

**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**

**BH2011/00001**

**Land Adjoining Bromleigh Braypool Lane Patcham Brighton**

Removal of condition 12 of BH2009/000022 which states No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

**Applicant:** Mr G Hudson

**Officer:** Anthony Foster 294495

**Approved on 07/03/11 DELEGATED**

**1) BH02.03**

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

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

**2) BH05.10**

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

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

**3) 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.*

**4) 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.*

#### **5) UNI**

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

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

#### **BH2011/00002**

##### **Bromleigh Braypool Lane Brighton**

Application for Approval of Details Reserved by Conditions 4, 6 and 13 of application BH2009/00022.

**Applicant:** Mr G Hudson

**Officer:** Anthony Foster 294495

**Approved on 07/03/11 DELEGATED**

#### **BH2011/00003**

##### **110 Ladies Mile Road Brighton**

Certificate of lawfulness for proposed demolition of existing out building / store to side and rear and the erection of a new single storey side extension (part retrospective).

**Applicant:** Mr Anthony Drewery

**Officer:** Louise Kent 292198

**Approved on 02/03/11 DELEGATED**

#### **BH2011/00298**

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

Non Material Amendments to BH2010/01757 for alterations to entrance ramp and steps along with RAL colour of shop front.

**Applicant:** Reef Estates Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 03/03/11 DELEGATED**

#### **BH2011/00345**

##### **19 Brangwyn Drive Brighton**

Erection of single storey rear extension and two storey front extension incorporating roof alterations, revised fenestration and associated works.

**Applicant:** Mr & Mrs Watson

**Officer:** Liz Arnold 291709

**Approved on 11/03/11 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 within the north facing elevation of the side 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.4610/01RevB received on 7<sup>th</sup> February 2011.

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

## **BH2011/00419**

### **48 Brangwyn Drive Brighton**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr Jeremy Burbidge

**Officer:** Liz Arnold 291709

**Approved on 09/03/11 DELEGATED**

## **PRESTON PARK**

## **BH2010/03795**

### **1 Lucerne Road Brighton**

Loft conversion incorporating rear dormer and one rear rooflight, erection of first floor rear extension and single storey side/rear extension with pitched roof.

**Applicant:** Mr Richard Allen

**Officer:** Louise Kent 292198

**Approved on 11/03/11 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**

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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. LR/3B received on 9 March 2011.

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

#### **5) UNI**

The first floor rear bedroom window and the dormer window hereby approved shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and central meeting rails 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.*

### **BH2010/03856**

#### **First Floor Flat 52 Florence Road Brighton**

Loft conversion incorporating roof lights to front and rear roof slopes and Velux Cabrio GDL balcony windows at rear.

**Applicant:** Mr Ian Davies

**Officer:** Helen Hobbs 293335

**Refused on 02/03/11 DELEGATED**

#### **1) UNI**

The proposed 'cabrio' balcony windows are overly large and would form an incongruous and unacceptable alteration, and in conjunction with the proposed rear rooflight would create a cluttered rear roofslope, to the detriment of the character and appearance of the existing building and surrounding Preston Park Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Extensions and Alterations.

#### **2) UNI2**

The proposed front 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 Preston Park 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.

### **BH2010/03914**

#### **1 Exeter Street Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/01262.

**Applicant:** Mr James Gillham

**Officer:** Helen Hobbs 293335

**Approved on 28/02/11 DELEGATED**

### **BH2010/04041**

#### **33 Chester Terrace Brighton**

Erection of single storey rear/side extension and loft conversion incorporating a rear dormer and rooflights to front and rear. Replacement of existing uPVC windows with new timber sash windows to front and replacement of existing roofing materials with grey slate tiles.

**Applicant:** Mr & Mrs S Carvil

**Officer:** Sonia Kanwar 292359

**Approved on 25/02/11 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**

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 southern side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

**4) UNI**

The proposed first floor window to the southern elevation of the existing two storey rear projection shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

**5) UNI**

The proposed windows to the front elevation 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.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. SC/2010/101, 102, 103, 104 received on the 24th December 2010, and SC2010/111 received on the 12th January 2011.

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

**7) UNI**

The proposed dormer window shall be a painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

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

**BH2011/00014**

**10 Waldegrave Road Brighton**

Erection of single storey side and rear extension.

**Applicant:** Mark Wickenden

**Officer:** Sonia Kanwar 292359

**Approved on 02/03/11 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**

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 extensions 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 entitled "Existing Details" and "Proposed Details" received on 5th January 2011.

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

## **BH2011/00044**

### **48 Balfour Road Brighton**

Certificate of lawfulness for proposed single storey extension to the rear, formation of garden terrace and associated works.

**Applicant:** Mr Nick Seecharan

**Officer:** Helen Hobbs 293335

**Split Decision on 04/03/11 DELEGATED**

#### **1) UNI**

The proposed single storey rear extension is permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

#### **1) UNI**

Refuse a lawful development certificate for proposed excavation works and alterations to the garden for the following reason:

The proposed excavation of the garden area, shown on drawing no. 02B constitutes engineering works, which are considered to be development. They represent a material change in levels within the garden and are not permitted under the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

## **BH2011/00059**

### **32 Waldegrave Road Brighton**

Erection of single storey rear extension with loft conversion incorporating front and rear rooflights, replacement roof in slate and replacement windows and doors in timber.

**Applicant:** Mr Bruno Brunton

**Officer:** Helen Hobbs 293335

**Approved on 11/03/11 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) 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) BH12.05**

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

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

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.200B, 201B, 100A, 101A & 102A received on 2nd March 2011.

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

## **BH2011/00068**

### **12A Upper Hamilton Road Brighton**

Application for removal of conditions 3 & 4 of BH84/1366FP (Change of Use to ground floor retail shop premises to provide ceramic studio - upper floors to remain residential). Condition 3 restricting occupancy to Mr R D Slee and condition 4 which restricts use class of ground floor.

**Applicant:** Mr Shaun Ferguson

**Officer:** Sue Dubberley 293817

**Approved on 03/03/11 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 unnumbered (site plan and floor plans) received on 11 January 2011.

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

### **3) UNI**

The ground floor shall only be used for the purposes in Class B1 (Business) of 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: For the avoidance of doubt and in the interests of safeguarding the amenities of the area and to comply with QD27 of the Brighton & Hove Local Plan.*

## **BH2011/00116**

### **36 Hythe Road Brighton**

Erection of porch to front elevation and alterations including replacement of roof to rear conservatory.

**Applicant:** Mr Stephen Spears

**Officer:** Sonia Kanwar 292359

**Approved on 02/03/11 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. HR36PRO/01, 02 received on the 14th January 2011 and 03revA, 04revA received on the 23rd February 2011.

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

## **BH2011/00164**

### **18 Chester Terrace Brighton**

Application to extend time limit for implementation of previous approval BH2008/00133 for proposed single storey rear extension and room in roof with rear dormer and front rooflight.

**Applicant:** Mr James Willis

**Officer:** Sonia Kanwar 292359

**Approved on 15/03/11 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) BH02.09**

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) 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.*

#### **4) BH12.05A**

The rooflight[\*s\*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the drawings approved on 3rd March 2008 under planning application BH2008/00133.

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

## **6) 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 extensions 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.*

## **7) UNI**

The ground floor WC window in the northern elevation of the development 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 property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

## **BH2011/00425**

### **111 Lowther Road Brighton**

Erection of single storey extension to rear elevation incorporating glazed roof and glazed sliding/folding doors.

**Applicant:** Mr & Mrs Dermott McKoen

**Officer:** Liz Arnold 291709

**Approved on 16/03/11 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 nos. 1013/P/001, 1013/P/101, 1013/P/102, 1013/P/103, 1013/P/104, 1013/P/201 and 1013/P/202 received on the 14th February 2011.

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

## **REGENCY**

### **BH2010/02819**

#### **Bartholomew House Bartholomew Square Brighton**

Application for approval of details reserved by conditions 2 and 4 of application BH2010/01358.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 10/03/11 DELEGATED**

### **BH2010/03923**

#### **40 Duke Street Brighton**

Reconfiguration of existing goods entrance.

**Applicant:** Fabrica Contemporary Art Gallery

**Officer:** Jason Hawkes 292153

**Refused on 02/03/11 DELEGATED**

### **1) UNI**

The two outer doors leaves would be fully glazed within a timber frame, thus introducing ground floor window openings in a façade that was not originally designed with ground floor windows. The framing would also introduce a panelling effect that would conflict with the plain flush surfaces of the blind arcades. Additionally, the proposed doors and panel are not flush with the original masonry faces of the building. Insufficient details have been provided for the demountable metal grilles. Nevertheless, grilles of any sort would have a further negative impact on this façade. The scheme is therefore deemed to detract from the architectural and historic character and appearance of the listed building and conservation area and is contrary to policies QD1, QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

### **BH2010/03924**

#### **40 Duke Street Brighton**

Reconfiguration of existing goods entrance.

**Applicant:** Fabrica Contemporary Art Gallery

**Officer:** Jason Hawkes 292153

**Refused on 02/03/11 DELEGATED**

### **1) UNI**

The two outer doors leaves would be fully glazed within a timber frame, thus introducing ground floor window openings in a façade that was not originally designed with ground floor windows. The framing would also introduce a panelling effect that would conflict with the plain flush surfaces of the blind arcades. Additionally, the proposed doors and panel are not flush with the original masonry faces of the building. Insufficient details have been provided for the demountable metal grilles. Nevertheless, grilles of any sort would have a further negative impact on this façade. The scheme is therefore deemed to detract from the architectural and historic character and appearance of the listed building and conservation area and is contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2010/04021**

#### **Land at junction of Western Road and Clarence Square East**

Permanent siting of catering van on established location.

**Applicant:** Mr James McCue

**Officer:** Christopher Wright 292097

**Refused on 10/03/11 DELEGATED**

### **1) UNI**

The proposed permanent siting of the mobile catering vehicle on the open concourse in front of Churchill Square shopping centre and adjacent to buildings within the Regency Square Conservation Area and forming the built edge of the concourse, would be detrimental to visual amenity for reasons including the siting, design and external materials and finishes of the vehicle. The permanent siting of a mobile catering vehicle would represent an incongruous feature which would be out of character with the prevailing townscape and detrimental to the character and appearance of the area and the adjoining conservation area. As such the proposal is contrary to the requirements of policy HE6 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed location for the permanent siting of the mobile catering vehicle would narrow the width of both the public footway along Western Road and also the unadopted public highway between Western Road and Clarence Square and as such would neither protect nor enhance these existing pedestrian routes and would impede the safe and adequate passage of pedestrians. The application is

thereby contrary to policies TR7, TR8 and TR13 of the Brighton & Hove Local Plan.

**BH2010/04037**

**Flat 3 30 Montpelier Street Brighton**

Installation of replacement windows to front and rear elevations, installation of 2 rooflights, removal and relocation of roof access hatch and relocation of boiler flue.

**Applicant:** Ms Cheryl Pierce

**Officer:** Christopher Wright 292097

**Approved on 24/02/11 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**

No development shall take place until the precise details of the two conservation rooflights hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*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 drawing no. 177-03/01 received on 29 December 2010.

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

**BH2011/00053**

**Bartholomew House Bartholomew Square Brighton**

Application for Approval of Details Reserved by Conditions 5 of application BH2010/03035.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 28/02/11 DELEGATED**

**BH2011/00106**

**156-161 Western Road Brighton**

Display of 1 internally illuminated fascia sign and 2 internally illuminated projecting box signs (Retrospective).

**Applicant:** Home Retail Group

**Officer:** Paul Earp 292193

**Approved on 14/03/11 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) BH10.05**

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.*

## **7) UNI**

The internal illumination of all of the signs hereby approved shall be restricted to the text only and not the background panels.

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

## **BH2011/00109**

### **Phoenix House 32 West Street Brighton**

Application to extend time limit for implementation of previous approval BH2008/00401 proposed enlargement of fourth floor to occupy area of existing flat roof to provide additional office (B1) floorspace.

**Applicant:** R O Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 02/03/11 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) BH03.02**

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the

external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **3) BH05.08**

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

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

### **4) BH05.09**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

### **5) UNI**

A Travel Plan shall be submitted to the Local Planning Authority within three months of the first occupation of the new office accommodation. The Travel Plan shall be agreed in writing by the Local Planning Authority and include a package of measures, proportionate to the scale of the approved development, aimed at promoting sustainable travel choices and reducing reliance on the car. The measures shall be implemented within a time frame as agreed with the Local Planning Authority and should be subject to annual review.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1 and TR4 of the Brighton & Hove Local Plan.*

### **6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. H2607/01, 02 & 03; H2607/PL/05, 07 & 08; and H2607/102/04 A, 06 A, 07 A, 10 & 11 submitted on the 8th February 2008.

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

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

### **BH2010/00917**

#### **11-12 Trafalgar Street/25 Pelham Square Brighton**

Internal alterations at basement and ground floor level, refurbishment and redecoration of shopfront.

**Applicant:** R T Warren Investments Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 09/03/11 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 staircase, including the balustrade, handrail and newel post, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

*Reason: To ensure that an appropriate design and style of staircase is installed, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**BH2010/01478**

**HSBC 152-153 North Street Brighton**

Display of 3no. halo-illuminated fascia signs, 2no. non-illuminated name plates and non-illuminated sign above proposed ATM on North Street.

**Applicant:** HSBC Corporate Real Estate

**Officer:** Sonia Kanwar 292359

**Approved on 25/02/11 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.*

**BH2010/01482**

**HSBC 152 - 153 North Street Brighton**

Installation of an ATM machine on North Street, alterations to existing shop front and entrance on Bond Street with associated works.

**Applicant:** HSBC Corporate Real Estate

**Officer:** Sonia Kanwar 292359

**Approved on 28/02/11 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 rooftop air conditioning units shown on the approved plans shall be painted a matt dark grey colour (British Standard Reference Number BS 18 B 25) within one month of the date of this permission 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**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 09118PA01, 02, 03, 04, 05, 07, 08, 10, 23, 24, 25, 27, 28, 29 received on the 13th May 2010, 09118PA00revA, 11 received on the 29th June 2010, 09118PA12, 13, 22revA, 35, 36, 38 received on the 24th August 2010, 09118PA33revA, 34revA received on the 7th September 2010, 09118PA37revB, 204revA received on the 25th October 2010, 09118PA31revC, 200revB, 201revB, 202revB, 203revB received on the 13th December 2010, the heritage statement and design and access statement received on the 13th May 2010, and the technical details for the condenser units received on the 24th August 2010.

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

**BH2010/01491**

**HSBC 153 North Street Brighton**

Installation of an ATM machine on North Street, alterations to existing shop front and entrance on Bond Street with associated works, and internal alterations.

**Applicant:** HSBC Corporate Real Estate

**Officer:** Sonia Kanwar 292359

**Approved on 28/02/11 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 rooftop air conditioning units shown on the approved plans shall be painted a matt dark grey colour (British Standard Reference Number BS 18 B 25) within one month of the date of this permission 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.*

### **BH2010/02928**

#### **Basement Flat 99 Buckingham Road Brighton**

Proposed new porch to front of basement flat.

**Applicant:** Mr Satish Kainth

**Officer:** Anthony Foster 294495

**Approved on 11/03/11 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) BH12.03**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. SK.01 01, 02, 03, 04, 06 Rev C, received on 15/09/10 and drawing nos. SK.01.05 Rev D received 25/02/11.

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

#### **5) UNI**

The proposed new roof, windows and doors shall be of painted timber and constructed using traditional joinery details and shall not have visible trickle vents.

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

### **BH2010/03273**

#### **Buckingham House 99 Buckingham Road Brighton**

Application for Approval of Details Reserved by Condition 7 of application BH2009/03051.

**Applicant:** Mr S Kainth

**Officer:** Anthony Foster 294495

**Approved on 09/03/11 DELEGATED**

### **BH2010/03556**

#### **1 Clyde Road and 2 Beaconsfield Road Brighton**

Subdivision of existing retail unit. Change of use of one unit from retail (A1) to financial and professional services (A2).

**Applicant:** Ashtons Furniture Centre

**Officer:** Anthony Foster 294495

**Approved on 25/02/11 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 753 01, site plan and block plan received 15 November 2010.

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

### **2) 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.*

## **BH2010/03714**

### **88 - 92 Queens Road & 4 Frederick Place Brighton**

Application to extend time limit for implementation of previous approval BH2007/00998 for the demolition of existing building (former Casino) and construction of a 140 bedroom hotel accommodated over eleven floors.

**Applicant:** Julian Hodge Bank

**Officer:** Kate Brocklebank 292175

### **Approved after Section 106 signed on 07/03/11 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) 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) 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.*

#### **4) UNI**

All plant and machinery shall be contained within the plantroom shown on the approved drawings and the roof shall be kept clear of any plant, ductwork or railings other than that associated with the solar water heating system, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The Travel Plan submitted with the application shall be implemented prior to the first occupation of the use hereby approved and, within six months of their first attendance, a full survey of staff and incoming users shall be carried out. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. The measures set out in the annual review, as approved, shall be implemented until superseded by the results of the following annual review.

*Reason: To encourage sustainable means of travel to/from the hotel, to discourage use of the private car, to reduce parking demand and traffic congestion and in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

#### **6) UNI**

Prior to commencement of development, a scheme for the fitting of odour control equipment to the kitchen within the building shall be submitted to, and approved in writing by, the Local Planning Authority. The odour control equipment works shall be implemented in accordance with the approved details prior to commencement of use, and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

#### **7) UNI**

Prior to commencement of development, a scheme for the sound insulation of odour control equipment referred to in condition 8 shall be submitted to, and approved in writing by, the Local Planning Authority. Sound insulation works shall be implemented in accordance with the approved details prior to commencement of the use and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

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

#### **8) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing L90 background noise level. Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

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

## **9) UNI**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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:

- 1) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site.
- 2) 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.
- 3) 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.
- 4) 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.

Any changes to these components require the express 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 principle aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

## **10) 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 principle aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.*

## **11) 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. The development shall be carried out in accordance with the approved details.

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

## **12) UNI**

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Other Buildings and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all office development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development

has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all the development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

### **13) UNI**

Prior to commencement of development, 1:20 scale sample elevations and sections, supplemented by 1:1 scale sectional profiles, shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include: the ground floor glazed screens; the entrance doors/frame and canopy; the upper floor windows and brickwork; the roof level glazing; the parapet detail; the rear basement/ground floor glazed screens; and the shutter to the rear vehicular entrance.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.*

### **14) UNI**

Notwithstanding the detail contained on the plans hereby approved, prior to commencement of development, samples of all materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD5 and HE6 of the Brighton & Hove Local Plan.*

### **15) UNI**

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

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

### **16) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. PP891/P200 - 01; 06 (Revision A); 07 (Revision A); and Design and Access Statement, Tall Building Study, Green Travel Plan, Crime Prevention Statement, Transport Statement, Waste and Recycling Statement and Sustainability Statement received on 16 March 2007, drawing nos. PP891/P200 - 02; 03 (Revision A); PP891/P201 - 00; 01, 02 and ACC/70217 received on 5 April 2007 and drawing nos. PP891/P200-04 (Revision B); -05 (Revision A); -08 (Revision B); -09 (Revision B) and Daylight and Sunlight Study received 28 September 2007.

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

**BH2010/03734**

**Flat 2 75 Buckingham Road Brighton**

External alterations incorporating infilling of rear window at first floor level.

**Applicant:** Sandon Homes Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 02/03/11 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 drawing received on the 21<sup>st</sup> February 2011.

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

**BH2010/03744**

**The Open Market Marshalls Row and Francis Street Brighton**

Redevelopment of Open Market and Francis Street car park comprising: a new partly covered market with 44 permanent market stalls, 12 B1/A1 (light industrial/retail) workshops, 8 loading bays, central square/market space, public toilets, offices and meeting room, ancillary market accommodation and plant, new gates to Marshalls Row and Ditchling Road entrances and 87 residential units in 3no 1-6 storey blocks, refuse and recycling stores, cycle parking, 5 car ports together with landscaping including alterations to carriageway and footway in Francis Street. Proposals to include a temporary market during construction.

**Applicant:** Hyde Group and The Brighton Open Market CIC

**Officer:** Maria Seale 292322

**Approved after Section 106 signed on 09/03/11 PLANNING COMMITTEE**

**1) BH01.01**

Regulatory Conditions:

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**

06590/PA/068, 06590/PA/069A, 06590/PA/070, 06590/PA/071, 06590/PA/076, 06590/PA/077, 06590/PA/078, 06590/PA/079, 06590/PA/081, 06590/PA/082, 06590/PA/083, 06590/PA/100, E693/PH/01, E693/PH/02, E693/PH/03, E693/PH/04, E693/PH/05, E693/PH/06, E693/PH/07, E693/PH/08 received on 3rd December 2010 and 06590/PA/006B, 6590/PA/007B, 06590/PA/008G, 06590/PA/009G, 06590/PA/010F, 06590/PA/011F, 06590/PA/012F, 06590/PA/013F, 06590/PA/020F, 06590/PA/021E, 06590/PA/022D, 06590/PA/23C, 06590/PA/024D, 06590/PA/026D, 06590/PA/032G received on 9th February 2011 and 06590/PA/090A, 06590/PA/091A, 06590/PA/092, 06590/PA/093, 06590/PA/094 received on 11th February 2011 and 06590/PA/095 received on 17<sup>th</sup> February 2011 and 06590/PA/080 received on 21st February 2011 and 06590/PA/075A received on 22nd February 2011.

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

**3) UNI**

3.All doors allowing vehicle access to the development hereby approved shall remain closed at all times apart from access or egress.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

#### **4) UNI**

4. All windows serving the A1/B1 workshops hereby approved shall remain closed at all times.

*Reason: In the interests of protection of amenity, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

#### **5) UNI**

All doors serving the A1/B1 workshops hereby approved shall remain closed other than for access and egress.

*Reason: In the interests of protection of amenity, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

#### **6) UNI**

No deliveries shall take place except between 07.00-19.00 hours Monday to Friday or 09.00-18.00 hours Saturdays and not at any time on Sunday, bank or public holidays unless otherwise agreed in writing by the Local Planning Authority. Where an exception from the specified hours is proposed, the Local Planning Authority shall be notified in writing at least 14 days in advance of the proposal and a strategy for notification of local residents shall be provided. The approved notification strategy shall be implemented.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

#### **7) UNI**

The market (including temporary market) and workshop uses hereby approved, excluding use of the market office and meeting room, shall only be open to the general public from 07.00-19.00 hours Monday to Saturdays and 10.00-17.00 hours on Sundays, bank or public holidays except for 12 occasions per year and no more than 2 such occasions in any one month where the premises may be open between 07.00- 22.00 hours Monday to Saturdays and 09.00-21.00 hours Sundays and bank holidays. Where an exception from the specified hours is proposed, for up to 12 exceptional events, the Local Planning Authority shall be notified in writing at least 14 days in advance of the proposal and a strategy for notification of local residents shall be provided. The approved notification strategy shall be implemented.

*Reason: In the interests of protection of amenity and to allow for other events to take place such as visiting markets, community or festival events which would help regenerate the area, to comply with policies QD27, SU10, SR1, SR5, SR11 and EM9 of the Brighton & Hove Local Plan and SPD10.*

#### **8) UNI**

8. The market (including temporary market) and workshops, excluding the market office and meeting room, shall only be in use by the market operator, tenants and other users other than the general public between 07.00-19.30 hours Monday to Saturdays and 09.30-17.30 on Sundays, bank or public holidays.

*Reason: To allow for activities such as setting up and down of stalls, stocktaking and other essential operational activities when the public are not present to enable the efficient and effective operation of the market and workshops whilst protecting amenity, to comply with policies QD27, SU10, SR1, SR5 SR11 and EM9 of the Brighton & Hove Local Plan and SPD10.*

#### **9) UNI**

The market office and meeting room in the north-west corner of the site shall only be in use between 07.00-22.00 hours Monday to Saturdays and 09.00-21.00 hours Sundays, bank and public holidays unless otherwise agreed in writing by the Local Planning Authority. Where an exception from the specified hours is proposed, the Local Planning Authority shall be notified in writing at least 14 days in advance of the proposal and a strategy for notification of local residents shall be provided. The approved notification strategy shall be implemented.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

**10) UNI**

The loading bays hereby approved shall be used only for temporary loading/unloading of vehicles associated with activities within the market and workshops and for no other purpose including longer term parking.

*Reason: To ensure there are sufficient loading bays available to users of the market to ensure vehicles are not unduly waiting on Francis Street, in the interest of protecting highway safety and amenity, to comply with policies TR7, QD27, SU10 and EM9 of the Brighton & Hove Local Plan.*

**11) UNI**

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

*Reason: In the interests of protecting the amenity of residents, to comply with policies QD27, SU10 and EM9 of the Brighton & Hove Local Plan.*

**12) UNI**

The external lighting shall be implemented in accordance with the details contained in the submitted Light Pollution Assessment 06590/pd/001\_App8 V1 dated September 2010 unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of amenity and biodiversity to comply with policies QD25, QD27, QD17 of the Brighton & Hove Local Plan and SPD11.*

**13) UNI**

The phasing of the construction of the development hereby approved and provision of the temporary market shall take place as per the application and submitted drawings E693/PH/01, 02, 03, 04, 05, 06, 07, 08 unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of the amenity, highway safety and the visual appearance of the locality to comply with policies QD27, SU10, TR7, SR11, QD1 and QD2 of the Brighton & Hove Local Plan.*

**14) UNI**

The first floor door in the north elevation of the north-west block forming part of the lobby to the market office and meeting room shall be used for maintenance or emergency purposes only and the door shall remain shut except for access and egress associated with maintenance or emergency activity.

*Reason: In the interests of amenity, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**15) UNI**

Access to the flat green 'living' roofs 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: To protect the amenity of occupiers of adjacent properties and to protect biodiversity, to comply with policies QD27, QD17 and SU2 of the Brighton & Hove Local Plan and SPD11.*

**16) UNI**

Vehicular access and deliveries to the market and workshops hereby approved shall be via Francis Street only and the Marshalls Row and Ditchling Road entrances shall be used by vehicles for emergency or maintenance purposes only unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of highway safety and to protect amenity, to comply with policies TR7, QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

### **17) UNI**

The first and second floor windows in the south elevation of the Southern Block shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall thereafter permanently retained as such.

*Reason: To prevent mutual overlooking and loss of privacy with occupiers of adjacent properties, to comply with policies QD27 of the Brighton & Hove Local Plan.*

### **18) UNI**

The car ports in the Central and South Blocks hereby approved shall be used for use by residents of the wheelchair accessible flats hereby approved only.

*Reason: To ensure the parking is made available to meet the demand created by those in most need, to comply with policies HO13 and TR18 of the Brighton & Hove Local Plan.*

### **19) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards and 8 of the dwellings (indicated as CB1, CB2, SB01, SB02, SB03, SB04, SB05 and SB07) shall be constructed to wheelchair accessible standards 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.*

### **20) UNI**

No piling or any other foundation designs using penetrative methods shall be carried out unless details have been submitted to and approved in writing by the Local Planning Authority which demonstrate that groundwater have been satisfactorily protected. The development shall be carried out in accordance with the approved details.

*Reason: To protect groundwater, to comply with policy SU3 of the Brighton & Hove Local Plan.*

### **21) 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 deal with. The approved remediation strategy shall be implemented.

*Reason: To protect groundwater quality and ensure compliance policy SU3 of the Brighton & Hove Local Plan and PPS23.*

Pre-Commencement Conditions:

### **22) UNI**

No works pursuant to this permission shall commence 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; 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 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 a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c 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;
- 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 under condition (i) c." A Closure Report shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To prevent pollution of groundwater and in the interests of amenity to comply with policy SU3 and SU11 of the Brighton & Hove Local Plan.*

### **23) UNI**

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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:

1. A preliminary risk assessment which has identified:
  - a) all previous uses
  - b) potential contaminants associated with those uses
  - c) a conceptual model of the site indicating sources, pathways and receptors
  - d) potentially unacceptable risks arising from contamination at the site.
2. 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.
3. 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.
4. 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

*Reason: To protect groundwater quality and ensure compliance with policy SU3 of the Brighton & Hove Local Plan and PPS 23.*

### **24) UNI**

No development shall take place until details of the measures which will be undertaken to protect/divert the public sewers and water supply mains have been submitted to and approved in writing by the local Planning Authority.

*Reason: To prevent pollution of controlled waters and ensure satisfactory drainage and sewerage to serve the development, to comply with policy SU3 of the Brighton & Hove Local Plan.*

## **25) UNI**

No development of the non-residential uses (excluding works associated with the temporary market on the Francis Street car park, demolition, site clearance and groundworks) shall take place until:

- (a) evidence that the non-residential development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and
- (b) a BREEAM Pre-assessment Report showing that the development is predicted to achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to and approved in writing the Local Planning Authority.

*Reason: To ensure the development meets the sustainable target stated in the application and as it is necessary to build in sustainable measures at an early stage in the development, to comply with policy SU2 of the Brighton & Hove Local Plan and SPD08.*

## **26) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development of the non-residential uses above first floor level shall take place until a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

*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 SPD08.*

## **27) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development of the residential units above first floor level shall take place until:

- (a) evidence that the residential 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 a minimum of 50% of the energy credits within an overall Code level 3 score of at least 64 points for the residential units except the 8 wheelchair accessible units and Code level 4 for the wheelchair accessible 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 a minimum of 50% of the energy credits within an overall Code level 3 score of at least 64 points for the residential units except the wheelchair accessible units and Code level 4 for the wheelchair accessible units 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 SPD08.*

## **28) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place (excluding works associated with the temporary market on the Francis Street car park, demolition, site clearance and groundworks) until details of the green roofs and walls including cross sections, detailed plans, construction details and materials and species to be used have been submitted to and approved in writing by the Local Planning Authority. The approved green roofs and walls shall be installed within 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.

*Reason: In the interests of biodiversity and sustainability, to comply with policies QD17, QD15, SU2 and SPD11 of the Brighton & Hove Local Plan.*

### **29) UNI**

Notwithstanding the details shown on the submitted plans, no development shall take place above first floor level until details of the photovoltaic panels including their precise location, appearance and details demonstrating they are located in their optimum position for productivity have been submitted to and approved in writing by the Local Planning Authority. This shall include details of service voids sized to accommodate additional pipework and/or cabling to allow for the future installation of additional photovoltaic or solar thermal collectors. The approved panels and service voids shall be implemented before first occupation of the development and maintained in perpetuity.

*Reason: In the interests of sustainability and the visual amenities of the locality, to comply with policies SU2, SU16, QD1 and QD2 of the Brighton & Hove Local Plan and SPD08.*

### **30) UNI**

Notwithstanding the details submitted, no development shall take place (excluding works associated with the temporary market on the Francis Street car park, demolition and site clearance) until a scheme for the enhancement of Francis Street has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (a) pedestrian priority measures including a 'shared surface' concept
- (b) enhanced public realm including resurfacing of the entire length of the street
- (c) street furniture and lighting
- (d) new landscaping including street trees
- (e) highway safety and traffic calming measures
- (f) provision of a car club parking bay
- (g) a feasibility study to show whether disabled parking spaces can be provided
- (h) measures to ensure safe travel by cyclists
- (i) a Stage 1 Safety Audit
- (j) measures to ensure disabled are not disadvantaged
- (k) a feasibility study to show whether on-street visitor cycle parking can be provided.

The approved scheme shall be implemented before first occupation of the development and shall be maintained in perpetuity.

*Reason: The scheme requires further design development and to achieve transport objectives with regard highway safety, traffic generation, promotion of sustainable modes of transport, to achieve an appropriate residential environment and to contribute to the regeneration of the locality, and in the interests of visual amenity and biodiversity, in accordance with policies TR1, TR2, TR7, TR8, TR10, TR13, TR14, TR18, SR1, SR5, SR11, QD1, QD2, QD15, QD16, QD17, QD27 and QD27 of the Brighton & Hove Local Plan and SPD10, SPD06 and SPD11.*

### **31) UNI**

Notwithstanding the landscaping indicated within the submitted documents and plans, no development (excluding works associated with the temporary market on the Francis Street car park, demolition, site clearance or groundworks) shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard and soft landscaping, which shall include hard surfacing within the market square, means of enclosure, and planting of the development which shall include at least 9 trees and an Arboricultural Method

Statement on the size of tree to be planted and method of planting.

*Reason: Some of the species of planting suggested are unsuitable in this location, in the interests of enhancing the appearance of the development and the visual amenities and regeneration of the area and to enhance biodiversity, to comply with policies QD1, QD2, QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD10, SPD06 and SPD11.*

### **32) 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 and regeneration of the area and to enhance biodiversity, to comply with policies QD1, QD2, QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD10, SPD06 and SPD11.*

### **33) UNI**

No development of the ground floor loading bays hereby approved shall take place until a specification for the flooring serving the loading bays, so as to minimise noise from vehicle movements including fork lift trucks, has been submitted to and approved in writing by the Local Planning Authority. The approved specification shall be implemented and maintained in perpetuity.

*Reason: In the interests of protection of amenity, to comply with policy QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

### **34) UNI**

No development of the market and workshop units within which the café (currently no.s 14-15) and heat source pump are to be located shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU9 and SR11 of the Brighton & Hove Local Plan.*

### **35) UNI**

No development of the market and workshop units within which the café (currently no.s 14-15) and heat source pump are to be located shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of those units and shall thereafter be retained as such.

*Reason: In the interests of protection of amenity, to comply with policy QD27, SU9, SR11 and SU10 of the Brighton & Hove Local Plan.*

### **36) UNI**

Notwithstanding the plans submitted, no development of the residential units hereby permitted shall take place until detailed plans have been submitted to and approved in writing by the Local Planning Authority for the following:

- (i) street entrances to flats
- (ii) projecting bays
- (iii) balustrading to the balconies and roof terraces

(iv) external doors and windows.

The approved design shall be implemented and maintained in perpetuity before first occupation of the residential units.

*Reason: In the interests of the securing a good quality design appropriate to the area, to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**37) UNI**

No development shall take place (excluding works associated with the temporary market on the Francis Street car park, demolition, site clearance or groundworks) 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 QD2 of the Brighton & Hove Local Plan.*

**38) UNI**

Notwithstanding the details submitted, no development of the internal and external cycle parking areas shall take place until details, including large scale drawings of the cycle parking, have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

*Reason: To ensure sufficient number are allocated to residents, and commercial users and their visitors and to ensure their design is efficient and effective, to encourage travel by means other than private motor vehicles and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.*

**39) UNI**

No development shall take place (excluding works associated with the temporary market on the Francis street car park, demolition, site clearance and groundworks) until a scheme demonstrating the feasibility of incorporating a rainwater harvesting system for washdown of the market has been submitted to and approved in writing by the Local Planning Authority. Should the rainwater harvesting scheme prove feasible and reasonable in all other respects, it shall be implemented within the development, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of sustainability and to comply with policy SU2 of the Brighton & Hove Local Plan and SPD08.*

**40) UNI**

Notwithstanding the details submitted, no development of the public toilets shall take place until details have been submitted to and approved in writing by the Local Planning Authority which show an internal layout with a minimum 1.5 metre width for the corridor, unless otherwise agreed in writing by the Local Planning Authority. The approved internal layout shall be implemented.

*Reason: To ensure the toilets are accessible to all, to comply with policy HO19 of the Brighton & Hove Local Plan.*

Pre-Occupation Conditions:

**41) UNI**

Within 3 months of first occupation, an Acoustic Report shall be provided demonstrating that the predicted internal noise levels in the submitted Anderson Acoustic Report dated October 2010 and associated noise mitigation measures, such as glazing to the residential units and ceiling and wall construction of the loading bay and workshops, has been satisfactorily achieved. The parameters and scope of this Acoustic Report shall be agreed with the Local Planning

Authority. If the report shows non compliance with the predicted noise levels then details of further mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority. The approved further mitigation measures shall implemented.

*Reason: In the interests of protecting the amenity of residents, to comply with policies QD27, SU10 and EM9 of the Brighton & Hove Local Plan.*

#### **42) UNI**

Notwithstanding the location and design of the canopies at the Marshalls Row/London Rd and Ditchling Road entrances, a revised design for the both entrances to the market including signing shall be submitted to and approved in writing by the Local Planning Authority. The design shall include measures to enhance the entrances to the market and ensure the market signals its presence on the main road frontages, and shall incorporate an artistic element. The approved design shall be implemented before the market is first occupied and maintained in perpetuity.

*Reason: To secure a sympathetic design which relates positively to Marshalls Row, London Road and Ditchling Road., to comply with policies QD1, QD2, QD6, QD27, SR1, SR5 of the Brighton & Hove Local Plan and SPD10.*

#### **43) UNI**

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

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

#### **44) 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 except the 8 wheelchair accessible units has achieved a minimum of 50% of the energy credits within an overall Code for Sustainable Homes rating of level 3 score of at least 64 points and each of the wheelchair accessible units have achieved 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 SPD08.*

#### **45) UNI**

The market and workshops hereby approved shall not be occupied until:

- 1) A Management Plan for the operation of the day to day activities and long-term management of the premises has been submitted to and approved in writing by the Local Planning Authority, which shall include details of:
  - (a) how deliveries will be co-ordinated, to ensure loading bays are available to prevent vehicles waiting unduly in Francis Street;
  - (b) how visiting markets and other events will be managed;
  - (c) how the use of the community room will be managed;
  - (d) how refuse and recycling and its collection will be managed
  - (e) the regular review of the Plan; and
- 2) A Management Plan for the operation of day to day activities associated with the temporary market, which shall include details of:
  - (a) how deliveries will take place and be co-ordinated

- (b) how refuse and recycling will be managed
  - (c) regular review of the Plan; and
- 3) A Management Plan for how refuse and recycling and its collection will be managed for the residential units.

The approved Management Plans shall be implemented on first occupation of each respective element of the development.

*Reason: In the interests of highway safety, to protect amenity and to ensure satisfactory management and general operation of the premises, to comply with policies TR1, TR7, QD27, SU10, SR11 and SU2 of the Brighton & Hove Local Plan.*

#### **46) UNI**

The development shall not be occupied or brought into use until details of the type and locations of at least 5 bat and 5 bird nesting boxes have been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be implemented before occupation of the development and maintained in perpetuity.

*Reason: In the interests of biodiversity, to comply with policy QD17 of the Brighton & Hove Local Plan and SPD11.*

#### **47) UNI**

Details of 1.8 metre high screens to the balconies serving the flats in the first floor north elevation of the Northern Block and the first, second and third floor flats in the east elevation of the Central Block shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be implemented before first occupation of the flats to which they relate and shall be retained in perpetuity.

*Reason: To prevent undue loss of privacy to occupiers of properties opposite, to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **48) UNI**

The market and workshops hereby permitted shall not be occupied until a Design Strategy for the signing, lighting, shopfronts, gates, loading bays and security shutters to the market, its stalls and shop units has been submitted to and approved in writing by the Local Planning Authority. Signs, lighting, shopfronts, gates and security shutters shall be in accordance with the approved Strategy.

*Reason: To ensure a consistent and attractive appearance to the development in the interests of quality design, to comply with policies QD1 and QD5 of the Brighton & Hove Local Plan and SPD02.*

#### **49) UNI**

Notwithstanding the details shown on the submitted plans, the market and workshops hereby permitted shall not be occupied until further details and large scale plans of the external loading bay doors including their design, colour and material have been submitted to and approved in writing by the Local Planning Authority. The approved loading bay door design shall be implemented and maintained in perpetuity before first occupation of the market and workshops.

*Reason: To secure a good quality design and finish, in the interests of the visual amenity of the building and the locality, to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

#### **50) UNI**

The market and workshops hereby approved shall not be occupied until details of electrical connection points for delivery vehicles within the loading bay areas hereby approved have been provided. The design and number of electrical connection points shall be agreed in writing by the Local Planning Authority.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

### **51) UNI**

The market and workshops hereby approved shall not be occupied until details of the design, including specification of the reversing alarms, and number of all fork lift trucks operating within the development site have been agreed in writing by the Local Planning Authority. Only fork lift trucks of the approved design and number shall be used within and around the site in connection with the market and workshop uses hereby approved.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

### **52) UNI**

The development hereby permitted shall not be first occupied until evidence that Secure By Design accreditation has been achieved for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Secure By Design measures unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of crime prevention, to comply with policy QD7 of the Brighton & Hove Local Plan.*

### **53) UNI**

The development shall not be occupied until the public toilets, market trader toilets, market office, meeting room, lifts and refuse and recycling stores have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

*Reason: To ensure there are sufficient community and waste facilities to meet the demands created by the development and to ensure the development is accessible to all, to comply with policies SU2, HO19, HO20, HO21 and QD27 of the Brighton & Hove Local Plan.*

### **54) UNI**

The residential units hereby approved shall not be occupied until details of the alternative internal ventilation system which allows residents to achieve satisfactory ventilation without the need to open windows, has been submitted to and approved in writing by the Local Planning Authority. The approved ventilation system shall be implemented before first occupation.

*Reason: In the interests of amenity, to comply with policies SU9, SU10, SR11 and QD27 of the Brighton & Hove Local Plan.*

### **55) UNI**

The development hereby permitted shall be carried out in accordance with the following approved drawings unless indicated otherwise in the conditions below:-

06590/PA/001A, 06590/PA/002A, 06590/PA/003B, 06590/PA/004A,  
06590/PA/005A, 06590/PA/014E, 06590/PA/025B, 06590/PA/030D,  
06590/PA/031D, 06590/PA/35, 06590/PA/36, 06590/PA/37, 06590/PA/38,  
06590/PA/039, 06590/PA/40A, 06590/PA/45A, 06590/PA/046, 06590/PA/047,  
06590/PA/048A, 06590/PA/49, 06590/PA/50A, 06590/PA/55B, 06590/PA/56C,  
06590/PA/57B, 06590/PA/058B, 06590/PA/059B, 06590/PA/060A,  
06590/PA/65B, 06590/PA/66A, 06590/PA/067A,

### **BH2010/03862**

#### **87 Lewes Road Brighton**

Application for variation of condition 2 for 91/0785/FP (Change of Use from retail (A1) to restaurant (A3))

**Applicant:** Daves Diner

**Officer:** Anthony Foster 294495

**Approved on 03/03/11 DELEGATED**

### **1) UNI**

The premises shall not be open or in use except between the hours of 08.00 to 00.00 Monday to Sunday.

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

### **BH2010/03869**

#### **24 - 25 Vine Street Brighton**

Alterations to existing fenestration to front elevation.

**Applicant:** Mr Russell Wilson

**Officer:** Anthony Foster 294495

**Approved on 11/03/11 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**

The renderwork and cills shall be made good to match exactly the originals in smooth render and any ashlar lining out rerun, and painted in a smooth masonry paint to match.

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

#### **4) UNI**

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

- i) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their cills, reveals, thresholds and steps,
- ii) details of the paint colours, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

#### **5) UNI**

The new doors shown on the approved plans shall be of painted timber 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**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 21016/101, /301 submitted on 15 December 2010.

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

### **BH2010/03900**

#### **56 London Road Brighton**

Display of internally illuminated fascia sign, projecting sign, internal sign and non illuminated window vinyls.

**Applicant:** Dominos Pizza Group Ltd UK

**Officer:** Jonathan Puplett 292525

**Approved on 02/03/11 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.*

**BH2010/03964**

**94 Gloucester Road Brighton**

Display of externally illuminated fascia and hanging signs, internally illuminated aluminium light boxes and non-illuminated plaque, fascia and lettering signs. (Part Retrospective).

**Applicant:** Designer Ideas Ltd T/A Warren Evans

**Officer:** Helen Hobbs 293335

**Approved on 15/03/11 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.*

**BH2010/03988**

**Flat 1 27 Albert Road Brighton**

Insertion of timber framed sash window to front elevation at lower ground floor level (Retrospective).

**Applicant:** Mr Ben Jones

**Officer:** Sonia Kanwar 292359

**Approved on 11/03/11 DELEGATED**

**BH2010/04016**

**12 Frederick Street Brighton**

Change of Use from office (B1) to 1no two bedroom dwelling with associated external alterations.

**Applicant:** Hearth Stone Homes Ltd

**Officer:** Kate Brocklebank 292175

**Approved on 16/03/11 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) BH02.07**

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

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

**4) BH04.01A**

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) BH06.03**

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

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

**6) 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.*

#### **7) UNI**

The rooflights on the eastern roofslope 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.*

#### **8) UNI**

All new windows and the front door shall be painted timber 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.*

#### **9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 13 B/1, (20)140 and (20)14 revision A received on 24th December 2010.

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

#### **10) UNI**

No development shall commence until details of sustainability measures and EST Home Energy Report 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.*

### **BH2011/00042**

#### **Top Flat 13 Upper Lewes Road Brighton**

Installation of two rooflights to front roofslope.

**Applicant:** Miss M Osborne

**Officer:** Chris Swain 292178

**Approved on 04/03/11 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 no. MO/01 received on 7 January 2011.

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

### **BH2011/00178**

#### **Land Rear of 39 Gardner Street Brighton**

Non Material Amendment to BH2008/00671 addition of PV roof panels. Revision to fenestration pattern and materials to courtyard elevation.

**Applicant:** Mr Duncan Thomas

**Officer:** Sue Dubberley 293817

**Approved on 15/03/11 DELEGATED**

## **WITHDEAN**

### **BH2010/02425**

#### **Land to the rear of 47 Surrenden Road Brighton**

Conversion and extension of existing garage and store to form a private two bedroom dwelling house incorporating alterations to existing access.

**Applicant:** Adelphi Midland Estates Ltd

**Officer:** Guy Everest 293334

**Refused on 09/03/11 DELEGATED**

#### **1) UNI**

The proposed self-contained residential dwelling, and domestic detailing to the western frontage, would harm the established character and appearance of the immediately surrounding area which comprises a quiet tranquil backland garden setting. The development represents a piecemeal approach to development along the track which would lead to a significant and harmful incremental change in the character and appearance of the Preston Park Conservation Area, and would lead to increased noise and disturbance for occupiers of adjoining properties. The development would also create an unwelcome pressure for future development in this location. The proposal is therefore contrary to policies QD1, QD2, QD3, QD27 and HE6 of the Brighton & Hove Local Plan.

#### **2) UNI**

The proposal incorporates an unsuitable vehicle access by reason of being too narrow, unmade and having no provision for passing space which would provide a poor standard of access and potential conflict between pedestrians and vehicles movements. The arrangement is therefore considered inappropriate for a new property and contrary to policies TR7 and QD27 of the Brighton & Hove Local Plan.

### **BH2010/03115**

#### **41 Wayland Avenue Brighton**

Demolition of existing bungalow and erection of 2no 5 bed detached dwelling houses with detached garages.

**Applicant:** Mrs M Patten

**Officer:** Christopher Wright 292097

**Refused on 24/02/11 DELEGATED**

#### **1) UNI**

The proposed development would, by reason of the siting, height and bulk of the dwellings, be readily visible from the street behind existing properties fronting Wayland Avenue, and as such would appear unduly dominant and out of character, to the detriment of visual amenity. As such the development would detract from the appearance of the prevailing townscape and is contrary to policies QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Taking into account the attic storey accommodation proposed, and the height and proximity of the proposed dwellings in relation to properties in Wayland Avenue, the proposal would give rise to a loss of amenity and a level of overlooking which would be materially harmful to their occupiers. As such the application is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2010/04042**

#### **Park Manor London Road Preston Brighton**

Erection of two storey extension to side annexe to form 1no two bedroom maisonette and erection of cycle store.

**Applicant:** Anstone Properties Ltd

**Officer:** Paul Earp 292193

## **Refused on 14/03/11 DELEGATED**

### **1) UNI**

The application relates to a seven storey flat roofed property, with a 3 storey side annexe, which occupies a prominent position at the junction of two roads and is highly prominent in the street scene. The proposed pitched roofed extension with dormers to the side annexe would be incongruous to the building detracting from its appearance and detrimental to the visual amenities of the area. For these reasons the proposal is contrary to policies QD2 and QD27 of the Brighton & Hove Local Plan.

## **BH2011/00007**

### **79 Tivoli Crescent North Brighton**

Erection of additional two storeys with flat roof incorporating balcony areas and associated works.

**Applicant:** Mr John Wignall

**Officer:** Mark Thomas 292336

## **Approved on 02/03/11 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) BH02.03**

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) UNI**

The proposed second floor wet room window of the development hereby permitted shall be obscure glazed and non-opening, and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining property 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. P02a, P03a received on 4<sup>th</sup> January 2011, P04b, P07b received on 17th January 2011 and P05a, P08a received 20th January 2011.

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

## **BH2011/00061**

### **6 Herbert Road Brighton**

Erection of a two storey extension to rear elevation.

**Applicant:** Mr Surji Talwar

**Officer:** Mark Thomas 292336

## **Approved on 02/03/11 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) BH02.09**

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**

The external walls of the development hereby permitted shall be finished in painted render to match the recipient property.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 7B received on 10th January 2011 and 8B received on 21st February 2011.

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

**BH2011/00073**

**15 Clermont Road Brighton**

Installation of rooflight to front roofslope.

**Applicant:** Mr Andrew Sturgeon

**Officer:** Mark Thomas 292336

**Approved on 02/03/11 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 drawing no. ST/01 received on 12<sup>th</sup> January 2011.

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

**BH2011/00093**

**42 Green Ridge Brighton**

Loft Conversion with ridge level raised by one metre above existing ridge, front and rear dormers and rooflights and raising of existing chimney above new ridge height.

**Applicant:** Mr Paul Milyard

**Officer:** Charlotte Hughes 292321

**Approved on 09/03/11 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/B, 003, 007, 008 received on 13th January 2011 and 009/A received on 10th February 2011.

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

**BH2011/00098**

**59 Balfour Road Brighton**

Loft conversion incorporating rooflights to front and rear elevations.

**Applicant:** Mr Prince

**Officer:** Adrian Smith 290478

**Approved on 11/03/11 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. SS8562 rev A received on the 13th January 2011.

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

**EAST BRIGHTON**

**BH2010/03826**

**5 - 6 The Broadway Brighton**

Alterations to combine ground floor of No's 5 & 6 The Broadway including installation of new shop front and revised entrance.

**Applicant:** Ladbrokes Betting & Gaming Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 02/03/11 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 no. BW/WHAWK/01 received on the 10th of December 2010, and nos. BW/WHAWK/02A and 04 received on the 31st of December 2010.

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

**BH2010/03827**

**5 - 6 The Broadway Brighton**

Display of 2no externally illuminated fascia signs.

**Applicant:** Ladbrokes Betting & Gaming Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 02/03/11 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.*

**BH2011/00054**

**41 Princes Terrace Brighton**

Erection of extensions at basement and ground floor levels and deck area at raised rear ground floor level.

**Applicant:** Mr Pete Tyler

**Officer:** Helen Hobbs 293335

**Refused on 07/03/11 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its siting, design, size and massing would appear overbearing, particularly when viewed from the neighbouring property No. 42 Princes Terrace, and would result in a loss of outlook from the ground floor

window and terrace of this property. As such the proposal would adversely affect the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The applicant has failed to demonstrate on the submitted plans that the proposed extension would not lead to overshadowing and consequential loss of light to the neighbouring property No. 40 Princes Terrace, contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed extension, by virtue of its siting, design and size would form an incongruous and unsympathetic feature, to the detriment of the character and appearance of the existing property and surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2011/00140**

**City College Brighton & Hove Wilson Avenue Brighton**

Non Material Amendment to BH2010/02443 for the re-orientation of the buildings footprint in a Westerly direction by 700mm.

**Applicant:** City College Brighton & Hove

**Officer:** Kate Brocklebank 292175

**Approved on 28/02/11 DELEGATED**

**BH2011/00143**

**3 St Marys Square Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/02728.

**Applicant:** Mr Gareth Ashley

**Officer:** Chris Swain 292178

**Approved on 15/03/11 DELEGATED**

**BH2011/00254**

**City College Brighton & Hove Wilson Avenue Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/02443.

**Applicant:** City College Brighton & Hove

**Officer:** Kate Brocklebank 292175

**Approved on 25/02/11 DELEGATED**

**1) UNI**

GRANT approval of the details reserved by conditions 2 and 3 subject to full compliance with the submitted details.

**HANOVER & ELM GROVE**

**BH2010/03693**

**159B & 159C Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 6, 7, and 8 of application BH2007/03861.

**Applicant:** Mr Michele D'Ademo

**Officer:** Claire Burnett 292470

**Approved on 14/03/11 DELEGATED**

## **BH2010/04007**

### **1 Carisbrooke Road Brighton**

Conversion of existing building to form 2no two bedroom dwellings. Erection of two storey and single storey rear extensions and associated external alterations.

**Applicant:** Soltek Energy Ltd

**Officer:** Liz Arnold 291709

**Approved on 02/03/11 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) BH02.08**

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

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

#### **3) 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) 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.*

#### **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**

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

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

that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing); 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; 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 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 a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c 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) built drawings of the implemented scheme;

b) photographs of the remedial works in progress

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 under condition (i) c.

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

#### **7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to all reasonable 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 drawings no. CA1-12 and CA1-15 received on the 11th January 2011, drawing CA1-14Rev3 received on the 9th February 2011, drawing nos. CA1-16Rev4 and CA1-17Rev4 received on the 10th February 2011 and drawing no. CA1-16Rev5 received on the 18th February 2011.

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

#### **BH2011/00074**

##### **111 Bonchurch Road Brighton**

Erection of single storey rear extension (part-retrospective).

**Applicant:** Ms Kate Kendon

**Officer:** Sonia Kanwar 292359

**Approved on 25/02/11 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 southern side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. K120-001, K120/010A, K120-P100B, K120-P-101B received on the 12th January 2011.

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

### **BH2011/00311**

#### **17-24 & 25-32 Westmount 1-8 Crown Hill 1-8 Highden Brighton**

Replacement of existing timber entrance doors with aluminium doors.

**Applicant:** BHCC (Mears Group)

**Officer:** Liz Arnold 291709

**Approved on 16/03/11 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. 10093-001RevA2, 10093-01RevA4 and 10093-002RevA4 received on the 9th February 2011.

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

### **HOLLINGDEAN & STANMER**

#### **BH2010/03815**

##### **Hollingbury Golf Club Ditchling Road Brighton**

Erection of enclosed timber decked terrace to front of ground floor and front and side of first floor supported by timber columns.

**Applicant:** Mytime Active

**Officer:** Sue Dubberley 293817

**Approved on 14/03/11 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) 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.*

**3) UNI**

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

*Reason: To protect the hedgerow which is to be retained on the site in the interests of the visuals amenities of the area and wildlife conservation and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos.(P)101A, 102, 103, 104, 105A, 106 and 107A received on 21 December 2010.

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

**BH2010/03982**

**Popes Court Freehold Terrace Brighton**

Replacement of existing timber windows and doors with powder coated aluminium windows and doors.

**Applicant:** Southern Housing Group

**Officer:** Helen Hobbs 293335

**Approved on 09/03/11 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. 3299.101, 3299.102, 3299.03, 3299.104, 3299.106 and 3299.107 received on 22nd December 2010.

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

**BH2010/04018**

**21 Hertford Road Brighton**

Conversion of single dwelling to 1no two bedroom flat and 1no two bedroom maisonette and erection of single storey rear extension replacing existing rear extension.

**Applicant:** Fran Pickering

**Officer:** Jonathan Puplett 292525

**Refused on 10/03/11 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller dwellings suitable for family accommodation, and as such only permits the conversion of dwellings into smaller units of self-contained accommodation when the original internal floor area of the dwelling is greater than 115m<sup>2</sup> or the original dwelling has more than three bedrooms as originally built. The application dwelling as originally built was a three bedroom house with an internal floorspace (excluding extensions and converted loft space) of less than 115m<sup>2</sup>. The conversion of the dwelling to two flats is therefore contrary to Policy HO9.

**BH2011/00163**

**8 Ridge View Coldean Brighton**

Erection of a single storey rear extension to lower ground floor.

**Applicant:** Mr Dean Sanders

**Officer:** Sonia Kanwar 292359

**Approved on 15/03/11 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 nos. 8RVB/1, 3, 4, 5 received on the 20th January 2011, and 8RVB/2 received on the 3rd February 2011.

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

**MOULSECOOMB & BEVENDEAN**

**BH2010/02390**

**8 Canfield Road Brighton**

Erection of two storey side extension and demolition of rear lean to extension.

**Applicant:** Mr Luke Staveley-Wadham

**Officer:** Chris Swain 292178

**Refused on 11/03/11 DELEGATED**

**1) UNI**

The proposed extension, by reason of its height, siting and design, would relate poorly to the existing property, would form an incongruous and prominent element within the street scene and would detract from the appearance and character of the property and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2010/03452**

**137 - 139 Ladysmith Road Brighton**

Change of use from office/workshop (B1) to a single dwelling with external alterations.

**Applicant:** Mr Zahy Deen

**Officer:** Anthony Foster 294495

**Approved on 15/03/11 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) BH02.03**

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

shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) BH02.07**

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

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

**4) BH03.03**

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) 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) BH05.09A**

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.*

**7) BH06.03**

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

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

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. PP09/010/01, received on 4 November 2010 and PP09/010/02 as amended on 7 March 2011.

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

**9) UNI**

The development hereby permitted shall not be occupied until the front boundary wall as shown on the approved plans has been fully implemented, and thereafter permanently retained as such.

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

**10) UNI**

The proposed bathroom window to the rear (north-east) elevation shall not be glazed otherwise than with obscured glass and fixed top hung 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.*

**BH2010/03589**

**76 Ashurst Road Brighton**

Erection of first floor rear extension.

**Applicant:** Mrs Burtenshaw

**Officer:** Sonia Kanwar 292359

**Approved on 02/03/11 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. ADC395/01 & 02, the site location plan and block plan received on the 17th November 2010, and drawings nos. ADC395/03RevC & 04RevC received on the 14th January 2011.

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

**BH2010/03905**

**American Express Community Stadium Village Way Falmer Brighton**

Change of use of part of ground floor of East stand from educational space to medical centre.

**Applicant:** Brighton & Hove Albion Football Club Ltd

**Officer:** Kathryn Boggiano 292138

**Approved on 14/03/11 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. 05099 611, 05099 612 and 05099 613 received on 17 December 2010.

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

## **3) UNI**

The area approved under this permission shall only be used for a medical (clinic, health centre) or educational use and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use in order to ensure full compliance with policy SR23 of the Brighton & Hove Local Plan with regard to a community stadium.*

### **BH2011/00064**

#### **39 Mafeking Road Brighton**

Change of use from offices with ancillary storage (B1) to a residential unit (C3) with associated external alterations.

**Applicant:** Mr B Edwards

**Officer:** Liz Arnold 291709

**Refused on 02/03/11 DELEGATED**

## **1) UNI**

The proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seek to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. Insufficient information has been submitted with the application to demonstrate that the use of the office space is no longer viable and to demonstrate that the use is genuinely redundant. Furthermore the applicant has failed to demonstrate that specially built or converted starter business units are available elsewhere in the neighbourhood at a comparable rental.

### **QUEEN'S PARK**

### **BH2010/02448**

#### **24 Walpole Terrace Brighton**

Replacement aluminium and uPVC window to front elevation (Part Retrospective).

**Applicant:** Mr R Monti

**Officer:** Chris Swain 292178

**Refused on 02/03/11 DELEGATED**

## **1) UNI**

The proposed combination of replacement aluminium windows in conjunction with the existing non-opening uPVC windows, by reason of their detailing, design, material, proportions and frame thickness, would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the Walpole Terrace street scene and the College conservation area and as such are contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

**BH2010/02677**

**24 St James's Street Brighton**

Erection of additional three storeys to create 3no one bedroom flats and 3no two bedroom flats. Alterations to ground floor façades including installation of new shopfront. (Part retrospective).

**Applicant:** J C S Enterprises Ltd

**Officer:** Jonathan Puplett 292525

**Approved after Section 106 signed on 04/03/11 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) 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 climate control and ventilation system hereby approved shall operate in accordance with the Lawton Environmental Services Ltd Sound Criteria Statement submitted on the 12th of October 2010.

*Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.*

**4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new residential units 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) UNI**

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

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

**6) UNI**

No development shall take place until a sample of the painted render finish, and a sample section of the window frame type to be used in the construction 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 HE6 of the Brighton & Hove Local Plan.*

## **7) UNI**

The development hereby permitted shall be occupied until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

*Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.*

## **8) UNI**

The ventilation extract and louvered door to the northern elevation of the building hereby approved shall be finished in a colour to match the painted rendered walls of the building.

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

## **BH2010/03384**

### **Amsterdam Hotel 11-12 Marine Parade Brighton**

Demolition of existing ground floor front extension and replacement with a new single storey projection to the South elevation, alterations to first floor roof terrace with revised fenestration, glass panelled balustrade, sun pipes and associated works.

**Applicant:** Tulip Brighton Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 09/03/11 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) BH07.11**

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

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

### **3) 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.*

### **4) UNI**

Notwithstanding the details on the proposed plans, the first floor railings to no. 12 shall be retained in perpetuity.

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

### **5) UNI**

No works shall take place until full details including sections of the glazing and doors to the ground floor extension, and the proposed first floor French doors to no. 12 at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance

with the approved details and maintained as such thereafter.

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan, AR-9011 A6, AR-9012 A6, AR-9021 A5, AR-9023 A6, AR-9025 A6, AR-9020 A6, AR-9021 A6, AR-9022 A6, AR-9025 A6 and AR-9030 A6 received on 26/10/10.

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

**BH2010/03547**

**Flat 1 100 St Georges Road Brighton**

Replacement of existing front window with double doors to create access to flat roof incorporating installation of steel railings to form roof terrace at first floor level (Retrospective).

**Applicant:** Mr Mark Burnard-Epstien

**Officer:** Helen Hobbs 293335

**Refused on 25/02/11 PLANNING COMMITTEE**

**1) UNI**

The proposed terrace and railings, by reason of their inappropriate design and positioning, together with the removal of the window, would form incongruous additions, detrimental to the character and appearance of the existing property, street scene and surrounding East Cliff Conservation Area. The development is therefore contrary to policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

**BH2010/03626**

**49 Egremont Place Brighton**

Erection of rear extension at first floor level incorporating roof terrace and alterations to existing fenestration.

**Applicant:** Mr Greg Voss

**Officer:** Anthony Foster 294495

**Approved on 16/03/11 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) BH12.03**

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

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

**4) UNI**

Prior to the terrace hereby approved being brought into use the proposed privacy screen as detailed on drawing no. 13601.05 Rev 1 shall be implemented in full. The screen shall thereafter be retained

*Reason: In order to protect the adjoining property from overlooking and noise disturbance 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 13601.05 Rev 1 received on 16 February 2011.

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

### **6) 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 inserted into the flank wall elevations (north and south), without planning permission obtained from the Local Planning Authority.

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

## **BH2010/03893**

### **Brighton Police Station John Street Brighton**

Installation of replacement windows to rear.

**Applicant:** Sussex Police Authority

**Officer:** Chris Swain 292178

**Approved on 02/03/11 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 drawing no. 2203.70/001 received 17 December 2010.

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

## **BH2010/03968**

### **13 - 15 Old Steine Brighton**

Alterations to shop front including new entrance doors and ATM cash machine, replacement of existing opening on Old Steine elevation with glazed panel and removal of existing awnings.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Sue Dubberley 293817

**Approved on 25/02/11 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) 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-6011-100, 101, 102, 215 received on 21 December 2010.

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

### **BH2011/00033**

#### **84-85 Marine Parade Brighton**

External alterations to front elevation incorporating repair of façade, replacement of window lintels and decking to balcony. (Retrospective)

**Applicant:** Marine Parade Management Ltd

**Officer:** Chris Swain 292178

**Approved on 03/03/11 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**

All internal and external plaster features shall be protected for the duration of the works and retained as such thereafter. Any plaster features damaged by the works shall be reinstated to the precise original profile and materials within one month of the completion of works.

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

### **ROTTINGDEAN COASTAL**

### **BH2010/01212**

#### **11 Bevendean Avenue Saltdean Brighton**

Erection of two storey extension to rear.

**Applicant:** Mr Ray Rowe

**Officer:** Jonathan Puplett 292525

**Approved on 09/03/11 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 internal louvres to the first floor glazing shown on approved drawings nos. 1, SKT1, 003 and 005 received on the 20th of December 2010 shall be installed prior to the occupation of the extension hereby approved, and shall be retained as such thereafter.

*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**

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 glazing other than that shown on the approved plans shall be installed to 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. 001, 001a, 001b, 002, 004a, 004b, 005a, 006, 007, 008 and location plan received on the 28th of May 2010, block plan submitted on the 10th of June 2010, and drawing nos. 1, SKT1, 003 and 005 received on the 20th of December 2010.

### **BH2010/03684**

#### **Kipling Cottage The Green Rottingdean Brighton**

Proposed dormer with French doors and balcony erected over part of existing glazed canopy roof.

**Applicant:** Mr Richard Harris

**Officer:** Helen Hobbs 293335

**Approved on 25/02/11 PLANNING COMMITTEE**

#### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 01, 02, 03, 04, 05A & 06A submitted on 25th November 2010.

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

#### **2) UNI**

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

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

#### **3) 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.*

### **BH2010/03868**

#### **50 High Street Rottingdean Brighton**

Display of non-illuminated fascia signs and internally illuminated hanging sign.

**Applicant:** Fox & Sons

**Officer:** Sonia Kanwar 292359

**Approved on 02/03/11 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.*

## **BH2010/03906**

### **27 Lewes Crescent Brighton**

Internal and external alterations including removal of spiral staircase, erection of single storey extension to replace existing at ground floor level to rear, revised fenestration and replacement rear garden boundary wall. (Part retrospective)

**Applicant:** Mr Charles Wilson

**Officer:** Sonia Kanwar 292359

**Approved on 25/02/11 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**

Unless otherwise agreed in writing with the Local Planning Authority, all new render work and works of making good of the render shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings. The render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

*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 with the Local Planning Authority, within three months of the date of this permission, full details of the new windows and staircase shall be submitted to and approved in writing by the Local Planning Authority, including 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work. 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.*

## **BH2010/03947**

### **5 Chailey Avenue Brighton**

Demolition of existing bungalow, outbuildings, shed and greenhouse. Erection of 2no detached two storey, 4no bedroom houses, with site subdivided into 2no separate plots and associated landscaping, car parking and bicycle storage.

**Applicant:** Ms Lynda Hyde

**Officer:** Liz Arnold 291709

### **Approved on 02/03/11 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) BH02.03**

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) BH02.07**

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) BH05.10**

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

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

#### **8) BH06.03**

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**

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

*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.*

#### **10) UNI**

The windows within the south facing elevation of Building A shall not be glazed otherwise than with obscured glass and fixed shut 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.*

#### **11) UNI**

No development shall take place until further details including drawings to a scale of 1:50 of the glass patio screens, including frame details, have been submitted and approved in writing by the Local Planning Authority. The approved screening scheme shall be carried out in full as approved prior to first occupation of the development and thereafter permanently retained as such.

*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.*

## **12) UNI**

Notwithstanding the Waste Minimisation Statement received on the 21st December 2010, 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: As insufficient information has been submitted, 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.*

## **13) 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 or above has been submitted to, and approved in writing by, the Local Planning Authority.

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

## **14) UNI**

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

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

A completed pre-assessment estimator will not be acceptable.

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

## **15) UNI**

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*

## **16) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the proposed trees within the rear gardens of the dwellings hereby approved, including species, size, stake, method of planting and aftercare, and details of measures for the protection of the retained hedges, to a BS 5837 (19991) Standard, 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.*

## **17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1035-EX\_01RevD, 1035-EX\_02RevD, 1035-EX\_03RevC, 1035-EX\_04RevB, 1035-EX\_05RevC, 10335-PR\_05RevD, 1035-PR\_06RevC, 1035-PR\_11RevH, 1035-PR\_21RevH, 1035-PR\_40RevE, 1035-PR\_51RevG, 1035-PR\_52RevF, 1035-PR\_53RevG, 1035-PR\_54RevD, 1035-PR\_31RevG, 1035-PR\_70RevC and 1035-PR\_71RevC received on the 21st December 2010, drawing nos. 1035-PR\_01RevH, 1035-PR\_03RevD and 1035-PR\_42RevI received on the 22nd December 2010 - drawing no. 1035-SK\_01 received on the 18<sup>th</sup> January 2011, drawing nos. 1035-PR\_41RevD and 1035-PR\_61RevH received on the 27th January 2011 and drawing no. 1035-SK\_02 received on the 31st January 2011.

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

## **BH2010/03959**

### **6 Lenham Road East Brighton**

Erection of single storey side extension, conversion of garage to habitable room, installation of rooflights to front and side elevations and associated external alterations.

**Applicant:** Mr Derrick Orman

**Officer:** Chris Swain 292178

**Approved on 02/03/11 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 drawing nos. MC/LR/001-003 (inclusive), a site plan and a block plan received on 20 December 2010 and drawing no. MC/LR/001-004 received on 2 March 2011.

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

**BH2010/04019**

**Land at Western End of Asda Car Park Brighton Marina Village Brighton**

Erection of walk-in control panel kiosk for existing below ground pump station.

**Applicant:** Southern Water

**Officer:** Aidan Thatcher 292265

**Approved on 02/03/11 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. KLW/10/177/01 received on 24/12/10 and 3576860/PA001 A received on 11/01/11.

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

**BH2010/04028**

**11 Dean Court Road Rottingdean Brighton**

Remodelling of existing property to include gable extension to side and rear elevations, loft conversion and new dormer windows.

**Applicant:** Mr Garry Hacker

**Officer:** Chris Swain 292178

**Refused on 16/03/11 DELEGATED**

**1) UNI**

The proposed roof alterations, by reason of their height, design, bulk and close proximity to the shared boundary, would result in a detrimental overbearing impact and loss of light to the side elevation of the adjoining property, No.9 Dean Court Road, detracting from the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

**2) UNI2**

The proposed patio doors to the rear and the proposed side windows at first floor level would result in overlooking and a subsequent loss of privacy to both the adjoining properties contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed roof alterations, by reason of their, height, siting, bulk, detailing and design, would relate poorly to the existing property, forming an excessively bulky, top heavy roof structure that would be overly dominant and prominent element within the street scene and would detract from the appearance and character of the property 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 (SPGBH1).

**BH2011/00037**

**Flat 5 25 Lewes Crescent Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr David Horwell

**Officer:** Chris Swain 292178

**Approved on 15/03/11 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 proposed shower shall use the existing outflow pipe that serves the existing basins within the cloakroom and second bedroom unless agreed otherwise in writing by the Local Planning Authority.

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

**BH2011/00071**

**44 Arundel Drive East Saltdean Brighton**

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

**Applicant:** Mrs J Campbell

**Officer:** Helen Hobbs 293335

**Approved on 14/03/11 DELEGATED**

**BH2011/00148**

**63 Westmeston Avenue Brighton**

Application to extend time limit for implementation of previous approval BH2008/00389 for single storey rear and two storey side extensions.

**Applicant:** Mr Armand Vigneswaren

**Officer:** Helen Hobbs 293335

**Approved on 16/03/11 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) 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.*

**BH2011/00162**

**2 Knole Road Rottingdean Brighton**

Erection of single storey front extension.

**Applicant:** Mr David O'Neil

**Officer:** Liz Arnold 291709

**Approved on 11/03/11 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) BH14.02**

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.KN2/2011/1 received on 11<sup>th</sup> February 2011.

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

**BRUNSWICK AND ADELAIDE**

**BH2010/03860**

**Site Adjoining 72 Farm Road Hove**

Formation of self contained unit for preparation, storage and distribution together with revised fenestration and a first floor extension to accommodate office space.

**Applicant:** Mr Manuel Aden

**Officer:** Christopher Wright 292097

**Refused on 25/02/11 DELEGATED**

**1) UNI**

The application makes no provision for vehicles associated with the use of the proposed premises for preparation, storage and distribution, to wait, load or unload. The absence of such provision means distribution vehicles could wait on the public highway (Farm Road) and this would interrupt the free flow of traffic and increase risk for existing highway users including pedestrians and cyclists). As such the proposal does not provide for the transport demand created and would materially worsen highway conditions for existing users and thereby is contrary to policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH4: Parking standards.

## **BH2010/03912**

### **Land in Holland Mews At Rear of 29-31 Holland Road Hove**

Application for Approval of Details Reserved by Conditions 5, 7, 11, 13, 18 and 20 of application BH2010/03411.

**Applicant:** Mrs A Knipe

**Officer:** Clare Simpson 292454

**Approved on 01/03/11 DELEGATED**

## **BH2010/03966**

### **19 Brunswick Place Hove**

Conversion and internal and external alterations to form 3no one bedroom flats and 4no two bedroom flats. Demolition and rebuilding of existing rear extension.

**Applicant:** Mr Peter Coleman

**Officer:** Steven Lewis 290480

**Approved on 14/03/11 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**

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

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

#### **3) UNI**

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

#### **4) UNI**

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

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

#### **5) UNI**

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

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

#### **6) UNI**

No works shall take place until 1:1 scale sectional profiles of the new windows and doors have been submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details and maintained 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.*

### **7) UNI**

No works shall take place until details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, 1:20 scale elevations of doors and 1:1 scale moulding sections, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

*Reason: 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.*

### **8) UNI**

No works shall take place until a method statement for the works of repair to the roof, walls ceilings and floors has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

*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.*

### **9) UNI**

All new or replacement guttering and rainwater downpipes must be in cast iron and painted to match the colour of the walls (unless otherwise agreed in writing by the LPA).

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

### **10) UNI**

No works shall take place until full details of the proposed damp proofing works to the basement have been submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details and maintained 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.*

### **11) UNI**

No works shall take place until full details of the proposed new tiling to the front entrance steps, including a plan of the proposed area at 1:20 scale, have been submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details and maintained 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.*

### **12) UNI**

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.*

### **13) UNI**

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

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

**BH2010/03969**

**19 Brunswick Place Hove**

Conversion and alterations to form 3no one bedroom flats and 4no two bedroom flats. Demolition and rebuilding of existing rear extension.

**Applicant:** Mr John Coleman

**Officer:** Steven Lewis 290480

**Approved on 14/03/11 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) BH02.08**

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

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

**3) BH06.02**

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

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

**4) UNI**

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.*

**5) UNI**

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

**6) UNI**

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

**7) UNI**

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.*

**8) UNI**

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

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

**9) UNI**

No works shall take place until details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, 1:20 scale elevations of doors and 1:1 scale moulding sections, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

*Reason: 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.*

**10) UNI**

No works shall take place until a method statement for the works of repair to the roof, walls ceilings and floors has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

*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.*

**11) UNI**

All new or replacement guttering and rainwater downpipes must be in cast iron and painted to match the colour of the walls (unless otherwise agreed in writing by the LPA).

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

**12) UNI**

No works shall take place until full details of the proposed damp proofing works to the basement have been submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details and maintained 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.*

**13) UNI**

No works shall take place until full details of the proposed new tiling to the front entrance steps, including a plan of the proposed area at 1:20 scale, have been submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details and maintained 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.*

#### **14) UNI**

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.*

#### **15) 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.*

#### **16) UNI**

No works shall take place until 1:1 scale sectional profiles of the new windows and doors have been submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details and maintained 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.*

#### **17) UNI**

The development hereby permitted shall be carried out in accordance with the approved John Coleman Architects drawings no 714/1 Rev A, 714/2 Rev A, 714/3 Rev A, 714/4 Rev A 714/5 Rev A, 714/6 Rev A, 714/7 Rev A, 714/8 Rev A, 714/9, 714/10, 714/11 Rev A, 714/12 Rev B, 714/13 Rev A, 714/14 Rev A, 714/15 Rev A, 714/16 Rev A, 714/17 Rev A, 714/18A, 714/19 Rev A, 714/20A, 714/22, Rev A, 714/23, 714/24, 714/25 Rev A, 714/26 received on 21/12/2010, 17/01/2011, 04/03/2011.

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

### **BH2011/00105**

#### **63 Holland Road Hove**

Application for Approval of Details Reserved by Conditions 7, 9, 11, 13, 14, 15, 16 and 18(i) of application BH2010/00814.

**Applicant:** Mr Dan Fox

**Officer:** Clare Simpson 292454

**Split Decision on 25/02/11 DELEGATED**

#### **1) UNI**

GRANT approval of the details reserved by conditions 7, 9, 11, 13, 14, 16, and 18(i) subject to full compliance with the submitted details.

#### **1) UNI**

REFUSE approval of the discharge of conditions 15 for the following reasons:  
No sample or section of the aluminium framed solid panels have been submitted. Therefore it has not been possible to assess the acceptability of this feature.

### **BH2011/00256**

#### **The Old Market 11A Upper Market Street Hove**

Alteration to lock and handle with metal plate attached to existing external double door gate.

**Applicant:** Yes/No Productions Ltd

**Officer:** Jason Hawkes 292153

**Approved on 15/03/11 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 new metal plate shall be finished in a colour to match the existing metalwork of the existing gate and thereafter retained as such.

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.10769/PD/010, 015, 011, 020A, 021A & 022 received on the 28th January and 24th February 2011.

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

## **BH2011/00257**

### **The Old Market 11A Upper Market Street Hove**

Refurbishment works and internal alterations to layout including installation of retractable seating system with integral sound and lighting platform. Alteration to lock and handle with metal plate attached to existing external double door gate.

**Applicant:** Yes/No Productions Ltd

**Officer:** Jason Hawkes 292153

**Approved on 15/03/11 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 new metal plate shall be finished in a colour to match the existing metalwork of the existing gate and thereafter retained as such.

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

### **3) UNI**

All lighting and other equipment currently fixed to the original timber trusses shall be removed and the timber shall be left free of modern fittings.

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

## **CENTRAL HOVE**

### **BH2010/03808**

#### **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 02/03/11 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 and detrimental to the character and appearance of the Cliftonville Conservation Area. The structure harms the historic character of the setting of the listed buildings contrary to Planning Policy Statement 5 (PPS5) and planning policies HE3 and

HE6 of the Brighton & Hove Local Plan.

**BH2011/00173**

**Courtenay House Courtenay Terrace Hove**

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2010/01349.

**Applicant:** Ms Pamela Steele

**Officer:** Steven Lewis 290480

**Approved on 09/03/11 DELEGATED**

**BH2011/00268**

**Connaught School Connaught Road Hove**

Internal and external alterations with layout changes and associated works including installation of new doors, refurbishment of lobby, hall and classroom areas, installation of security fence, installation of new kitchen and removal of internal partitions and suspended ceilings.

**Applicant:** Brighton & Hove City Council

**Officer:** Steven Lewis 290480

**Approved on 14/03/11 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**

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: a method statement to identify, risk assess and address the unidentified contaminants.

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

**3) UNI**

Before works commence details of the proposed colour scheme for the following elements of works shall be submitted to and approved in writing by the LPA:

- (i) The new metal gate to the front wall.
- (ii) The timber screening to the extract ducting.
- (iii) The entrance doors and screen.
- (iv) The security fencing.
- (v) The new canopy framing.
- (vi) The interior walls.

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

**4) UNI**

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

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

### **5) UNI**

Before works commence a sample of the proposed material for the timber screening to the extract ducting must be submitted to and approved in writing by the LPA. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **6) UNI**

Before works commence details of any measures to provide acoustic insulation between rooms, both vertically and horizontally, shall be submitted to and approved in writing by the LPA. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved Brighton & Hove City Council drawings no. ED215/002, ED215/003, ED215/004, ED215/005, ED215/006, ED215/007, ED215/008, ED215/009, ED215/010, ED215/011, ED215/015, ED215/016, ED215/017 Rev A, ED215/018, ED215/019, ED215/020, ED215/021 Rev A, ED215/022, ED215/023 Rev A, ED215/024, ED215/025, ED215/026 & ED215/027 received on 31/01/2011 & 18/02/2011.

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

### **8) UNI**

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

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

## **GOLDSMID**

### **BH2010/03710**

#### **39 Hove Park Villas Hove**

Erection of first floor rear extension to replace existing bay window and associated external alterations.

**Applicant:** Mr & Mrs Mike & Cathy McGuinness

**Officer:** Steven Lewis 290480

**Approved on 11/03/11 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 walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

#### **4) UNI**

The side facing first floor window in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved DK Architects Location Plan, Block Plan, drawings no. 100807 S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, P1, P2, P3, P4, P5, P6, P7, P8, P9 & P10 received on 29/11/2010.

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

### **BH2010/03850**

#### **Flat 23 Grasshopper Court 87 The Drive Hove**

Replacement of metal framed crittal type windows and door with white PVCU (retrospective).

**Applicant:** Mrs Raynor Cohen

**Officer:** Wayne Nee 292132

**Approved on 08/03/11 DELEGATED**

### **BH2011/00049**

#### **12 The Upper Drive Hove**

Certificate of Lawfulness for proposed single storey rear extension, rear and side dormer, a front porch and rooflights to front roofslope.

**Applicant:** Mr & Mrs Philip Boulding

**Officer:** Wayne Nee 292132

**Approved on 04/03/11 DELEGATED**

### **BH2011/00052**

#### **52 Davigdor Road Hove**

Erection of a three storey extension to front elevation. Loft conversion incorporating increase of ridge height, dormers, rooflights, solar collectors and alterations to fenestration.

**Applicant:** Ms Christie Knipe

**Officer:** Adrian Smith 290478

**Approved on 16/03/11 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 nos. A-OPOOE-001, A-OPOOC-002A, A-OEOOP-001, A-OEOOP-002, A-OEOOP-002, A-OEOOP-003, A-OEOOP-004, A-OPBOP-100, A-OPOOP-100, A-OPO1P-100, A-OPO2P-100, A-OPROP-100, A-OSOOP-001, A-OSOOP-002, A-OSOOP-003, A-OEOOP-002 & A-1VOOC-001 to A-1VOOC-007 received on the 10th January 2010.

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

### **BH2011/00134**

#### **Sussex County Cricket Club Eaton Road Hove**

Application for Approval of Details Reserved by Condition 16 of application BH2009/02276.

**Applicant:** Sussex County Cricket Club

**Officer:** Paul Earp 292193

**Approved on 14/03/11 DELEGATED**

### **BH2011/00161**

#### **47 Montefiore Road Hove**

Extension of time limit for implementation of previous approval BH2007/04064 for the change of use from ground floor dental surgery and first floor flat to single dwelling house with associated alterations to window and door openings.

**Applicant:** Barker James Developments

**Officer:** Steven Lewis 290480

**Approved on 09/03/11 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) BH05.03B**

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) BH05.04B**

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

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

#### **5) UNI**

The development hereby approved shall not be occupied until the redundant section of crossover, running parallel with the proposed front boundary wall, has been reinstated as footway.

*Reason: In the interests of highway safety and in recognition that the existing crossover is no longer required as a result of the hereby approved development and to comply with policy TR7 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The ground floor window opening to the northern (side) elevation shall be fixed shut and shall be permanently retained as such.

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

#### **7) UNI**

The development hereby approved shall not be occupied until details of a front boundary wall, which shall match the style and proportions of the adjoining wall at 49 Montefiore Road, have been submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with the agreed details and shall be maintained as such thereafter.

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

#### **8) UNI**

The development hereby permitted shall be carried out in accordance with the approved Design and Access Statement, drawings no. 1332007/01 & 1332007/02 received on 30/10/2007 & E-mail dated 10/01/2008.

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

#### **9) UNI**

The development hereby approved shall not be occupied until a scheme for landscaping, which shall include for planting and boundary treatment, has been submitted to and approved in writing by the Local Planning Authority.

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

### **HANGLETON & KNOLL**

#### **BH2011/00165**

##### **1 Isabel Crescent Hove**

Application to extend the time limit for implementation of previous approval BH2008/00371 for the erection of a two storey side extension.

**Applicant:** Mr Alexander Lalljee

**Officer:** Mark Thomas 292336

**Approved on 03/03/11 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.*

**BH2011/00233**

**90 Dale View Hove**

Erection of single storey rear extension and steps.

**Applicant:** Mr & Mrs Furlong

**Officer:** Charlotte Hughes 292321

**Approved on 16/03/11 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 revoking order and re-enacting that Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed in the side 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.*

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1096.14 received on 16<sup>th</sup> February 2011.

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

**BH2011/00234**

**90 Dale View Hove**

Certificate of Lawfulness for proposed hip to gable loft conversion incorporating dormer windows.

**Applicant:** Mr & Mrs Furlong

**Officer:** Charlotte Hughes 292321

**Approved on 16/03/11 DELEGATED**

## **NORTH PORTSLADE**

### **BH2010/03834**

#### **59 Mile Oak Road Portslade**

Certificate of Lawfulness for a proposed loft conversion with new rear dormer and other associated alterations.

**Applicant:** Mr L C & Mrs N W G Butler

**Officer:** Wayne Nee 292132

#### **Refused on 11/03/11 DELEGATED**

##### **1) UNI**

The proposed dormer extension is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, in that the edge of the enlargement closest to the eaves of the original roof would be less than 20 centimetres from the eaves of the original roof, and thereby fails to comply with Condition B.2 (b) of Class B of said Order.

### **BH2011/00220**

#### **17 Westway Gardens Portslade**

Erection of single storey side extension.

**Applicant:** Mr Terry Black

**Officer:** Adrian Smith 290478

#### **Approved on 11/03/11 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 doors shall be constructed in the southeast side elevation of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

##### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.01A received on the 25<sup>th</sup> January 2011.

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

## **SOUTH PORTSLADE**

### **BH2010/04013**

#### **84 - 86 Trafalgar Road Portslade**

Conversion of existing first and second floor maisonette into 2no two bedroom self contained maisonettes, with new access and dormer to front and alterations to rear including new external stairway.

**Applicant:** Mr & Mrs N Patel

**Officer:** Steven Lewis 290480

**Approved on 02/03/11 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) BH02.08**

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

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

**3) BH04.01**

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) BH05.03B**

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.*

**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 KEL drawings no. 0000/001 & 0000/002 Rev B received on 24/12/2010.

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

**7) UNI**

Notwithstanding the requirement for attaining EcoHomes for Refurbishment and 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.*

**BH2011/00034**

**10B Station Road Portslade**

Application for Approval of Details Reserved by Condition 4 of application BH2009/02667.

**Applicant:** Home & Coastal Developments Ltd

**Officer:** Christopher Wright 292097

**Approved on 07/03/11 DELEGATED**

**BH2011/00215**

**Manor House Drove Road Portslade**

Installation of 2no stainless steel extract fans to existing kitchen wall.

**Applicant:** Emmaus

**Officer:** Adrian Smith 290478

**Approved on 16/03/11 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**

Within one month of the date of their installation, the extract vents hereby permitted shall be painted to match the background wall 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.*

**HOVE PARK**

**BH2010/03397**

**50 Nevill Avenue Hove**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Mr & Mrs J Wylie

**Officer:** Wayne Nee 292132

**Approved on 11/03/11 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 unnumbered drawings received on 28 October 2010 and 14 January 2011, and the unnumbered drawing received on 09 March 2011.

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

**BH2010/03611**

**Waste Management facility Leighton Road /Old Shoreham Road Hove**

Application for variation of condition 1 of permission BH2008/03960 to allow the additional use of the waste management site as a transfer facility for cardboard and green waste recycling.

**Applicant:** Veolia Environmental Services

**Officer:** Jason Hawkes 292153

**Approved on 04/03/11 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.AL-100G, 101D, 102D, 103A, 106D received on the 23rd and 25th September 1997 and LEIG/04/001/A/1, B & C received on 13th and 22nd January 2009.

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

**2) UNI**

The acoustic fencing positioned along the south western corner of the site shall be retained on site.

*Reason: In order to protect adjoining residential properties from noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The premises shall be used for no other purpose than as a Household Waste Recycling Site and transfer facility for street cleansing waste, communal bin operations, cardboard and green waste, and on occasions when the Hollingdean MRF or WTS facility are unavailable or where there are other exceptional operational conditions the site shall also be used as a transfer facility for kerbside collected waste and recyclables (not to exceed 20 days per year, except where agreed in writing by the Local Planning Authority).

*Reason: Due to the proximity of residential properties there is a need to secure control over additional activities on the site in the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

**4) UNI**

The premises shall be not be open to and in use by the public except between the hours of 0800-1630 hrs on Monday to Fridays, 0830-1330 hrs on Saturdays and 1030-1330 hrs on Sundays and not at any time on Bank Holidays.

*Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

Containers receiving waste shall not be emptied on site or collected except between the hours of 0800-1700 hrs Monday to Friday and 0800-1300 hrs on Saturdays and not at any time on Sundays or Bank holidays.

*Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

**6) UNI**

Other than street cleansing, no HGVs shall be used for operational purposes except between the hours of 0800-1800 hrs Monday to Friday and 0900-1300 hrs on Saturdays and Sundays and at no time on Bank Holidays.

*Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

#### **7) UNI**

Mechanical shovels and loaders shall only be used between 0800-1800 hrs Monday to Friday and 0900-1300 hrs on Saturdays and Sundays and at no time on Bank or Public Holidays.

*Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No vehicles required for the operation of facilities shall be used on the site unless fitted with silencers maintained in accordance with manufacturer's recommendations and specification.

*Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **9) UNI**

The tonnage of waste accepted by the civic amenity facility shall not exceed 25,000 tonnes per annum.

*Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.*

#### **10) UNI**

HGV parking shall be restricted to the area hatched in blue as shown on drawing LEIG/04/001/B received on the 13th January which shows HGV parking along the eastern side of the waste transfer hall. Any HGV will be either empty or contain dry recyclables only.

*Reason: In the interests of protecting residential amenity and in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies TR1, QD27, SU10 and SU15 of the Brighton & Hove Local Plan.*

#### **11) UNI**

The transfer station loading plant shall be fitted with of a low level reversing safety alarm. Prior to their installation, details of the safety reversing devices shall be submitted to and agreed in writing with the Local Planning Authority and thereafter retained.

*Reason: To prevent noise breakout and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

The localised acoustic screen within the central area of the car park shall be retained on site.

*Reason: In order to protect adjoining residential properties from noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.*

#### **13) UNI**

The 'push wall' along the western facade of the waste transfer building shall be independent from the external building fabric.

*Reason: To minimise impact noise breakout and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **14) UNI**

All glass, hardcore, asbestos, metal and paper recycling/collection containers shall be sited on the eastern elevation of the centrally positioned acoustic screen.

*Reason: To minimise noise and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

#### **15) UNI**

The shutters and pedestrian doors on the southern elevation of the waste transfer building shall remain closed at all times other than of exit and access and shall be fitted with an automatic closing device.

*Reason: To minimise noise and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**16) UNI**

The 7m high building on the western boundary of the site shall not be used for the siting of waste collection containers.

*Reason: To minimise noise and disturbance to adjoining properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**17) UNI**

No materials shall be burnt on site.

*Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**18) UNI**

Prior to the use of the additional areas for sales of recycled materials outside of the designated area, a plan shall be submitted indicating the location of the proposed areas to the Local Planning Authority for approval in writing. The plan as approved shall be implemented in accordance with the agreed details.

*Reason: To secure control over activity occurring on the site and in the interests of protecting residential amenity in accordance with policies WLP5 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policy QD27 of the Brighton & Hove Local Plan.*

**19) UNI**

Metal items delivered by the public can be placed on the ground prior to loading into waste containers on a permanent basis. No other waste material shall be tipped onto the ground outside of the waste transfer building for storage purposes, sorting or loading into skips.

*Reason: To secure control over activity on the site in order to safeguard residential amenity and to prevent ground water pollution in accordance with policy WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**20) UNI**

No mechanical crushing or screening of stone, concrete, bricks, planings, asphalt or hardcore shall take place on the application site.

*Reason: To safeguard residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**21) UNI**

The waste containers shall be positioned as shown on drawing LEIG/04/001/C, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To control the level of activity on the site and in accordance with policies WLP5 and WLP35 of the East Sussex and Brighton & Hove Waste Local Plan and policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**22) UNI**

Notwithstanding the provisions of part 4 of Schedule 2 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 fixed plant or machinery, building, or structure shall be erected, installed or replaced within the site without the prior approval in writing by the Waste Planning Authority.

*Reason: Due to the proximity of the proposed development to residential property there is an exceptional need to secure control over additional plant and machinery in the interests of protecting residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**BH2010/03937**

**Former Metal Finishers Corner of Newtown Road and Goldstone Lane Hove**

Temporary part change of use for a period of 10 years from General Industrial (B2) to Climbing Wall Centre (D2).

**Applicant:** Mr James Gomez

**Officer:** Steven Lewis 290480

**Approved on 10/03/11 DELEGATED**

**1) 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.*

**2) BH06.02**

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

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

**3) UNI**

This permission shall apply only to the area outlined in red on Yelo Plan number YO12-D02A submitted on 10/01/2011.

*Reason: For the avoidance of doubt and to ensure that the remainder of the building is retained for employment land use and to comply with policy EM1 of the Brighton & Hove Local Plan.*

**4) UNI**

The use hereby permitted shall not be open to customers except between the hours of 08:00 and 22:00 on any day.

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

**5) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment, this permission shall be for a Climbing Wall Centre and no other purposes including any other uses within Class D2 of the Schedule to the Order without the prior consent of the Local Planning Authority to whom a planning application shall be made.

*Reason: To retain the employment use of the premises, having regard to the location of the premises, parking, traffic generation and residential amenity of the area, to comply with policies EM1, TR1 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment the premises shall only be used as a Climbing Wall Centre (D2) and shall cease on or before 10th March 2021 and the land shall return to its former use (B2 - General industrial), unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To retain the employment use of the premises and permission is granted for a time limited period only under Section 72 of the Town and Country Planning Act 1990 (as amended) and to comply with policies EM1 and EM3 of the Brighton*

& Hove Local Plan.

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved Yelo drawing number YO12-D01A, YO12-D02A, YO12 D03 A, YO12 D04A received on 10/01/2011.

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

**BH2010/03977**

**16 Chartfield Hove**

Lower ground floor garage extension with associated landscaping and external works to create new front access stairway. Two storey ground and first floor front extension above garage with pitched dormer roof.

**Applicant:** Mr Will Stuart

**Officer:** Wayne Nee 292132

**Approved on 03/03/11 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 proposed first floor side (south) elevation window hereby approved shall not be glazed otherwise than with obscured glass to the lower 2 rows of window panes. The window shall be fixed shut with only the top fan lights openable. The lower 2 rows of the central casement shall be fixed shut unless in the case of an emergency. The window shall thereafter be permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of neighbouring 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. TA519/01, 11A, 12A, 13A, and 14A received on 22 December 2010, and the approved drawing nos. TA519/03, 04, 05 and 06 received on 06 January 2011.

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

**BH2010/04048**

**Unit 1 Clarks Industrial Site Newtown Road Hove**

Alterations to existing front elevation to create loading dock.

**Applicant:** Parcel Point Ltd

**Officer:** Steven Lewis 290480

**Approved on 02/03/11 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 Ordnance Survey Site Location Plan, Peter Arnell Associates drawings no. 26802804-1A & 26802804-2 received on 30/12/2010.

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

## **BH2011/00085**

### **18 Tongdean Road Hove**

Application to extend time limit for implementation of previous approval BH2007/04082 for a single storey rear extension.

**Applicant:** Mrs Helen Sumrie

**Officer:** Steven Lewis 290480

**Approved on 02/03/11 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. 1525500.02 received on 02/11/2007.

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

## **BH2011/00101**

### **24 Mill Drive Hove**

Removal of existing rear conservatory and replacement with a single storey flat roofed extension. Replacement of side door with window.

**Applicant:** Mr Mrs Willemse

**Officer:** Wayne Nee 292132

**Approved on 10/03/11 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 nos. 1, 2 and 3 received on 13 January 2011.

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

### **BH2011/00131**

#### **Unit 4 Goldstone Retail Park Newtown Road Hove**

Display of internally illuminated fascia sign.

**Applicant:** Scottish Widows Investment Partnership (SWIP)

**Officer:** Steven Lewis 290480

**Approved on 11/03/11 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.*

## **BH2011/00210**

### **ATC Hove Nevill Playing Fields Eridge Road Hove**

Demolition of existing cadet building and erection of a replacement single storey building.

**Applicant:** South East Reserve Forces & Cadets Association

**Officer:** Adrian Smith 290478

**Approved on 09/03/11 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**

Within three months of the date of completion of the building hereby permitted, the existing building to the north of the site shall be demolished and all materials 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 policies QD1 and QD2 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.175-01, 175-02, 175-03 & 175-04 received on the 25th January 2011.

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

## **BH2011/00221**

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

Erection of single storey rear extension.

**Applicant:** Mr & Mrs D Tanner

**Officer:** Mark Thomas 292336

**Approved on 09/03/11 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. 01 A received on 25th January 2011.

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

**BH2011/00327**

**Unit 4 Goldstone Retail Park Newtown Road Hove**

Non Material Amendment to BH2010/02779 to introduction of customer escalator and associated reconfiguration of mezzanine to front of unit (Comet unit).

**Applicant:** Scottish Widows Investment Partnership (SWIP)

**Officer:** Steven Lewis 290480

**Approved on 04/03/11 DELEGATED**

**WESTBOURNE**

**BH2010/03782**

**130 Cowper Street Hove**

Demolition of existing garage and erection of 1 no three bedroom dwelling.

**Applicant:** R & R Developments

**Officer:** Christopher Wright 292097

**Refused on 03/03/11 DELEGATED**

**1) UNI**

The existing building occupying the application site is not vacant and the application does not demonstrate that the unit is no longer viable as an employment based use or that it has been marketed actively on competitive terms for a satisfactory period of time. As such the current use is not considered to be genuinely redundant and the release of the land to a non employment generating use, such as residential, is contrary to policies EM3 and EM6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed dwelling would have a detrimental impact on visual amenity for reasons including the design, form and detailing, which is deficient of architectural detailing, articulation and legibility, and due to the poorly composed fenestration of the front elevation, which, together with the siting of the dwelling in front of the established building line of terrace houses in Cowper Street, would be unduly dominant and incongruous within its context and discordant with the prevailing townscape, to the detrimental of visual amenity. As such the application is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed development would, due to the height and massing and siting of the westerly flank wall abutting the short rear gardens of existing houses in Rutland Road, give rise to an overbearing impact, overshadowing, and an unacceptable sense of enclosure that would be detrimental to residential amenity and contrary to policy QD27 of the Brighton & Hove Local Plan.

**4) UNI4**

Policy HO13 of the Brighton & Hove Local Plan requires new residential dwellings to be built to a lifetime homes standard whereby they can be adapted to meet the needs of people with disabilities without major structural alterations. The floor layout of the new dwelling proposed does not meet the space and circulation standards required to comply with policy HO13 and as such the proposal is unacceptable.

**BH2010/04001**

**51 Westbourne Villas Hove**

Conversion of flats and 5 no. garages to the rear into one 5 bedroom family home, rear annex and parking for 2 cars.

**Applicant:** Baron Homes Corporation Ltd

**Officer:** Adrian Smith 290478

**Approved on 01/03/11 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 cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

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

### **3) UNI**

Access to the flat roof over the rear 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) UNI**

All replacement windows to No. 51 Westbourne Villas (excluding the approved rear extension) shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

### **5) UNI**

Notwithstanding the details submitted with the application, no expansion joints, metal beads or stops, and no bell moulds shall be used in the external construction of the development hereby permitted.

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

### **6) UNI**

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.*

### **7) UNI**

The annex building to the rear of the site shall at all times retain a direct link to the main house and be used incidental to the enjoyment of the dwellinghouse as a whole, and shall not be occupied as a separate planning unit.

*Reason: The Local Planning Authority considers that the annex building represents an unsuitable standard of accommodation for independent occupancy and to comply with policy QD27 of the Brighton & Hove Local Plan.*

### **8) UNI**

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

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

### **9) 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 policy QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

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

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

**11) UNI**

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

**12) UNI**

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

**13) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. D.11E received on the 11<sup>th</sup> January 2011; and drawing nos. D.12D & D.13C received on the 12th January 2011.

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

**14) 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 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.*

**BH2011/00011**

**80 Westbourne Street Hove**

Replacement of existing timber windows and door with UPVC units.

**Applicant:** Mr Peter Volanthen

**Officer:** Mark Thomas 292336

**Approved on 11/03/11 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 and photos received on 4th January 2011 and brochure 'the ts collection' received on 18th January 2011.

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

## **BH2011/00124**

### **114 Cowper Street Hove**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Ms J Potter

**Officer:** Charlotte Hughes 292321

**Approved on 11/03/11 DELEGATED**

## **BH2011/00252**

### **19 Sackville Gardens Hove**

Change of Use from residential care home (C2) to single residential dwelling (C3) incorporating alterations to front wall, revised fenestration to rear and associated works.

**Applicant:** Mr Shiraz Najefy

**Officer:** Adrian Smith 290478

**Approved on 15/03/11 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 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**

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, QD15 and HE6 of the Brighton & Hove Local Plan.*

### **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 new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 893/07, 893/08 & 893/09 submitted on the 27th January 2011.

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

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted planning statement have been fully implemented.

*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.*

**WISH**

**BH2010/03830**

**9 Tandridge Road Hove**

Demolition of existing bungalow and erection of new 4 bed chalet style dwelling.

**Applicant:** Mr Andrew Vary

**Officer:** Adrian Smith 290478

**Approved on 07/03/11 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 extension, enlargement or other alteration of the dwellinghouse shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

The rooflights in the north side roof plane shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

#### **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**

Access to the flat roof over the rear ground floor of 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.*

Pre-Commencement Conditions:

#### **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 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.*

Pre-Occupation Conditions:

#### **7) UNI**

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

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

#### **8) UNI**

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

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

#### **9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001 & 005 received on the 7<sup>th</sup> January 2011; and drawing

nos. 100A, 103A, 104A & 106A received on the 1st March 2011.

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

**10) 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 policy QD27 of the Brighton & Hove Local Plan.*

**BH2010/03889**

**2 Lennox Road Hove**

Certificate of Lawfulness for proposed single storey side/rear extension.

**Applicant:** Mr & Mrs Luke Westland

**Officer:** Wayne Nee 292132

**Refused on 08/03/11 DELEGATED**

**1) UNI**

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. The development is therefore not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

**2) UNI2**

The proposed height of the boundary wall would exceed two metres above ground level. The development is therefore not permitted under Schedule 2, Part 2, Class A of the Town & Country Planning (General Permitted Development) Order 1995.

**BH2011/00018**

**First Floor Flat, 25 Welbeck Avenue Hove**

Loft conversion with dormer to side elevation and rooflights to front and rear roof slopes.

**Applicant:** Mr Seroj Janiyan

**Officer:** Christopher Wright 292097

**Approved on 02/03/11 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. 02 received on 5 January 2011.

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

## **BH2011/00045**

### **322 Portland Road Hove**

Conversion of existing first and second floor maisonette into 2no bedroom flat at first floor level and 3no bedroom maisonette on second floor incorporating loft conversion.

**Applicant:** Barker James Developments Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 02/03/11 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) BH02.07**

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) BH04.01A**

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) BH06.03**

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

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

#### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1212010/01, 1212010/02, 1212010/03 received on 7th January 2010.

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

## **BH2011/00291**

### **Stretton Hall 353 Portland Road Hove**

Change of use of existing hall (D1) to fitness centre (D2). (Retrospective).

**Applicant:** Mrs B Baker

**Officer:** Charlotte Hughes 292321

**Approved - no conditions on 11/03/11 DELEGATED**