Local Plan.*

##### **3) UNI**

No vehicular movements nor any loading or unloading of vehicles associated with the retail uses hereby permitted shall take place between 20.30 and 07:30, Monday to Saturday, and not at any time on Sundays or Bank Holidays.

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

##### **4) UNI**

The approved and implemented refuse and recycling facilities shall be retained for use at all times.

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

##### **5) UNI**

The existing wall along the western boundary of the site shall be increased in height to a minimum of 2.4m within 3 months of the date of this approval. The wall shall be maintained as such to the satisfaction of the Local Planning Authority.

*Reason: To effectively screen the development from adjacent residential properties and to reduce the effect of noise and disturbance from the development in the interests of amenity and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

##### **6) UNI**

The windows on the ground floor of the east elevation of the main store fronting Carlton Terrace shall be clear glazed only, and shall be kept free of internal or external advertisements unless otherwise agreed in writing by the Local Planning

Authority.

*Reason: To ensure these is an interesting and attractive frontage at street level, to comply with policy QD10 of the Brighton & Hove Local Plan.*

**7) UNI**

The access gates shall be locked outside of opening hours of the main store except for purposes of loading/unloading and access by residents of the flats

*Reason: In the interests of visual amenity and to ensure adequate security for the site, to comply with policy QD7 of the Brighton & Hove Local Plan.*

**8) UNI**

The approved and implemented cycle parking facilities shall be retained for such use at all times.

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

**9) UNI**

The approved Travel Plan shall be implemented to the satisfaction of the Local Planning Authority at all times.

*Reason: To promote sustainable travel choices for employees of the main store to reduce reliance on the private car, to comply with policies TR1, TR2 and TR14 of the Brighton & Hove Local Plan.*

**10) UNI**

The first floor kitchen and living/dining room windows on the southern elevation serving Flat 1 above the main store, and the first floor glazing to the entrance to the flats on the southern elevation, shall not be glazed otherwise than with obscure glass and either fixed shut or top hung and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of adjacent properties in Victoria Road, to comply with policy QD27 of the Brighton & Hove Local Plan.*

**11) UNI**

The 5 resident parking bays indicated on the approved plans in association with application BH2006/01684 shall not be used other than for occupiers of the residential units. The residents' car parking spaces shall be clearly signed/labelled as such, and details of signage shall be submitted to and approved in writing to the Local Planning Authority within one month of the date of this permission, unless otherwise agreed in writing. The agreed scheme shall be implemented to the satisfaction of the Local Planning Authority and thereafter retained.

*Reason: To ensure adequate car parking provision to serve residential occupiers of the development, to comply with policies QD1, TR1, TR4, TR18 and TR19 of the Brighton & Hove Local Plan.*

**12) UNI**

The first three hours of parking shall be free of charge for visitors of the Portslade shopping centre.

*Reason: To ensure parking provision is made available to shoppers not using the main store as there is an identified shortage of shopper's parking spaces within the Portslade District Shopping Centre, in the interests of enhancing the vitality and viability of the Centre, to comply with policies SR6 and TR17 of the Brighton & Hove Local Plan.*

**13) UNI**

Any planting from the approved and implemented landscaping scheme which dies, becomes seriously damaged or diseased within a period of 5 years from being set out, shall be replaced in the next planning 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 interests of the visual amenities of the area and to comply with policy QD15 of the Brighton & Hove Local Plan.*

**1) UNI**

The variation of condition 5 for the following reason:

The extension of deliveries to include Sundays/Bank Holidays by reason of increased noise and disturbance would have a detrimental impact on neighbouring amenity and would therefore be contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

**2) UNI2**

The removal of condition 15 for the following reason:-

The non provision of 5 parking spaces for residents use is detrimental to the amenities of the occupiers of the building and contrary to policy TR19 of the Brighton & Hove Local Plan.

**3) UNI3**

The variation of condition 16 for the following reason:-

The reduction in the period of free parking from 3 hours to 1 hour is detrimental to the vitality and viability of the Boundary Road District Shopping Centre and contrary to policy SR5 of the Brighton & Hove Local Plan.

**BH2010/03360**

**Portslade Manor Drove Road Portslade**

Internal and external alterations including changes to cafe layout, revised entrance and disabled access ramp, removal of bay window, alterations to garden wall creating steps to link terraces and associated works.

**Applicant:** Emmaus

**Officer:** Adrian Smith 01273 290478

**Approved on 20/12/10 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**

All existing architectural features within the enlarged café and kitchen, including windows, doors, architraves, skirtings, dados, picture rails, cornices, decorative ceilings and all other decorative features, shall be retained and made good 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 scale, materials, detailing and finish of the new replacement courtyard wall hereby permitted shall match exactly that of the existing courtyard wall.

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

**4) UNI**

The railings shown on the approved plans shall be 'D' shaped to match exactly those elsewhere on the building and 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.*

**5) UNI**

The external detailing and finishes of the works hereby permitted, including all new doors, windows, mouldings, and the eaves cornice and guttering associated with the porch, shall match in design, material, detailing, 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.*

**6) UNI**

All external access steps hereby permitted shall be completed in cast concrete with bullnose cappings.

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

**BH2010/03437**

**56A Trafalgar Road Portslade**

Alterations to existing 2 bed dwelling to form 1 bed dwelling. Demolition of existing storage and creation of 1 no part one/two storey 2 bed dwelling to rear.

**Applicant:** Downside Developments (Brighton) Ltd

**Officer:** Adrian Smith 01273 290478

**Refused on 05/01/11 DELEGATED**

**1) UNI**

Policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan require that all developments make effective use of a site and are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed development is of a design and scale that fails to compliment the site or the scale, design and proportions of the adjoining properties. It is considered to represent an overdevelopment of the site and an unsympathetic, disproportionate and incongruous addition to the local realm, contrary to policies QD1, QD2, QD3 & QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity by way of overlooking, daylight, sunlight and outlook to the proposed, existing and/or adjacent users, residents and occupiers. Policy HO5 requires the provision of private useable amenity space in new development. The proposed development, by virtue of its cramped layout and proximity to Nos.56 & .56A Trafalgar Road, would result in a significant loss of privacy to adjoining occupiers and would oppress their outlook. Furthermore, the limited floor space, private amenity space and poor outlook to the new dwelling fails to provide a suitable form of accommodation for future residents, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

**HOVE PARK**

**BH2010/01418**

**7 Orchard Road Hove**

Erection of a two storey side extension incorporating existing garage and roof alterations and enlargement of existing first floor side extension.

**Applicant:** Mr Ivan Camps-Linney

**Officer:** Guy Everest 293334

**Approved on 29/12/10 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) 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, 04, 05, 07 submitted on 11 June 2010; 21A, 22A, 23A, 25A, 26A submitted on 15 September 2010; 24B submitted on 17 November 2010.

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

**BH2010/02794**

**55 Tongdean Avenue Hove**

Part excavation to form new driveway incorporating part demolition of existing front wall to form new opening and installation of new pillars and gates to match existing. (Part retrospective)

**Applicant:** Mr Saied Abdulkhani

**Officer:** Steven Lewis 290480

**Approved on 22/12/10 PLANNING COMMITTEE**

**1) 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.*

**2) UNI**

Within one month of the date of this permission unless otherwise agreed in writing, a scheme for the planting of soft landscaping at the site shall be submitted to and approved in writing by the Local Planning Authority. The planting of the replacement landscaping shall be carried out in the current planting season, and any planting 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 within the next planting season with others of similar size and species.

*Reason: To ensure appropriate and satisfactory replacement of trees of the amenity value in the interests of maintaining amenity and in compliance with policies QD16 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 06 (Trees and Development Sites).*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved Alexander Partnership drawings no. 01/1008496, 02/1008496, 03/1008496 & 04/1008496 received on 01/09/2010.

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

**4) UNI**

The external finishes of the boundary walls and gates hereby permitted shall match in material, colour, style, bonding and texture those of the existing boundary wall.

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

## **BH2010/03282**

### **1 Radinden Manor Road Hove**

Erection of two storey side extension, single storey side and rear extension and single storey garage to front. Erection of new porch to front and installation of solar panels to roof.

**Applicant:** Paris Carroll Trust

**Officer:** Christopher Wright 292097

**Refused on 22/12/10 DELEGATED**

#### **1) UNI**

The proposed two storey extension, by reason of the siting along the common boundary with 2A Radinden Manor Road, the height and the position of a first floor rear window, would have a harmful impact on residential amenity due to the overbearing impact and the overlooking and loss of privacy that would occur. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The development would, due to the siting, form and design of the garage, porch and lower floor of the side extension, create a group of additions which are poorly related to one another visually and as a result would not form an attractive elevation when viewed from the street and would detract from the form and character of the host building, to the detriment of visual amenity. For these reasons the development conflicts with policy QD14 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed garage would, by reason of the scale, bulk and siting between the host dwelling and the street, would breach the established building line in Radinden Manor Road and would have an intrusive and unduly dominant appearance which would be detrimental to the street scene and would set a harmful precedent in the locality. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed solar panels are not acceptable due to their size, number and siting which would be readily visible from Old Shoreham Road and would dominate the appearance of the main roof slope and would have an adverse effect on the amenity of the area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance provided in SPGBH1: Roof extensions and alterations.

## **BH2010/03390**

### **117 Shirley Drive Hove**

Erection of single storey extension and installation of pitched roof dormer to front elevation.

**Applicant:** Mr E Hamilton

**Officer:** Adrian Smith 01273 290478

**Approved on 17/12/10 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.569/02E received on the 28th October 2010.

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

**BH2010/03504**

**4 Milcote Avenue Hove**

Erection of single storey extensions to side and rear.

**Applicant:** Mrs Lisa Pigott

**Officer:** Wayne Nee 292132

**Approved on 06/01/11 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. 0106\_p1001, p1002, p1004, p1005, p1006 and p1007 received on 10 November 2010, and drawing no. 0106\_p1010 received on 12 November 2010.

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

**BH2010/03518**

**84 Woodland Drive Hove**

Erection of front and rear dormers.

**Applicant:** Mr & Mrs Saunders

**Officer:** Mark Thomas 292336

**Refused on 12/01/11 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. Policy HE6 requires that development within conservation areas should preserve or enhance the character or appearance of the area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer windows when viewed together with the existing dormer windows represent an over-development of the front and rear roofslopes. Further, the proposal would result in dormer windows at two different levels to both the front and rear. As such, the proposed dormer windows would appear as incongruous additions to the recipient property which would be detrimental to the character and appearance of the recipient property and the wider Woodland Drive conservation area. The proposal is therefore contrary to the above policy and guidance.

## **BH2010/03560**

### **6 The Spinney Hove**

Application to extend time limit for implementation of previous approval BH2005/02404/FP for a first floor extension over existing garage including rear balcony, and extension of garage to the front.

**Applicant:** Mr D Rignal

**Officer:** Clare Simpson 292454

**Approved on 10/01/11 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 screening to the balcony hereby permitted as indicated on drawings numbers R/2002/01A and R/2002/02A received on the 14th November 2005 shall be erected before the balcony is first brought in to use and thereafter retained in place at all times.

*Reason: In the interests of neighbouring residential amenity in compliance with policy QD27 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.R/2002/01A and R/2002/02A received on the 14th November 2005.

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

## **BH2010/03591**

### **61 Dyke Road Avenue Hove**

Erection of detached garage.

**Applicant:** Ms L Cosgrave

**Officer:** Guy Everest 293334

**Approved on 05/01/11 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. 2019 submitted on 19th November 2010; and drawing nos. 1020, 1021, 1030 A, 1031 A, 2020 A, 2030 A & 2031 A submitted on 22nd November 2010

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

**BH2010/03625**

**7 Dyke Road Avenue Hove**

Non Material Amendment to BH2010/01733 to omit the windows from the new shower room.

**Applicant:** Mr Jim Trainor

**Officer:** Mark Thomas 292336

**Refused on 05/01/11 DELEGATED**

**BH2010/03743**

**3 Rigden Road Hove**

Proposed roof extension and single storey side extension.

**Applicant:** Dr Maria Finn

**Officer:** Mark Thomas 292336

**Approved on 11/01/11 DELEGATED**

**BH2010/03991**

**89 Hove Park Road Hove**

Non Material Amendment to BH2010/02169 to add additional rooflight in front gable roof. Centralise two windows in gable walls. Remove rear chimney.

**Applicant:** Mr Sinclair Bilton

**Officer:** Steven Lewis 290480

**Approved on 07/01/11 DELEGATED**

**WESTBOURNE**

**BH2010/02680**

**3 & 4 Westbourne Grove Hove**

Construction of mansard roof with windows to create second floor with 2no studio flats. Change of use of first floor offices to form 2no studio flats and change of use of ground floor storage to form office accommodation.

**Applicant:** Mr Kevin Tanner

**Officer:** Clare Simpson 292454

**Refused on 29/12/10 DELEGATED**

**1) UNI**

The proposal to create four studio flats is considered an overdevelopment of this site and represents a poor mix of units with limited outlook and poor refuse and cycle storage facilities. The accommodation is therefore considered below the standard that the council would reasonably expect and contrary to policies HO3, HO4, SU2, and TR14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension would result in the new roof and rear roof windows being closer to the rear elevation of Portland Road than previously approved resulting in an additional sense of enclosure and more confined outlook for residents in Portland Road. The application is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2010/03264**

**30 Aymer Road Hove**

Erection of new build double garage to replace existing and widening of existing crossover and dropped kerb.

**Applicant:** Mr Jeremy Howe

**Officer:** Paul Earp 292193

**Approved on 17/12/10 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.CS00236 - 1.01, 1.03, 1.03A & 2.01A received on 15 OCTOBER 2010.

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

**BH2010/03383**

**Top Flat 91 Westbourne Street Hove**

Loft conversion incorporating rooflights to front and rear.

**Applicant:** Mr Patrick Heath

**Officer:** Charlotte Hughes 292321

**Approved on 16/12/10 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.01 received on 27th October 2010.

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

**BH2010/03409**

**104 Wordsworth Street Hove**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Ms June Egerton

**Officer:** Steven Lewis 290480

**Approved on 06/01/11 DELEGATED**

**BH2010/03541**

**18 Shakespeare Street Hove**

Erection of single storey rear extension.

**Applicant:** Miss Emma Wood

**Officer:** Christopher Wright 292097

**Approved on 07/01/11 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 windows or other openings, other than those expressly authorised by this permission, shall be constructed on the flank wall of the approved extension, alongside the common boundary with 20 Shakespeare Street, 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 nos. 10336-Loc received on 12 November 2010 and 10336-01 Revision B received on 8 December 2010.

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

**BH2010/03661**

**28 Rutland Gardens Hove**

Erection of single storey conservatory extension to rear.

**Applicant:** Mr & Mrs Grealish

**Officer:** Steven Lewis 290480

**Refused on 10/01/11 DELEGATED**

**1) UNI**

The proposed extension by reason of its height, design, detailing and siting would result in a loss of outlook, light and overbearing presence having a detrimental impact upon the amenities of the adjacent partner semi detached property (26 Rutland Gardens). This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2010/03694**

**82A Walsingham Road Hove**

Installation of rooflight to rear. (Part retrospective).

**Applicant:** Mr Sydney Lavine

**Officer:** Mark Thomas 292336

**Approved on 12/01/11 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 unnumbered elevational drawing received on 25th November 2010.

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



## **WISH**

### **BH2010/02600**

#### **67 - 68 Boundary Road Hove**

Display of 1no internally-illuminated fascia sign and 1no internally-illuminated projecting sign.

**Applicant:** Alliance/Boots

**Officer:** Charlotte Hughes 292321

#### **Approved on 12/01/11 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.*

**BH2010/02936**

**54 Portland Villas Hove**

Loft conversion incorporating rooflights.

**Applicant:** Mr Razak Helalat

**Officer:** Mark Thomas 292336

**Approved on 16/12/10 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. mm/02/Portland54 received on 16th September 2010.

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

**BH2010/03290**

**157 New Church Road Hove**

Erection of ground and first floor rear extensions.

**Applicant:** Mr & Mrs Sailani

**Officer:** Christopher Wright 292097

**Refused on 23/12/10 DELEGATED**

**BH2010/03350**

**53-55 Boundary Road Hove**

Conversion and change of use of part of ground floor from A2 to C3 and erection of two storey extension over ground floor to create 2no studio flats and 1no one bed flat. Alterations to windows at ground floor.

**Applicant:** Roseview Homes Limited

**Officer:** Adrian Smith 01273 290478

**Approved on 22/12/10 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 external finishes of the development hereby permitted, including the timber sliding sash windows, pebbledash walls and rendered banding, shall match exactly in design and finish the materials, colour, style, bonding and texture of 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**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **4) UNI**

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**

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 application have been fully implemented, and shall be retained as such thereafter.

*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.*

#### **6) UNI**

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.*

#### **7) UNI**

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

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

#### **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 02B received on the 20th December 2010.

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

#### **9) UNI**

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.*

**BH2010/03352**

**93 St Leonards Road Hove**

Certificate of lawfulness for proposed conversion of 2no flats into 1no dwelling house.

**Applicant:** Mr Tony Camps-Linney

**Officer:** Wayne Nee 292132

**Approved on 20/12/10 DELEGATED**