

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

BH2011/00824

12 Carden Avenue Brighton

Construction of vehicular crossover.

Applicant: Mr A Capetta

Officer: Chris Swain 292178

Approved on 04/07/11 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. 2055/01 received on 15 March 2011 and drawing nos. 2055/02-4 (inclusive) received on 4 April 2011.

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

BH2011/01295

17 Baranscraig Avenue Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Max Kammerling

Officer: Louise Kent 292198

Approved on 30/06/11 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. 1112-02 received on 5 May and 1112-01A received on 27 June 2011.

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

BH2011/01298

19 Braybon Avenue Brighton

Certificate of Lawfulness for a proposed single storey rear extension.

Applicant: Mr Brian Redman

Officer: Helen Hobbs 293335

Refused on 04/07/11 DELEGATED

BH2011/01321

25 Highfield Crescent Brighton

Erection of a two storey rear extension to replace existing single storey extension.

Applicant: Mr Stewart Hyland

Officer: Sonia Gillam 292359

Approved on 06/07/11 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 rooflight in the south western elevation serving the bathroom hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

3) UNI

The window to the south western elevation serving the bathroom shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CH410/001, 002, 003, 004, 005 received on the 9th May 2011.

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the south western 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.

BH2011/01382

73 Graham Avenue Brighton

Erection of a single storey rear extension to replace existing incorporating steps down to garden and rooflights.

Applicant: Mr David Parker

Officer: Helen Hobbs 293335

Refused on 18/07/11 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.75 Graham Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01389

30 Brangwyn Way Brighton

Erection of front porch.

Applicant: Mr & Mrs O'Hara

Officer: Helen Hobbs 293335

Approved on 11/07/11 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. 01 and site plan received on 13th May 2011.

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

BH2011/01416

43 Greenfield Crescent Brighton

Erection of single storey rear extension. (Part retrospective)

Applicant: Mrs Clare Grant

Officer: Anthony Foster 294495

Approved on 13/07/11 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) BH03.03

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos.B43/01A received on the 19 May 2011.

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

BH2011/01437

8 Stoneleigh Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating a rear dormer and rooflights to front elevation with the addition of a window to side elevation.

Applicant: Mr & Mrs Fitzgerald

Officer: Aidan Thatcher 292265

Approved on 13/07/11 DELEGATED

BH2011/01459

96 Woodbourne Avenue Brighton

Erection of porch to front elevation.

Applicant: Mr Graham Willmott-Hills

Officer: Liz Arnold 291709

Approved on 30/06/11 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. L-03 and L04 received on the 19th May 2011.

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

BH2011/01539

33 Carden Crescent Brighton

Erection of front porch.

Applicant: Mr & Mrs Anderson

Officer: Louise Kent 292198

Approved on 04/07/11 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. 949/03, site plan and block plan received on 26 May 2011.

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

PRESTON PARK

BH2011/00854

8 Chester Terrace Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/01811.

Applicant: Mckellar Schwerdt Architects

Officer: Sue Dubberley 293817

Approved on 08/07/11 DELEGATED

BH2011/00967

155 Waldegrave Road Brighton

Erection of single storey side extension.

Applicant: Mr Steve Squire

Officer: Louise Kent 292198

Approved on 20/07/11 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 to either side of the rear extensions 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) 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. PL/012011 L-04 rev. D1 received on 28 June 2011 and L03 Rev. A received on 28 June 2011.

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

BH2011/01307

197 Ditchling Road Brighton

Installation of rooflight to front roof slope.

Applicant: Charlotte Busby

Officer: Helen Hobbs 293335

Approved on 01/07/11 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) BH12.05

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11/008/02 received on 6th May 2011.

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

BH2011/01383

95 Waldegrave Road Brighton

Loft conversion incorporating rooflight to front roofslope.

Applicant: Mr Peter Wilkinson

Officer: Helen Hobbs 293335

Approved on 04/07/11 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) BH12.05

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

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

3) UNI

Notwithstanding drawing no. 457.01A, the rooflight hereby permitted shall not be brought into use before the existing rooflight has been removed and the area of roof made good.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 457/01A and 457/02A received on 23rd May 2011.

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

BH2011/01398

98 Chester Terrace Brighton

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

Applicant: Mr Richard Harvey

Officer: Sonia Gillam 292359

Approved on 13/07/11 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 development hereby permitted shall be carried out in accordance with the approved drawings entitled "Front elevation" and "Side section (all sashes)" received on the 16th May 2011, and the site location plan received on the 20th May 2011.

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

BH2011/01402

149 Waldegrave Road Brighton

Erection of single storey rear extension and loft conversion incorporating rear dormer and rooflights to front and rear.

Applicant: Mr David Hicks

Officer: Sonia Gillam 292359

Approved on 14/07/11 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 rooflight in the northern side elevation of the existing rear two storey projection 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.

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 northern 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 149_01 received on the 16th May 2011 and 149_02revA received on the 6th June 2011.

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

6) UNI

The new dormer window 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.

BH2011/01430

51 Cleveland Road Brighton

Erection of single storey rear extension and external alterations.

Applicant: Maggie Williams

Officer: Sonia Gillam 292359

Approved on 18/07/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 3348.EXG.01 received on the 17th May 2011 and 3348.DD.01revA received on the 24th May 2011.

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

BH2011/01549

60B Springfield Road Brighton

Certificate of Lawfulness for existing single storey rear extension.

Applicant: Mr Robert Nash

Officer: Helen Hobbs 293335

Approved on 15/07/11 DELEGATED

BH2011/02010

196 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/00193.

Applicant: SDP

Officer: Jonathan Puplett 292525

Approved on 11/07/11 DELEGATED

REGENCY

BH2000/00246/LB

Royal Albion Hotel 35 Old Steine Brighton

Internal and external alterations and extensions to ground, first, second, third and fourth floors of the Albion Building of the Royal Albion Hotel, 35 Old Steine, Brighton.

Applicant: Britannia Hotels Ltd

Officer: Steve Walker 292337

Finally Disposed of on 08/07/11 DELEGATED

BH2000/02189/FP

Royal Albion Hotel 35 Old Steine Brighton

External alterations and extensions to ground, first, second, third and fourth floors of the Albion Building of the Royal Albion Hotel, 35 Old Steine, Brighton.

Applicant: Britannia Hotels Ltd

Officer: Steve Walker 292337

Finally Disposed of on 08/07/11 DELEGATED

BH2011/01021

85 Upper North Street Brighton

Erection of single storey rear extension.

Applicant: Mr P & Mrs J Morrison

Officer: Charlotte Hughes 292321

Approved on 07/07/11 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) UNI

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

- 1:20 scale sample elevations and 1:1 scale joinery details of all joinery on the extension;
- 1:20 scale sample elevations and 1:1 scale joinery details of all new doors, windows, architraves;
- 1:20 scale sample elevations and 1:1 scale joinery details of the roof light;
- Details of the opening method of the hinged panels to the roof;
- A Method Statement (as proposed) prior to any structural work commencing;
- Details of the proposals for re-using the red brick pavers within the rear garden.
- Details of the layout and bonding pattern proposed for the new stone floor.
- Samples of the obscure glass for the roof.

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.214/01B and 214/03B received on 10th June 2011.

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

BH2011/01066

85 Upper North Street Brighton

Erection of single storey rear extension.

Applicant: Mr P & Mrs J Morrison

Officer: Charlotte Hughes 292321

Approved on 07/07/11 PLANNING COMMITTEE

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

Other than the lighting shown on the approved plan no 214/01/B received on 10th June 2011, no other lighting shall be installed within the extension hereby approved, unless agreed in writing by the Local Planning Authority.

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

3) UNI

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

- 1:20 scale sample elevations and 1:1 scale joinery details of all joinery on the extension;
- 1:20 scale sample elevations and 1:1 scale joinery details of all new doors, windows, architraves;
- 1:20 scale sample elevations and 1:1 scale joinery details of the roof light;
- Details of the opening method of the hinged panels to the roof;
- A Method Statement (as proposed) prior to any structural work commencing;
- Details of the proposals for re-using the red brick pavers within the rear garden.
- Details of the layout and bonding pattern proposed for the new stone floor.
- Samples of the opaque glass for the roof.

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.

BH2011/01202

26A Clifton Terrace Brighton

Erection of timber decked balcony with glass balustrade, stainless steel rail and incorporating double white UPVC doors at second floor rear.

Applicant: Mr Ian Pointer

Officer: Steven Lewis 290480

Refused on 30/06/11 DELEGATED

1) UNI

The terrace would severely harm the residential amenity of the occupiers and users of adjacent occupiers, resulting in overlooking, loss of privacy and an overbearing presence. This is contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01221

14 Victoria Road Brighton

Removal of existing tiles on steps at the front of the property to reveal stone steps and render with a stone dust mix.

Applicant: Mr Trevor Jones

Officer: Adrian Smith 290478

Approved on 05/07/11 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 by the Local Planning Authority, prior to any works of restoration being commenced and following the removal of all tiles and cement from the front steps, details of all necessary restoration works shall be

submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include full details and samples of any new stonework to be used in the repair of the steps. In the event new stonework is not required, and subject to the agreement of the Local Planning Authority, a sample of the mortar mix for the repair of the existing steps, or a sample of the render to be used in the rendering of the steps shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and completed fully in accordance with the approved details and samples.

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

BH2011/01235

Christchurch House Montpelier Road / Bedford Place Brighton

Replacement of existing Aluminium windows and doors with UPVC windows and doors.

Applicant: Two Piers Co-Operative

Officer: Steven Lewis 290480

Approved on 12/07/11 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 MacConvilles Surveying drawings no. 21489-05/LP.EP.001, 2149-05/GA.E.001, 21489/05/GA.P.001, 21489-05/GA.P002 Rev A, 21489-05/GA.E.002 Rev A, 21489-05/GA.P.003 Rev A, 21489-05/GA.E.003 Rev A received on 27/04/2011, 12/05/2011 & 18/05/2011.

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

BH2011/01255

1-5 Prince Albert Street Brighton

Internal alterations and refurbishment works to numbers 3, 4 and 5 including installation of new staircase and insertion of hidden steel supports within floor and ceiling voids to number 4, changes to internal layout and removal of internal ventilation ducts.

Applicant: Baron Pension Scheme

Officer: Adrian Smith 290478

Approved on 01/07/11 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 blocking up of the openings in the original walls shall be carried out in brickwork bedded in lime mortar and the replastering of the original walls shall be carried out in a lime plaster.

Reason: To ensure the satisfactory preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

All existing original fabric including floor timbers, floorboards and lathe and plasterwork shall be retained and shall be repaired and made good exactly like

for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. Any defective original lime plasterwork and lathing shall be replaced exactly like for like.

Reason: To ensure the satisfactory preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the plywood overboarding of the floors shall be covered over with wide pine long boarding to match the original floor boarding.

Reason: To ensure the satisfactory preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

- i) details of the structural strengthening and repair works to the building including plans and sections showing any new timberwork, steelwork and padstones and method of repairing cracks together with a structural engineering scheme report;
- ii) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new doors, architraves, staircases and their balustrading and handrails and skirting boards;
- iii) details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of any new decorative plasterwork, including cornices, ceiling roses, bracketed arches and other features that may be proposed;
- iv) details of any new fireplaces which may proposed to be installed in the building, including where they are to be located, including 1:10 scale drawings and if available, photographs;
- v) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, which shall be carried out within the original floor to ceiling and wall voids;
- vi) the method of sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings which shall be carried out within the original floor to ceiling and wall voids;
- vii) details of the floor boarding; and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

6) UNI

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of 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.

BH2011/01287

28 Hampton Place Brighton

Conversion of lower ground floor of existing house to form 1no self-contained one bed flat.

Applicant: Mr Mike Percival

Officer: Christopher Wright 292097

Approved on 07/07/11 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) BH13.11

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling unit hereby permitted shall be constructed to meet Lifetime Homes standards as far as practicable prior to first occupation.

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) UNI

This decision is based on the design and access statement and heritage statement; sustainability checklist; location plan; photographs (x 4); drawing nos. 003 (Ground Floor Plan only), 004 and 005 (Ground Floor Plan only) received on 5 May 2011; the photograph received on 12 May 2011; and the drawing numbered 006 received on 27 June 2011.

BH2011/01288

28 Hampton Place Brighton

Conversion of lower ground floor of existing house to form 1no self-contained one bed flat.

Applicant: Mr Mike Percival

Officer: Christopher Wright 292097

Refused on 07/07/11 DELEGATED

1) UNI

The proposed removal of the internal staircase and banisters between the basement and ground floor levels is not acceptable and would be detrimental to the original plan form and historic character and fabric of the Listed Building and is therefore contrary to the requirements of Policy HE1 of the Brighton & Hove Local Plan.

BH2011/01296

New Venture Theatre Bedford Place Brighton

Installation of climate control system with external units in rear yard.

Applicant: Jerry Lyne

Officer: Jason Hawkes 292153

Approved on 18/07/11 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until details of an enclosure for the external pipework and tray has been submitted to and approved in writing by the Local Planning Authority. The enclosed pipework and tray shall be painted black. The scheme shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: To minimise the impact of the proposal on the character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the acoustic report and details and approved drawings no.15307-1 & 2 and 26103/01 received on the 5th May and 28th June 2011.

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

4) UNI

The climate control system shall not be in use except between the hours of 0900 and 2300 daily.

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

BH2011/01413

7 East Street Brighton

Change of use from office (B1) and retail (A1) to 1no one bed studio and 1no one bed flats at three upper floor levels.

Applicant: Scott & Sargeant (Properties) Ltd

Officer: Adrian Smith 290478

Approved on 13/07/11 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, including the new rear access doorway and all new timber windows, 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 not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

4) UNI

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.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the 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.

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the site plan, block plan and approved drawing nos. ES/11/05 received on the 16th May 2011; and drawing no. ES/11/04A received on the 11th July 2011.

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

8) UNI

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.

BH2011/01442

Flat 2 17 Powis Square Brighton

Internal alterations to layout of flat.

Applicant: Ms Abby Jones

Officer: Jason Hawkes 292153

Approved on 13/07/11 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 works shall be carried out and completed fully in accordance with the approved drawings 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.

3) UNI

Any fireproofing to new doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

4) UNI

The cast iron grille shall be painted white to match the wall.

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

5) UNI

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted, without the prior permission in writing of 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.

BH2011/01449

4 Bedford Square Brighton

Demolition of existing chimney and replacement with new chimney (part retrospective).

Applicant: Miss Jacqui Church

Officer: Wayne Nee 292132

Approved on 13/07/11 DELEGATED

1) UNI

The existing chimney pots shall be salvaged and reused. If they are defective they shall be replaced exactly like for like.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

2) UNI

The rebuilt chimney shall be rendered in a smooth lime render without the use of steel corner beads and shall be painted in a colour to match the front wall using smooth masonry paint.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/01450

4 Bedford Square Brighton

Demolition of existing chimney and replacement with new chimney (part retrospective).

Applicant: Miss Jacqui Church

Officer: Wayne Nee 292132

Approved on 13/07/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1101/AL/(0-)01 and 05 received on 19 May 2011, and drawing no. 1101/AL/(0-)06A received on 28 June 2011.

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

2) UNI

The existing chimney pots shall be salvaged and reused. If they are defective they shall be replaced exactly like for like.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan

3) UNI

The rebuilt chimney shall be rendered in a smooth lime render without the use of steel corner beads and shall be painted in a colour to match the front wall using smooth masonry paint.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/01498

43 Regency Square Brighton

Replacement of existing concrete balcony to first floor with a new timber structure and natural lead sheet.

Applicant: Town & Country Property Services

Officer: Jason Hawkes 292153

Approved on 18/07/11 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 underside of the new timber deck shall be painted in smooth gloss paint to match the colour (BS10.C31) of the rest of the building and the balustrading shall be painted in gloss black paint.

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 new timber brackets shall match exactly the existing ones and one of the original of the original timber brackets shall be salvaged and retained for use as a template to form the new ones.

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

BH2011/01505

2 St Margarets Place Brighton

Internal alterations including alterations to layout on second floor. External alterations including replacement timber soffit boards and lead guttering and installation of rooflight to rear elevation. (Part retrospective)

Applicant: Mr Andy Spector

Officer: Clare Simpson 292454

Approved on 20/07/11 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

Prior to works commencing on the WC a 1:20 elevation and 1:1 scale sections of the new door to the WC shall be submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and 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

Prior to works commencing on the proposed roof light full details of the rooflight shall be submitted to and approved by the Local Planning Authority in writing. The rooflight shall be traditional steel or cast metal ones fitted flush with the adjoining roof surface and shall not project above the plane of the roof. The works shall be carried out in accordance with approved details and 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

The existing and new pipework at the rear shall be painted black and the new

pipework at the front shall be of cast iron and shall be painted to match the colour of the rendered façade and 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.

BH2011/01510

The Lanes Car Park Black Lion Street Brighton

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

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 20/07/11 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.

ST. PETER'S & NORTH LAINE

BH2011/00180

69 Lewes Road Brighton

Application for Approval of details Reserved by Conditions 2, 3, 4, 5, 7 and 8 of application BH2007/00880.

Applicant: Mr E Yesilyurt

Officer: Jonathan Puplett 292525

Split Decision on 04/07/11 DELEGATED

1) UNI

1. Insufficient detail of odour control measures have been submitted to comply with the requirements of Condition 2, and the design of flue which has been installed and shown on the submitted plans is considered unacceptable.
2. Insufficient information has been submitted regarding sound insulation and noise outputs to comply with the requirements of Condition 3. A noise report to assess background noise levels has not been carried out.
3. Insufficient information has been submitted regarding sound insulation and noise outputs to comply with the requirements of Condition 4. A noise report to assess background noise levels has not been carried out.
4. Insufficient information has been submitted regarding refuse and recycling storage and collection has been submitted to comply with the requirements of Condition 7.
5. No information has been submitted to confirm that appropriate cycle storage has been installed to comply with the requirements of Condition 8.

BH2011/01086

6 Queens Road Brighton

Installation of extraction system incorporating metal chimney to rear elevation.

Applicant: Pastry Perfection

Officer: Liz Arnold 291709

Approved on 11/07/11 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

Noise associated with plant and machinery incorporated within the development hereby approved 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 locality against potential noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings received on the 8th and 18th of April 2011 and drawing no. 113/301 received on the 16th May 2011.

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

BH2011/01127

39 Upper Gardner Street Brighton

Change of use from storage and distribution (B8) to mixed use retail (A1) and café/restaurant (A3) together with installation of new sliding glazed doors to the front elevation behind an existing timber door.

Applicant: Thorne's Foods Limited

Officer: Aidan Thatcher 292265

Approved on 06/07/11 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.08

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

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

4) BH05.09A

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

The mechanical extract duct shall be painted dark grey within 2 weeks of its installation.

Reason: To ensure successful integration with the existing building and to limit its impact on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

Prior to the installation of the new sliding glazed doors, a 1:1 scale horizontal section of the proposed doors in situ detailing their set back within the opening shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure successful integration with the existing building and to limit its impact on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

Prior to the installation of the proposed mechanical ducting, a roof plan detailing its exact location shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure successful integration with the existing building and to limit its impact on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The existing windows shall be painted black to match the sliding glazed doors as per condition 9 prior to the occupation of the building and be retained as such.

Reason: To ensure successful integration with the existing building and to limit its impact on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

10) UNI

The kitchen mechanical extract system shall not be in use outside the opening hours for the A3 use hereby permitted, as set out in condition 5 of this consent.

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

11) UNI

No loading or unloading of vehicles shall take place to the premises except between the hours of 07.30 and 19.00 Mondays to Saturdays and 08.00 and 18.00 on Sundays.

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

12) UNI

The second floor Class A3 use hereby permitted shall not be open to customers except between the hours of 08.00 and 22.00 Sundays to Thursdays and 08.00 and 23.00 on Fridays and Saturdays.

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

13) UNI

The ground floor Class A1 use hereby permitted shall not be open to customers except between the hours of 08.00 and 21.00 Sundays to Fridays and 08.00 and 22.00 on Saturdays.

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

14) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. PL3658-01, -03 and -04 received on 13.04.11, drawing nos. PL3658-04, 2048 01 and 2048 02 received on 28.04.11 drawing nos. 126.00-1-1 2, -2-2 2 and -2-2 2 received on 24.05.11, drawing nos. PL3658-06 2 and sliding doors elevations (unreferenced) received on 22.06.11 and drawing

nos. 2.05.13, 2.05.15, 2.05.19 and 2048 05 received on 28.06.11.

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

15) UNI

The metal frames to the sliding glazed doors hereby approved shall be painted black within 2 weeks of their installation and be retained as such.

Reason: To ensure successful integration with the existing building and to limit its impact on the wider North Laine Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/01212

9 Guildford Street Brighton

Refurbishment of existing front dormer and formation of a rear dormer and rooflight.

Applicant: Mrs Herbert

Officer: Sonia Gillam 292359

Approved on 04/07/11 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 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 drawings entitled "Existing plans" received on the 26th April 2011, and "RI=Rear dormer re-designed" received on the 31st May 2011, and the site location plan received on the 26th April 2011.

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

BH2011/01240

43 Providence Place Brighton

Demolition of existing disused bar/night club and erection of a new 4 storey building comprising 4no one bed flats, 1no two bed flat and 1no office/workshop.

Applicant: James McPherson

Officer: Kate Brocklebank 292175

Refused on 06/07/11 DELEGATED

1) UNI

The various elements of the design of the front façade of the building relate poorly to one another and create an incoherent, uncoordinated and cluttered appearance. The ground floor has a squat appearance and appears out of scale with the upper floors, which is exaggerated by the large scale of the upper window openings. The recessed entrance would also add to the fear of crime in this location. The projection of the top storey forward of the adjoining roofslope relates poorly to the neighbouring building resulting in an unacceptable appearance in views from the north along Providence Place. The railings would

appear as an unsatisfactory and alien addition above the parapet height and relate poorly to the building. The development would therefore cause harm to the character of the street scene contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

2) UNI2

The development has failed to make provision of private amenity space for four of the proposed units contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the proposal will not give rise to adverse overlooking to neighbouring development to the rear of the site contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

BH2011/01328

Ground and Lower Ground Floor Flat 15 London Terrace Brighton

External alterations including alterations to layout of windows and doors, installation of rooflights to rear and creation of new patio area and steps (Part Retrospective).

Applicant: PIB

Officer: Aidan Thatcher 292265

Approved on 11/07/11 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. Site Location Plan/Block Plan (unreferenced), 774/02, /04, /12, /13, /14 and /15 received on 09.05.11.

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

BH2011/01361

Victory House Trafalgar Place Brighton

Display of 1no halo illuminated fascia sign to North elevation.

Applicant: Bupa Property

Officer: Liz Arnold 291709

Approved on 01/07/11 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.

BH2011/01369

11 London Road Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/01707.

Applicant: API

Officer: Jonathan Puplett 292525

Approved on 07/07/11 DELEGATED

BH2011/01379

36 Roundhill Crescent Brighton

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

Applicant: Mrs Joana Montjardino

Officer: Chris Swain 292178

Approved on 19/07/11 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. 36RHC/01 received on 23 May 2011 and no.36RHC/02B received on 8 July 2011.

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

BH2011/01407

41 - 42 London Road Brighton

Installation of 1no additional ATM cash machine to front elevation.

Applicant: The Royal Bank of Scotland

Officer: Sue Dubberley 293817

Approved on 20/07/11 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.4295/29/D01, D02, D03, D05, D06, D07, D08 and D09 received on 20 May 2011.

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

BH2011/01440

3 4 5 and 6 Gloucester Road Brighton

Replacement of existing front windows with timber framed double glazed units, and replacement of existing rear windows with white powder coated aluminium windows.

Applicant: Sanctuary Housing Association

Officer: Jonathan Puplett 292525

Approved on 20/07/11 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 replacement windows hereby approved to the ground and first floor of the front elevation of the building shall be white painted softwood, double hung vertical sliding sashes with frame profiles to match the existing windows, and shall be retained as such thereafter. The front dormer windows shall be white painted softwood casement windows with frame profiles to match the existing windows 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan received on the 18th of May, window specification documents received on the 26th of May 2011, and drawing nos. 11157_001A and 002A received on the 11th of July 2011.

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

BH2011/01732

G B Liners Ltd Warehouse Blackman Street Brighton

Non Material Amendment to BH2010/03840 for the omission of access ramp, provision of ambulant disabled steps, reduction in length of glazed canopy and call bell for assisted wheelchair access via loading door into warehouse and office via internal door.

Applicant: G B Liners Ltd

Officer: Kate Brocklebank 292175

Approved on 13/07/11 DELEGATED

BH2011/01842

11 London Road Brighton

Non Material Amendment to BH2010/01707 for omission of french doors to rear elevation, relocation of rear entrance door, minor reconfiguration of entrance lobby and minor reconfiguration of external Kee - Klamp Barrier.

Applicant: Derandd Investment Partners Ltd Partnership

Officer: Jonathan Puplett 292525

Approved on 07/07/11 DELEGATED

WITHDEAN

BH2010/00692

Land West Of Redhill Close Westdene Brighton

Outline application for 31 dwellings (0.62 ha) with public open space (2.11 ha) and approval of reserved matters for layout, access and landscaping.

Applicant: Braybon Holdings Ltd

Officer: Paul Earp 292193

Approved after Section 106 signed on 13/07/11 PLANNING COMMITTEE

1) BH01.02

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

2) BH01.03

- a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) scale
 - (ii) appearance
- b) The reserved matters shall be carried out as approved.
- c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3) BH02.03

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

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

4) BH02.08

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.

5) 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.

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02B

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

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

8) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

9) BH06.02

The development hereby permitted shall not be commenced until details of

secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

10) BH11.02

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

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

11) BH11.03

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

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

12) UNI

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

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

13) UNI

No development shall take place until a Nature Conservation Report assessing current nature conservation interest and setting out a scheme to protect and enhance such interest as been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In the interests of nature conservation and in accordance with policy QD17 of the Brighton & Hove Local Plan.

14) UNI

No development shall commence until a scheme to enhance the nature conservation interest of all of the land other than the open space land 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.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. Site Survey Ref S01/A, Location Plan Ref S02, Indicative Site Layout Ref P01, Indicative Site Sections Ref P02, and the following supporting documents, Design Statement: OSP Architecture; Sustainability Statement and Checklist: Blue Sky Unlimited; Ecological Assessment: Hankinson Duckett Associates; Landscape and Visual Impact Assessment: Hankinson Duckett Associates which includes drawing HDA5 - landscaping and ecological masterplan and HDA6 - playspace elements; Flood Risk Assessment: Monson Engineering; Tree Survey Report: Simon Pryce Arboriculture; Open Space and Recreation Assessment: Humberts Leisure; Transportation Assessment: Motion Consulting; Waste Minimisation Statement; Statement of Community Involvement: Nex Communications; received on 9 March 2009.

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

BH2011/01101

Blocks A & B Kingsmere Brighton

Additional storey to form 4no three bedroom flats with private roof gardens over Blocks A & B.

Applicant: Anstone Properties Ltd

Officer: Steven Lewis 290480

Approved on 07/07/11 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) BH02.08

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

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

3) BH03.01

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

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

4) BH04.01A

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

5) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing

that the development will achieve Code level 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.

6) BH05.02B

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

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

7) BH05.09

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.

8) BH06.02

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

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan and Andrew Borley drawings no. A811/03, A811/04, A811/05, A811/06, A811/07, A811/08 and A1011/09 received on 12/04/2011 and 17/06/2011.

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

BH2011/01327

3 Highcroft Mews Highcroft Villas Brighton

Erection of front porch. (Retrospective)

Applicant: Mr Robertson

Officer: Jason Hawkes 292153

Approved on 14/07/11 DELEGATED

BH2011/01351

85 Tivoli Crescent North Brighton

Erection of two storey extension to North side elevation and single storey extension to South side elevation. (Part retrospective)

Applicant: Mr M Mousavi

Officer: Steven Lewis 290480

Approved on 15/07/11 DELEGATED

1) BH03.03

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered Tim Cording drawings received on 11/05/2011.

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

BH2011/01410

40 Varndean Gardens Brighton

Application for approval of details reserved by conditions 2 and 4 of application BH2008/00082.

Applicant: Mr Nigel Robinson

Officer: Wayne Nee 292132

Approved on 14/07/11 DELEGATED

BH2011/01418

27 Hazeldene Meads Brighton

Certificate of Lawfulness for the proposed erection of a log cabin to rear garden.

Applicant: Mr Peter Dunn

Officer: Wayne Nee 292132

Approved on 15/07/11 DELEGATED

BH2011/01478

76 Dyke Road Avenue Brighton

Non material amendment to BH2010/01469 to replace 2no roof windows with 1no lantern light with ventilator openings, and reduction of extension roof height.

Applicant: Mr T P Milligan

Officer: Wayne Nee 292132

Approved on 30/06/11 DELEGATED

BH2011/01488

14 Bavant Road Brighton

Replacement of ground floor windows with UPVC units (Part Retrospective).

Applicant: Hopscotch Nurseries

Officer: Mark Thomas 292336

Approved on 19/07/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. TA 561/01A, Photos and 'Front Elevation Casement Window' drawing within the Window Schedule received on 24th May 2011 and Window Specification Document received on 25th May 2011.

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

2) UNI

The windows to the front elevation at ground floor level hereby permitted shall be installed within six months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority.

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

BH2011/01504

45 Regency Court Withdean Rise Brighton

Replacement of existing white timber single glazed vertical sliding sash windows with white PVCU double glazed low energy glass casement windows.

Applicant: Leaders Property Management

Officer: Charlotte Hughes 292321

Approved on 18/07/11 DECISION ON APPEAL

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.110501/1 and the sectional drawings received on 26th May 2011.

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

BH2011/01596

72 Kingsmere London Road Preston Brighton

Replacement of existing Crittall windows in timber subframes with new uPVC double glazed windows.

Applicant: Mr C Cope

Officer: Steven Lewis 290480

Approved on 18/07/11 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 site plan and window specifications received on 02/06/2011.

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

EAST BRIGHTON

BH2011/01096

39 Chesham Road Brighton

Alteration and additions to existing windows and doors. Removal of existing rear porch.

Applicant: Mr S Logue

Officer: Sonia Gillam 292359

Approved on 04/07/11 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. 1008/1/A, 2, 3, 4, 5, 6, 7, 8, 9/A, 10/A and the unnumbered section, profile and elevation drawings of the windows and doors received on the 12th April 2011, and drawing no. 1008/11/D received on the 20th May 2011.

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

BH2011/01152

Brighton Racecourse Race Hill Brighton

Proposed use of land for park and ride facilities for up to 700 cars in conjunction with outdoor events (no more than 50 per year) at the American Express Community Stadium Falmer.

Applicant: Brighton & Hove Albion Football Club Ltd

Officer: Kathryn Boggiano 292138

Approved on 08/07/11 PLANNING COMMITTEE

1) 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.

2) UNI

No other area at Brighton racecourse, apart from the 3 parking areas shown on plan number 5, referenced NI2034-03 submitted on the 13 June 2011, shall be used as parking in connection with park and ride to the football stadium of Brighton & Hove Albion Football Club. The parking within these 3 areas referred to above, shall not exceed 50 days in any 12 month period. Of these 50 days in any 12 month period the number of vehicles within these 3 parking areas shall not exceed 700 vehicles for a maximum number of 35 days, and for the further 15 days shall not exceed 500 vehicles.

Reason: To limit the capacity of parking and number of days in order to minimise disruption to the local highway network and to residents by reason of noise and disturbance and traffic pollution, and to comply with policies TR1, TR7, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Prior to the start of each football season, a Schedule of Events, which will include the dates and times of the days Brighton racecourse will be used as parking in connection with park and ride to the football stadium of Brighton & Hove Albion Football Club, along with the full details of any of events which are to be held at

the racecourse on these days (including a description of the event, times of the day of the event, the anticipated likely capacity of people attending such an event, and number of parking spaces available for such an event), will be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority 7 days prior to any change, the parking for the park and ride to the football stadium shall only be permitted in accordance with the approved Schedule of Events.

Reason: To ensure that there is no clash of large scale events with park and ride at the racecourse in connection with the Stadium, which may cause disruption to the local highway network and to residents by reason of noise and disturbance and traffic pollution, and to comply with policies TR1, TR7, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, all spectator traffic shall access and egress the site via the site entrance on Freshfield Road.

Reason: In order to prevent spectator traffic using the site access located to the north of the site near to the junctions of Warren Road, Elm Grove, Tenantry Down Road and Freshfield Road, for highway safety reasons and to comply with policy TR7 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.NI2034-03 Rev B received on 13 June 2011, NI2034-05 received on 1 June 2011, NI2034-02 and NI2034-01 received on 20 April 2011.

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

6) UNI

The maintenance work required by the Management, Monitoring and Maintenance Plan, required by condition 5, must be carried out in accordance with the agreed Plan and within the agreed timescales.

Reason: In order to maintain the grass in good condition for highway and visual appearance reasons and to comply with policies TR1, QD2, SR22 and NC6 of the Brighton & Hove Local Plan.

7) UNI

Prior to the start of the 2011-2012 football season, full details of the cycle parking to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to the start of the 2011-2012 football season and retained as such thereafter.

Reason: To ensure satisfactory facilities for the parking of cycles and to encourage cycle and ride to the Stadium and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

The use hereby permitted shall be discontinued and the land restored to its condition immediately prior to the use, commencing on or before 30 June 2013 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess the transport and amenity impacts of the development and to comply with policies TR7, QD2, QD27 and SU10 of the Brighton & Hove Local Plan.

9) UNI

Before the parking areas are first brought into use as parking in connection with park and ride to the football stadium of Brighton & Hove Albion Football Club, a Management, Monitoring and Maintenance Plan for the parking areas shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details and timeframes for the porous surfacing work for the first 10 metres of each access point into each of the 3 parking areas, and shall include

the timeframes for regular monitoring and maintenance of the condition of the grassed areas. Monitoring and maintenance information must be submitted to and agreed in writing by the Local Planning Authority on an annual basis by the end of each football season.

Reason: To safeguard the condition of the grassed areas and the visual amenities of the locality and to comply with policies QD2 and QD15 of the Brighton & Hove Local Plan.

BH2011/01341

1 Slinfold Close Brighton

Erection of conservatory to West elevation.

Applicant: Mrs J Hunt

Officer: Helen Hobbs 293335

Approved on 04/07/11 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 S435PW/HP/02, S435PW/HP/03, S435PW/HP/03 Location Plan and S435PW/HP/04 received on 10th May 2011.

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

BH2011/01433

2 Rock Street Brighton

Alterations to convert existing maisonette into two 1no bedroom flats and a studio flat at first and second floors and formation of 1no bedroom maisonette to the rear of ground and lower ground floors.

Applicant: Sandon Homes

Officer: Aidan Thatcher 292265

Refused on 18/07/11 DELEGATED

1) UNI

The proposed development would result in cramped units of accommodation that would fail to meet lifetime homes standards where feasible and would result in an overdevelopment of the building. As such the proposal would be contrary to policies QD27 and HO3 of the Brighton & Hove Local Plan.

2) UNI2

A lack of information has been submitted, specifically in relation to the ground/basement level residential unit, to demonstrate that it would receive adequate levels of natural light. In addition the unit would receive poor outlook and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development has an inadequate number of cycle parking spaces that would be inappropriately located and as such would not be conveniently accessible for the proposed occupiers of the development. Therefore the proposal would be contrary to policy TR14 of the Brighton & Hove Local Plan.

4) UNI4

A lack of information has been submitted to demonstrate that the proposed development would achieve an acceptable level of sustainability. As such the proposal would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

HANOVER & ELM GROVE

BH2009/01811

112 - 113 Lewes Road Brighton

Erection of 4 storey building providing retail on ground and first floors and 12 self contained flats on ground and upper floors.

Applicant: WP Properties Ltd

Officer: Aidan Thatcher 292265

Finally Disposed of on 20/07/11 DELEGATED

BH2010/01824

112-113 Lewes Road Brighton

Erection of four storey building providing retail floor space on ground and first floors and student halls of residence (39 units) on ground and upper floors.

Applicant: WP Properties

Officer: Aidan Thatcher 292265

Approved after Section 106 signed on 19/07/11

1) BH01.01

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

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

2) BH02.06

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

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

3) BH05.05

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

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

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 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.

5) BH05.10

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

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

6) BH06.03

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

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

7) BH07.02

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

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

8) BH07.07

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

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

9) 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.

10) UNI

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

Local Planning Authority.

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

11) UNI

No development shall take place until a scheme for the storage of refuse and recycling in association with the retail unit hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the retail unit and the facilities shall be thereafter 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 SR1 of the Brighton & Hove Local Plan.

12) UNI

The student accommodation hereby approved shall not be occupied until the refuse and recycling 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.

13) UNI

The use of the retail unit hereby permitted shall not be open to customers except between the hours of 08.00 and 20.00.

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

14) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. site location plan (unreferenced), 52B, 05, 13 submitted on 14.06.10, drawing no. 56C submitted on 07.07.10 and drawing no. 55A (mechanical ventilation details only) submitted on 20.07.10.

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

15) 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 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,
- (b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works. 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 part (b) above that any remediation scheme required and approved under the provisions of part (b) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:
 - i. as built drawings of the implemented scheme;
 - ii. photographs of the remediation works in progress;
 - iii. 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 part (b) above.

Reason: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.

16) UNI

If, during development, contaminated land not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.

17) 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 area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

18) 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: To ensure that there is no risk to people, animals or the surrounding environment and to comply with policy SU11 of the Brighton & Hove Local Plan.

19) UNI

No development shall commence until a scheme detailing the glazing methods for the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details.

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

20) UNI

No development shall commence until a scheme detailing additional sound insulation measures to the noise sensitive areas of the building, those being the party wall with no. 6 Newmarket Road, and between the retail units, above the entrance, refuse and cycle stores and the laundry room, have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in strict accordance with the approved details.

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

21) UNI

The retail unit hereby approved shall not be occupied until a full deliveries management plan for the retail premises has been submitted to and approved in writing by the Local Planning Authority. The Plan must include full details of the proposed delivery times, delivery method, route and location. Deliveries shall be undertaken in full compliance with the approved document in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the amenities of the neighbouring residential occupiers and to ensure there is no increased risk to the users of the local

highway network and to comply with policies QD27 and TR7 of the Brighton & Hove Local Plan.

22) UNI

Prior to first occupation of the development, or any subsequent change of use hereby permitted by this permission a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the student accommodation shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

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

23) UNI

No servicing or deliveries to or from the retail premises hereby approved shall occur outside the hours of 08.00 and 20.00 Monday to Saturday or on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

24) UNI

Prior to the commencement of development, detailed drawings, including levels, sections and construction details of improvements to the surrounding pavement including reinstatement of the existing dropped kerbs on Newmarket Road and Lewes Road which directly adjoin the site shall be 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: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

25) UNI

Prior to the commencement of development, full details of the proposed ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the passive ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

26) UNI

The commercial unit on the ground and first floors shall be used as Class A1 retail only.

Reason: To maintain the vitality and viability of the Lewes Road District Centre and to comply with Policy SR5 of the Brighton & Hove Local Plan.

27) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash, paving) 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.

28) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the student accommodation hereby approved shall commence until:

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

BH2010/03525

226 Elm Grove Brighton

Roof terrace and balustrade to rear at second floor (part - retrospective).

Applicant: Mr Rod Hughes

Officer: Chris Swain 292178

Refused on 20/07/11 DELEGATED

1) UNI

The proposed roof terrace would result in significant overlooking and loss of privacy towards the rear elevation of No.224 Elm Grove and also to the rear gardens of neighbouring properties to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/03528

226 Elm Grove Brighton

Erection of timber access stairs to garden from first floor level. (part - retrospective).

Applicant: Mr Rod Hughes

Officer: Chris Swain 292178

Refused on 20/07/11 DELEGATED

1) UNI

The proposed timber access stairs and platform would result in significant overlooking and loss of privacy towards the rear elevations and rear gardens of the adjoining properties, No.224 and No.228 Elm Grove, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01019

Land adjacent to 18 Wellington Road Brighton

Erection of 9no flats with associated parking and landscaping.

Applicant: Mrs N Blencowe

Officer: Kate Brocklebank 292175

Refused on 12/07/11 DELEGATED

1) UNI

The proposed subdivision of the site would negatively impact on the character and the setting of the adjacent undesignated heritage asset, the Victorian Villa at 18 Wellington Road. The physical subdivision of the plot and associated boundary treatment would also make the plot associated with this development uncharacteristically narrow with a cramped appearance in contrast to the established character of Wellington Road. The applicant has failed to demonstrate that the proposed plot subdivision, cycle parking and refuse store will have a satisfactory appearance and will not have a negative impact on the setting of the existing building and the character of the street scene. No justification has been given for the substantial plot coverage and loss of open space. The development is therefore contrary to policies HO6, QD1, QD2, QD3, QD5 and QD20 of the Brighton & Hove Local Plan and PPS5 and PPG17.

2) UNI2

The applicant has failed to justify the partial loss of a community facility, which in the absence of sufficient evidence to the contrary, is considered to have the potential to make a contribution to the well-being of the community and the quality of the neighbourhood. The development is therefore contrary to policy HO20 of the Brighton & Hove Local Plan.

3) UNI3

The proposed balconies on the front elevation relate poorly to the development, as they would project forward of the main building line and detract from the entrance portico. In addition, the proposed French doors are considered to be of an unsatisfactory appearance with inappropriate proportions and would relate poorly to the adjacent window openings which are of traditional proportions contrary to policies QD1, QD2 and QD5 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that a suitable level of privacy for the proposed residential units on the south western side of the site will be retained or that the proposed units and first floor balconies on the south west side of the building will not give rise to adverse overlooking to the existing and/or recently approved development at Ainsworth House. The proposed rear boundary as a result of its extreme height in close proximity to the proposed development will have an unacceptable overbearing impact on Unit 3 in particular. The close proximity to boundaries will further impact on the outlook and in the absence of evidence to the contrary will also adversely impact on daylighting to this unit. The development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

As a result of the sloped access into the site, the applicant has failed to demonstrate that the development will fully accord with Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and PAN 03 Lifetime Homes.

6) UNI6

The development has failed to provide a suitable level of provision and quality of private amenity space for each unit and has therefore failed to meet the needs of and provide adequate living conditions for future occupiers, contrary to policy HO5 Brighton & Hove Local Plan.

7) UNI7

The applicant has failed to demonstrate that the development will achieve an acceptable level of sustainability to accord with the requirements of policy SU2 of the Brighton & Hove Local Plan and the standards set out in SPD08: Sustainable Building Design.

8) UNI8

The applicant has failed to demonstrate that sufficient protection will be afforded to the existing nature conservation features on the site and that suitable enhancement and compensatory measures are being provided. The development is therefore contrary to policies QD17 and QD18 of the Brighton & Hove Local Plan, SPD11 Nature Conservation and Development and PPS9 Biodiversity and Geological Conservation.

9) UNI9

Notwithstanding the above reasons for refusal, there are a number of inaccuracies contained with the plans submitted which inhibited making a complete assessment of the development and its potential impacts, contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2011/01193

149 Lewes Road Brighton

Change of Use from retail (A1) to café/restaurant (A3) on ground floor incorporating installation of extraction unit and flue to rear.

Applicant: Mrs Shamima Rahman

Officer: Aidan Thatcher 292265

Refused on 14/07/11 DELEGATED

1) UNI

The proposed change of use would result in the loss of an active retail use and the resulting proportion of retail (Class A1) units in the centre being below 50%. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Lewes Road shopping centre, contrary to policy SR5 of the Brighton & Hove Local Plan.

2) UNI2

A lack of information has been submitted in relation to the proposed extraction and associated flue to enable a full assessment of the potential impact. As such there is concern on the impact to nearby occupiers and thus is contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/01309

84 Bernard Road Brighton

Erection of additional storey to existing dwelling incorporating balcony.

Applicant: Mr Rob Lane

Officer: Anthony Foster 294495

Refused on 11/07/11 DELEGATED

1) UNI

The proposed development by virtue of its appearance, design, bulk and massing would result in an over dominant and incongruous addition, to the detriment of the character and appearance of the existing building, and the surrounding area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD01 'Roof Alterations and Extensions'.

2) UNI2

The proposed extension, by reason of its height and siting, would lead to a loss of light and a sense of enclosure to the neighbouring occupiers of 56 Hartington Road and would have an overbearing impact leading to a loss of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01475

1 Carisbrooke Road Brighton

Application for approval of details reserved by conditions 3, 5, 7 and 8 of application BH2010/04007.

Applicant: Soltek Energy Ltd

Officer: Liz Arnold 291709

Approved on 18/07/11 DELEGATED

BH2011/01491

128-129 Lewes Road Brighton

Change of Use from retail (A1) to financial and professional services (A2). (Retrospective)

Applicant: Peermark Ltd

Officer: Aidan Thatcher 292265

Refused on 20/07/11 DELEGATED

1) UNI

The proposed change of use would result in the loss of an active retail use, would create a break in the retail frontage in excess of 15m and the resulting proportion of retail (Class A1) units in the centre would be below 50%. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Lewes Road shopping centre, contrary to policy SR5 of the Brighton and Hove Local Plan.

HOLLINGDEAN & STANMER

BH2010/03970

8 Hollingbury Road Brighton

Erection of single storey extension to rear and raised timber decking.

Applicant: Mr Peter Taylor

Officer: Louise Kent 292198

Refused on 07/07/11 DELEGATED

1) UNI

The extension and decking area, by reason of their siting, design, size and height, would adversely impact on the residential amenity of the neighbouring property at 10A Hollingbury Road due to their overbearing nature and would result in a loss of light and outlook from the lower ground floor and basement windows 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 proposed extension, decking area and staircase to the rear garden would result in significant overlooking and loss of privacy towards neighbouring properties, and is contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2011/00276

Falmer House University of Sussex Lewes Road Brighton

Installation of additional entrance to West elevation.

Applicant: University of Sussex

Officer: Louise Kent 292198

Refused on 07/07/11 DELEGATED

1) UNI

The proposed door would have an adverse impact upon the architectural and historic character of the exterior of the Grade I Listed Building, due to its size and position. It would harm the original features of the building. As such the proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and

BH2011/01268

2 Twyford Road Brighton

Application for Approval of Details Reserved by Conditions 7, 9 and 10 of application BH2008/00408.

Applicant: Mr P Goodall

Officer: Anthony Foster 294495

Approved on 30/06/11 DELEGATED

BH2011/01354

Stanmer House Stanmer Park Lewes Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2007/01206.

Applicant: Cherrywood Investments Ltd

Officer: Jonathan Puplett 292525

Approved on 04/07/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2011/01222

12 Upper Bevendean Avenue Brighton

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

Applicant: Yeslets

Officer: Helen Hobbs 293335

Refused on 22/06/11 DELEGATED

1) UNI

The length, siting and height of the proposed extension would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining properties No. 14 and No. 10 Upper Bevendean Avenue, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its design, length and height would be an incongruous feature resulting in an overextended appearance of the property and loss of amenity space, detrimental to the character and appearance of the existing building and the visual amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton and Hove Local Plan.

BH2011/01256

Land to rear of 34 & 36 Baden Road Brighton

Erection of two semi-detached houses.

Applicant: Mr S Brown

Officer: Sue Dubberley 293817

Approved on 18/07/11 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) BH02.01

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

of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01A

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

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

6) BH05.01B

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

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

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02B

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

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

Building Design.

8) BH06.01

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

9) BH06.03

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

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

10) UNI

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

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

11) UNI

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

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

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.194800-01, 02, 03 received on 3 May 2011.

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

BH2011/01318

Land to the rear of 10 - 12 Crayford Road Brighton

Application for Approval of Details Reserved by Conditions 4, 6 and 9 of application BH2010/03506.

Applicant: Joseph Charles Developments Ltd

Officer: Sue Dubberley 293817

Approved on 01/07/11 DELEGATED

BH2011/01319

3 Carlyle Avenue Brighton

Certificate of lawfulness for proposed erection of a single storey rear extension and associated extension of raised patio area.

Applicant: Mr Saul Johnston

Officer: Sonia Gillam 292359

Approved on 11/07/11 DELEGATED

BH2011/01339

The Keep Woollards Field Lewes Road Falmer Brighton

Application for Approval of Details Reserved by Condition13 of application BH2011/01339.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Approved on 18/07/11 DELEGATED

BH2011/01353

77 Widdicombe Way Brighton

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer and 2no rooflights to front roofslope. Erection of single storey rear extension.

Applicant: Mr Shah

Officer: Helen Hobbs 293335

Approved on 06/07/11 DELEGATED

BH2011/01515

Woollards Field Lewes Road Falmer Brighton

Application for approval of details reserved by condition 12 of application BH2010/03259.

Applicant: East Sussex County Council

Officer: Maria Seale 292322

Approved on 18/07/11 DELEGATED

QUEEN'S PARK

BH2011/00542

61 Queens Park Rise Brighton

Change of use from mixed use retail (A1) and residential (C3) to residential (C3).

Applicant: Ms Lisa hardy

Officer: Aidan Thatcher 292265

Refused on 13/07/11 DELEGATED

1) UNI

The applicant has failed to demonstrate that the existing Class A1 retail use is no longer commercially viable and as such the application is contrary to policy SR8 of the Brighton & Hove Local Plan.

BH2011/00738

Morley Street CASH Clinic 4 Morley Street Brighton

Installation of canopy over front entrance.

Applicant: NHS Trust Services

Officer: Kate Brocklebank 292175

Approved on 06/07/11 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 location plan received on 5 May 2011, 'Existing floor plan', 'south and west elevation', 'north and east elevation' received 10 May 2011, 'Proposed Uxbridge 2.2m wide x 2.17m deep' revision 1 plan received 11 May 2011.

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

BH2011/00872

Greek Orthodox Church Carlton Hill Brighton

Erection of two storey building to form community hall and priest accommodation and formation of new door in main church building.

Applicant: Chairman for the Greek Orthodox Church

Officer: Sue Dubberley 293817

Approved on 14/07/11 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) BH02.08

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

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

3) BH04.01A

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

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

4) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 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.

5) BH05.02B

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

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

6) BH05.09A

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) BH06.02

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.

8) BH12.01

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

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

9) UNI

The residential flat hereby approved shall only be occupied by the priest employed in connection with the adjacent main church building.

Reason: In order to ensure that the residential flat remains connected to the church use and is not used independently.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 2566/10, 11 received on 23 March 2011 and approved drawings no. 2566/12E, 13D, 14E and 15C received on 14 June 2011.

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

11) UNI

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

the site. Development shall be undertaken in strict accordance with the approved strategy.

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

12) UNI

No development shall take place until full details of the proposed rear door and internal steps to the church have been submitted to and approved by the Local Planning Authority.

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

BH2011/00873

Greek Orthodox Church Carlton Hill Brighton

Erection of two storey building to form community hall and priest accommodation and formation of new door in main building.

Applicant: Chairman for the Greek Orthodox Church

Officer: Sue Dubberley 293817

Approved on 14/07/11 PLANNING COMMITTEE

1) BH01.05

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

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

2) BH13.01

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

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

3) UNI

No development shall take place until full details of the proposed rear door and internal steps to the church have been submitted to and approved by the Local Planning Authority.

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

BH2011/01077

Jacqueline Du Pre Court Somerset Street Brighton

Replacement of existing timber windows with new double glazed uPVC units.

Applicant: Anchor Trust

Officer: Helen Hobbs 293335

Approved on 04/07/11 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. JacDuPre/Plan 001 rev B, JacDuPre/Plan 002 rev B, JacDuPre/Plan 003 rev B and JacDuPre/Plan 004 rev B received on 9th May

2011.

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

BH2011/01179

St Lukes Infant School Queens Park Rise Brighton

Erection of canopy between canteen and school building.

Applicant: St Lukes Primary School

Officer: Sonia Gillam 292359

Approved on 13/07/11 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 canopy shown on the approved plans shall be colour finished in white and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 814 and the approved drawing entitled "Oxford lean to Style Canopy 4.5m wide x 25m long I beam", and the site location plan and block plan received on the 7th June 2011.

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

BH2011/01197

Land adjacent to Amex House fronting John Street Carlton Hill Mighell Street and land adjacent to 31 White Street Brighton

Non Material Amendment to BH2009/01477 to reduce the roof pitch to the second floor of the services facility building from 14 degrees to 4 degrees and reduce building length by 4 metres.

Applicant: EPR Architects

Officer: Mick Anson 292354

Approved on 04/07/11 DELEGATED

BH2011/01279

Flat 4 10 Devonshire Place Brighton

Replacement of 2no Crittall windows with new double glazed timber units.

Applicant: Dr Melissa Hempling

Officer: Chris Swain 292178

Approved on 11/07/11 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 a design and access statement and four photographs received on 4 May 2011, a site plan and a sectional drawing received on 16 May 2011 and a window specification document and two unnumbered drawings received on 8 July 2011.

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

3) UNI

The windows shall be painted white and 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.

BH2011/01280

Flat 4 10 Devonshire Place Brighton

Replacement of 2no Crittall windows with new double glazed timber units.

Applicant: Dr Melissa Hempling

Officer: Chris Swain 292178

Approved on 11/07/11 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 windows hereby approved shall be painted white and 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.

BH2011/01436

Flat 1 6 Evelyn Terrace Brighton

Replacement of existing white wooden sash windows with white UPVC sliding sash windows at front bay.

Applicant: Amanda Joy Blake

Officer: Helen Hobbs 293335

Approved on 18/07/11 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 window details, site plan and photographs received on 2nd June 2011.

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

BH2011/01482

Flat 4 5 Walpole Terrace Brighton

External alterations to rear incorporating replacement of window with French doors and Juliet balcony.

Applicant: Mr Charles Higson

Officer: Jonathan Puplett 292525

Approved on 04/07/11 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 railings hereby approved shall be painted black, the door hereby approved shall be painted white and these items shall be retained as such thereafter.

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

3) UNI

No development shall take place until full details of the proposed timber doors including 1:20 elevations and 1:20 joinery sections and sections of the recess of the doorframe have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan, block plan and drawing nos. 01/1104511 and 03/1104511 received on the 23rd of May 2011, and drawing no. 02/1104511 received on the 24th of June 2011.

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

5) UNI

The glazed doors hereby approved shall only provide access to the flat roof below for maintenance or emergency purposes and shall not provide access to the flat roof for use 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.

BH2011/01516

221 Freshfield Road Brighton

Erection of part single part two storey rear extension to replace existing single storey extension.

Applicant: Mr Adam Whitehead

Officer: Helen Hobbs 293335

Approved on 20/07/11 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. CH412/001, CH412/002, CH412/003, CH412/004 and CH412/005 received on 24th May 2011.

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

BH2011/01554

8 Blaker Street Brighton

Formation of roof terrace to existing flat roof to rear incorporating obscure glass and steel balustrade.

Applicant: Mr Chris How

Officer: Sonia Gillam 292359

Refused on 20/07/11 DELEGATED

1) UNI

Due to the position and height of the proposed roof terrace in close proximity to

the adjacent properties, the proposal would result in overlooking of neighbouring gardens and the rear elevations of neighbouring dwellings, causing significant harm to the privacy of neighbouring residents. The terrace due to its position, size and use would additionally result in a significant noise disturbance to adjacent properties. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD14 of the Brighton and Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The balustrade and terrace, by virtue of potential structures and objects placed on it, would be inappropriate additions to the rear of the property and, by reason of their siting, design and materials, would appear incongruous with regards to the existing features of the property and be of visual detriment to the street scene. The scheme is therefore contrary to the above policy.

BH2011/01756

Upper Esplanade Daltons Bastian Madiera Drive Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2011/00764.

Applicant: Paramount Attractions

Officer: Maria Seale 292322

Approved on 08/07/11 DELEGATED

ROTTINGDEAN COASTAL

BH2009/02201

Court House The Green Rottingdean Brighton

Erection of railings on top of existing brick wall of front garden.

Applicant: Mr Adrian Wood

Officer: Liz Arnold 291709

Approved on 30/06/11 PLANNING COMMITTEE

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

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

3) UNI

Notwithstanding details shown on drawing no. AD101A received on the 23rd February 2011, all steelwork used with the works hereby approved shall be galvanised before being painted.

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

BH2011/00812

Flat 3 7 Lewes Crescent Brighton

Internal alterations to layout of flat.

Applicant: DHA

Officer: Sonia Gillam 292359

Approved on 04/07/11 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) BH13.06

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

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

3) UNI

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

- (1) Details of the metal railings to the rear elevation;
- (2) Details of the proposed new doors and architraves;
- (3) Details of the altered entrance and of the proposed cupboards; and
- (4) Details of the proposed balustrades.

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

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

- (1) Scaled elevational drawings showing full details of the proposed internal pipe work, including where the pipes enter the chimney breast and an indication of the line of the flue within the chimney;
- (2) Details of the design of the flue liner and the method for securing it in place at the top; and
- (3) Details of a chimney pot to be reinstated on top of the flue following its installation.

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.

BH2011/00853

Flat 9 10 Sussex Square Brighton

Internal alterations to layout including repositioning and replacement of internal staircase to upper floor.

Applicant: Mr Roy Pook

Officer: Chris Swain 292178

Approved on 14/07/11 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 architraves and doors

including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2011/00982

Flat 26 Highcliff Court High Street Rottingdean

Extension of existing room on 5th floor with revised access staircase from flat and new glazing to South and West elevations.

Applicant: Mr Jonathon Lowen

Officer: Liz Arnold 291709

Approved on 18/07/11 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. 9114/1A and 9114/2B received on the 6th May 2011.

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

BH2011/00990

8 Cliff Approach & 1 Cliff Road Brighton

Application for Approval Of Details Reserved by Condition 5, 6, 8, 12,13 & 15 of Application BH2010/00736.

Applicant: Mr Rakan Alajmi

Officer: Hamish Walke 292101

Approved on 13/07/11 DELEGATED

BH2011/01190

41 Wivelsfield Road Saltdean Brighton

Loft conversion incorporating hip to barn end roof extension and an increase in ridge height. Dormers to front and rear, installation of a balcony to rear and rooflights to front.

Applicant: Father Geoffrey Holness

Officer: Sonia Gillam 292359

Refused on 20/07/11 DELEGATED

1) UNI

The proposed rear dormer and balcony, by virtue of its bulk, size, positioning and inappropriate design would form an incongruous addition, detrimental to the appearance of the building and the visual amenities enjoyed by neighbouring properties. Additionally the dormer would potentially detract from views out of and harm the setting of the Sussex Downs National Park. The development is therefore contrary to policies QD14 and NC8 of the Brighton and Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and

Extensions.

2) UNI2

The proposed front dormer, by virtue of its bulk, size, positioning and inappropriate design would form an incongruous addition, which is out of character with the immediate street scene and, in conjunction with the proposed rooflights, would give the front roofslope a cluttered and unbalanced appearance. The development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2011/01284

25 Bazehill Road Rottingdean Brighton

Remodelling of building including first floor and roof extensions to side and rear, front roof dormer and raised terrace area to rear.

Applicant: Mr Barry Shoebridge

Officer: Jonathan Puplett 292525

Approved on 20/07/11 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

All new brick facing shall match in material, colour, style, bonding and texture that 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 shall be constructed to the western side elevation of the first floor 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 nos. BR., 002C, 003C and BR.004 received on the 4th of May 2011, BR.001A received on the 13th of May 2011, nos. BR.002C and 003C received on the 15th of June 2011, and the submitted tile samples.

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

BH2011/01338

The Nook Ovingdean Road Ovingdean Brighton

Replacement of existing windows with new timber windows.

Applicant: Mr Steven Warriner

Officer: Chris Swain 292178

Refused on 05/07/11 DELEGATED

1) UNI

The proposed replacement double glazed windows, by reason of their detailing, design, and frame thickness, would form a visually inappropriate alteration that would detract from the architectural and historical character of listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2011/01346

15 Cranleigh Avenue Rottingdean Brighton

Erection of single storey outbuilding to rear garden.

Applicant: Mr Huyton

Officer: Sonia Gillam 292359

Approved on 06/07/11 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 entitled "Huyton - As Proposed", the site location plan and the block plan received on the 11th May 2011.

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

BH2011/01400

28 Lenham Avenue Saltdean

Additional storey to side incorporating new ridge roof which exceeds height of existing.

Applicant: Mr & Mrs Mathew White

Officer: Aidan Thatcher 292265

Approved on 08/07/11 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. 28LEN/001, /002, /003, /004 and /005.B received on 16.05.11.

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

BH2011/01415

45 Wivelsfield Road Saltdean Brighton

Loft conversion incorporating French doors with terrace area and balcony to front and rooflights to rear.

Applicant: Miss Megan Wood

Officer: Liz Arnold 291709

Refused on 12/07/11 DELEGATED

1) NI

The formation of a roof terrace within the front roofslope of the property and the erection of associated balustrading would result in a contrived and incongruous addition to the existing property to the detriment of the Wivelsfield Road street scene and the wider area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and

Extensions.

2) UNI2

The development would result in a perception of overlooking and loss of privacy for no. 46 Wivelsfield Road and as such results in harm to the amenity of the neighbouring occupiers. The proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/01426

14 Church Place Brighton

Demolition of wall to side of garage.

Applicant: Mr Ash Southgate

Officer: Liz Arnold 291709

Approved on 07/07/11 DELEGATED

1) BH01.04

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

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

2) UNI

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 3 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

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

BH2011/01452

44 Arundel Drive East Saltdean Brighton

Provision of dormer with Juliette balcony and 3 no. rooflights to front elevation.

Applicant: Mrs Jenny Campbell

Officer: Helen Hobbs 293335

Approved on 14/07/11 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 and site plan received on 19th May 2011 and drawing no. 01 received on 2nd June 2011.

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

BH2011/01931

12 Welesmere Road Rottingdean Brighton

Non Material Amendment to BH2008/02139 for a change to elevational materials to front elevations from tile hung to mock Tudor rendered panels with stained timbers. Change to North West side elevation from tile hung to brickwork to match existing.

Applicant: Mr Perry Blackmore

Officer: Sonia Gillam 292359

Refused on 18/07/11 DELEGATED

WOODINGDEAN

BH2011/00814

198 Warren Road Brighton

Installation of new front wall. (Retrospective)

Applicant: Mr Nathan Banks

Officer: Helen Hobbs 293335

Refused on 04/07/11 DELEGATED

1) UNI

The front boundary wall, fencing and store, due to their excessive height, size, materials and appearance are out of keeping with the character and appearance of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/00974

Woodingdean Business Park Bexhill Road Woodingdean Brighton

Application for Approval Of Details Reserved by Condition 3, 5, 8, 10, 11, 14, 22, 27, 31, 33, 36, 37, 39 and 40 of Application BH2011/00255.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Split Decision on 07/07/11 DELEGATED

1) UNI

1. The BREEAM Design Stage Certificate relates to block 1 only, and not all the on-site buildings and the energy section target has not been met and as such insufficient information has been submitted to discharge condition 5.
2. The cycle parking information submitted in relation to condition 8 is ambiguous and as such this cannot be discharged. Clarification is required in relation to spacing of cycle stands.
3. Insufficient information has been submitted in relation to odour control equipment and thus it is not possible to discharge condition 10.
4. Insufficient information has been submitted in relation to acoustic insulation of odour control equipment and thus it is not possible to discharge condition 11.
5. Insufficient information has been submitted in relation to plant/machinery sound and vibration transmission and thus it is not possible to discharge condition 14.
6. Limited information relating to landscaping, particularly replacement trees and inappropriate species are detailed, as such condition 27 cannot be discharged.
7. The Nature Conservation measures proposed are inadequate and features recommended in the submitted Ecological Reports are not shown on the proposed plans thus it is not possible to discharge condition 40.

BH2011/01260

Woodingdean Business Park Sea View Way Brighton

Display of externally illuminated monolith sign, externally illuminated fascia signs, non illuminated fascia signs and non illuminated information panel sign.

Applicant: Reflex Nutrition Ltd

Officer: Aidan Thatcher 292265

Approved on 15/07/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The two advertisements labelled EX02 shall not be illuminated later than 23.00 or after the premises are closed (whichever is the earlier) and shall not be illuminated before 07.00 on any day.

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

BH2011/01299

48 Crescent Drive South Brighton

Erection of single storey rear extension.

Applicant: Mr Keiran Madden

Officer: Aidan Thatcher 292265

Refused on 06/07/11 DELEGATED

1) UNI

The plans submitted are inaccurate, in particular plan nos. 612/01 A and 612/03 A, the distance to the western boundary is incorrect and thus it is not possible to undertake an accurate assessment of the proposal and the scheme could be contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would increase direct overlooking into the rear garden of no. 44 Crescent Drive South to the west of the site, resulting in a loss of amenity for its occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed extension is likely to impact on mature trees to the south of the site, potentially harming their lifespan. These trees are considered to contribute to the character and appearance of the wider area and minimises overlooking from the application property to the rear garden of no. 1 Rosedene Close. As such, any threat to these trees would be contrary to policies QD16 and QD27 of the Brighton & Hove Local Plan.

BH2011/01310

7 Midway Road Brighton

Erection of additional storey to existing bungalow with new drive way and vehicle space at front and terrace to rear.

Applicant: Mrs Lydia Rhodri Jones

Officer: Kate Brocklebank 292175

Refused on 04/07/11 DELEGATED

1) UNI

The proposal, by reason of its design, height, bulk and massing fails to emphasise and enhance the positive qualities of the local neighbourhood and would result in the building appearing incongruous and out of character. The development would be of detriment to the character and appearance of the street scene contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear terrace, by reason of its width, siting close to neighbouring boundaries, height and method of screening would result in overlooking and loss of privacy to and have an overbearing impact on neighbouring amenity. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed outward opening gates would result in increased risk to users of the public highway by causing an obstruction on the footway and therefore fails to comply with Local Plan policies TR7 and TR8 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2009/02753

64 Brunswick Street West Hove

Alterations to front glazed panel of basement and front entrance door (retrospective).

Applicant: No 7 Limited

Officer: Clare Simpson 292454

Approved on 13/07/11 DELEGATED

1) UNI

The development hereby granted consent is in accordance with the approved drawing no. 22 received on the 19th August 2010 in relation to the front door and glazed basement panel only. The signs and lettering shown on drawing no.22 do not form part of this consent.

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

BH2009/02755

64 Brunswick Street West Hove

Alterations to front glazed panel of basement, front entrance door and new signage to front elevation. Internal works including installation of steel supports to stairs (part retrospective).

Applicant: No 7 Limited

Officer: Clare Simpson 292454

Refused on 13/07/11 DELEGATED

1) UNI

The fascia sign by virtue of its size, design, colour and material is considered to dominate the front of the building and would detract from the historic character of the listed building and wider Brunswick Town Conservation Area. There is insufficient information to assess the other signs detailed in the application. The installed fascia sign is contrary to policies HE1 and Supplementary Planning Documents Advertisements (SPD07)

BH2009/03114

68-72 Western Road Hove

Creation of 3 no. two bedroom flats at 1st, 2nd & 3rd floor levels including associated external works.

Applicant: Mrs Florina Sayidhum

Officer: Paul Earp 292193

Finally Disposed of on 08/07/11 DELEGATED

BH2009/03115

68-72 Western Road Hove

Creation of 3no. two bedroom flats at 1st, 2nd and 3rd floor levels including associated external works, and internal works to existing flats to change layout at 1st, 2nd, 3rd and 4th floors.

Applicant: Mrs Florina Sayidhum

Officer: Paul Earp 292193

Finally Disposed of on 08/07/11 DELEGATED

BH2011/01161

121-123 Western Road Hove

Change of use of first and second floors from restaurant (A3) to healthy living centre (D2).

Applicant: Mr Richard Brown

Officer: Paul Earp 292193

Approved on 01/07/11 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) BH07.12

The premises shall only be used for healthy living centre and no other purposes and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The premises shall not be in use except between the hours of 07.30 - 23.00 Monday to Friday, 08.30 - 21.00 Saturdays, and 08.30 - 19.00 Sundays and Bank Holidays.

Reason: To protect neighbouring amenity and to comply with policies SU10 and QD27 of the Brighton and Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the unnumbered floor layout drawing received on 19 April 2011.

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

BH2011/01174

1 Western Road Hove

Change of use from mixed use café and internet café (A3/A1) to mixed use café, internet café and takeaway (A3/A1/A5).

Applicant: Mr Hani Mahmoud

Officer: Adrian Smith 290478

Approved on 15/07/11 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 use hereby permitted shall not be open to customers except between the hours of 07:00 and 01:00 daily.

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

3) UNI

No chairs, tables or other outdoor furniture shall be used in conjunction with the development hereby permitted between the hours of 11.00pm and 7.00am daily.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 10A received on the 2nd June 2011.

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

BH2011/01198

Flat 2 33 Adelaide Crescent Hove

Creation of roof terrace over existing flat roof at rear including glazed balustrading.

Applicant: Ms Polly Borland

Officer: Clare Simpson 292454

Refused on 05/07/11 DELEGATED

1) UNI

The proposal to erect glazed balustrade to the rear of the property would give the proposed terrace an unduly prominent appearance which would detract from the historic character of the listed building to the detriment of rear elevation of the listed building, the wider listed terrace and the Brunswick Town Conservation Area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed balustrade by virtue of its height and elevated position relative to the flat below would cause significant harm to the outlook of this property and cause increased sense of enclosure harming the residential amenity of the occupiers of this property. The proposed development would be un-neighbourly and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01455

51 Brunswick Square Hove

Repairs to main chimney stack with associated roof alterations and removal of pipes to front elevation.

Applicant: 51 Brunswick Square Hove (1996) Ltd

Officer: Adrian Smith 290478

Approved on 13/07/11 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 by the Local Planning Authority, all existing chimney pots shall be reclaimed and reused on the new chimney stacks.

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

3) UNI

Following the removal of the pipework to the front elevation, the walls shall be made good to match exactly the finish of the building.

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

4) UNI

Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of demolition works photographic and scaled drawing records of both chimney stacks shall be submitted to the Local Planning Authority. The new chimney stacks shall be constructed to match exactly the existing with all demolition and construction works conducted in accordance with the details submitted in the approved Design and Access statement received on the 19th May 2011.

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

CENTRAL HOVE

BH2011/01258

8 Victoria Terrace Hove

Display of 1no non-illuminated fascia sign.

Applicant: STS Stapletons Tyres

Officer: Wayne Nee 292132

Approved on 19/07/11 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.

BH2011/01302

Flats 4 & 5 Albemarle Mansions 1 Medina Terrace Hove

Conversion of two flats on third floor to form one 4 bed roomed maisonette incorporating loft conversion with recessed roof terrace to East elevation.

Applicant: Mr Lea Denison

Officer: Paul Earp 292193

Approved on 30/06/11 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 external patio door frames hereby approved shall match the colour of the adjacent slate roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE1 of the Brighton & Hove local Plan.

GOLDSMID

BH2011/01303

108 Goldstone Road Hove

Conversion of existing rear garage/storage building to form 2no one bedroom dwellings.

Applicant: Mr Tom Kozdon

Officer: Adrian Smith 290478

Refused on 06/07/11 DELEGATED

1) UNI

Policies QD27 and SU10 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity by way of overlooking, daylight, sunlight, outlook and noise disturbance to the proposed, existing and/or adjacent users, residents and occupiers. Policy HO5 requires the provision of private useable amenity space in new development. The proposed development, by virtue of the number of units proposed in close proximity to existing residential properties, would result in the potential for significant loss of amenity to adjoining occupiers by way of noise, light disturbance, loss of privacy, and a reduction in private useable amenity space. For these reasons the development represents an overdevelopment of the site contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2011/01423

33 Hove Park Villas Hove

Erection of single storey rear extension and associated works and installation of rooflight to front roofslope.

Applicant: Mrs Gavin Bruce

Officer: Clare Simpson 292454

Approved on 12/07/11 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 development hereby permitted shall be carried out in accordance with the approved drawings no. 110311 P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, received 17th May 2011

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

BH2011/01471

46 Cromwell Road Hove

Display of externally-illuminated totem sign adjacent to main entrance. (Retrospective).

Applicant: Supersaurus Nurseries

Officer: Jason Hawkes 292153

Approved on 19/07/11 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.

BH2011/01487

Flat 73 Eaton Manor Eaton Gardens Hove

Certificate of Lawfulness for proposed internal alterations associated with use part of Flat 73 as a residents room.

Applicant: Dorrington Plc

Officer: Charlotte Hughes 292321

Approved on 13/07/11 DELEGATED

BH2011/01528

Flat 6 Gainsborough House 4 - 6 Eaton Gardens Hove

Replacement of existing aluminium and timber framed windows and door with UPVC doubled glazed windows and door.

Applicant: Mr Alex Davidson

Officer: Mark Thomas 292336

Approved on 20/07/11 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. E56PW/HP/02, 03, 04, 05, Schedule of Photographs, and Window specification document received on 26th May 2011.

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

HANGLETON & KNOLL

BH2011/00895

The Old Manor House 7 Hangleton Valley Drive Hove

Installation of cast iron guttering and down pipes to replace existing and replacement of external cement pointing and internal concrete render with lime based mortar.

Applicant: Mr Richard Nerurkar

Officer: Clare Simpson 292454

Approved on 12/07/11 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

Prior to works commencing on the external re-pointing, written details of the proposed mortar mix shall be submitted to the Local Planning Authority and a

sample flint panel of the mix shall be carried out on the building. The submitted details of the flint panel shall be approved in writing, and the works carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure satisfactory preservation of the listed building in accordance with HE1 of the Brighton & Hove Local Plan.

3) UNI

Prior to works commences on the internal re-plastering, details of the internal lime plaster mix shall be submitted to and approved by the local planning authority in writing. The works shall be carried out and completed to match the approved details and retained as such thereafter.

Reason: To ensure satisfactory preservation of the listed building in accordance with HE1 of the Brighton & Hove Local Plan.

BH2011/01263

86 Dale View Hove

Demolition of existing garage and erection of new treble garage.

Applicant: Mr R Dyson

Officer: Steven Lewis 290480

Refused on 06/07/11 DELEGATED

1) UNI

The proposed development will not make a positive contribution to the visual quality of the local environment and to the appearance of Kingston Close. Whilst the development does take into account elements of the built form of the west side of Kingston Close, it does not enhance or emphasise the positive qualities of the street scene. The parking with wide open access fronting the street, hard surfacing and a full width garage would be prominent when considered with the existing hard built form of neighbouring garages. This is contrary to Policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The site is situated within a residential area. The use of the land as for separated domestic car parking would be detrimental to the residential amenities of the occupiers of surrounding properties with a potential for greater noise and harmful levels of disturbance by reason of the layout and likely intensity of use. This is contrary to policy QD27 of the Brighton & Hove Local Plan which aims to protect residential amenity.

BH2011/01286

17 Summerdale Road Hove

Certificate of lawfulness for proposed installation of rear dormer.

Applicant: Mr & Mrs Wickham

Officer: Clare Simpson 292454

Refused on 30/06/11 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2008. The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres in any other case;

BH2011/01290

111 Hangleton Road Hove

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr Steve Gray

Officer: Wayne Nee 292132

Approved on 30/06/11 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 unnumbered drawings received on 02 June 2011.

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

NORTH PORTSLADE

BH2011/01344

5 Juniper Close Portslade

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

Applicant: Mr Daniel Earl

Officer: Wayne Nee 292132

Approved on 07/07/11 DELEGATED

SOUTH PORTSLADE

BH2011/00849

Land at the Rear of 8 Locks Hill Portslade

Erection of single storey 3no bedroom detached residential dwelling incorporating rear dormer and associated landscaping.

Applicant: Mr Ian Dodd

Officer: Adrian Smith 290478

Refused on 07/07/11 PLANNING COMMITTEE

1) UNI

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan require proposals for new buildings to demonstrate a high standard of design that emphasises and enhances the positive qualities of the local neighbourhood by taking into account the local characteristics, including the height, scale, bulk and design of existing buildings. Policy HE3 seeks to protect the setting of Listed Buildings from inappropriate or poorly designed development. The proposed dwelling, by virtue of its scale, design and close proximity to the listed building, represents an inappropriate and poor standard of development that fails to reflect the general character of the area and the setting of the Grade II Listed Building, contrary to the above policies.

2) UNI2

Policies TR1 and TR7 of the Brighton & Hove Local Plan require all new development to provide for the travel demand it creates without increasing the danger to users of pavements, cycle routes and roads. The proposed development, by virtue of the lack of designated parking provision, fails to adequately demonstrate that it can cater for the traffic demand it would create without detriment to existing limited parking provision in the area, and public highway and pedestrian safety, contrary to the above policies.

3) UNI3

Policy SU2 of the Brighton & Hove Local Plan, including SPD08 'Sustainable Building Design', requires new residential development on land not previously developed to achieve Level 5 of the Code for Sustainable Homes. The applicant has failed to adequately demonstrate that measures of sustainability have been considered or incorporated into the design of the dwelling, and has failed to demonstrate that Level 5 of the Code for Sustainable Homes can reasonably be achieved without significant alterations to the design and appearance of the dwelling. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08 'Sustainable Building Design'.

BH2011/01453

184 Old Shoreham Road Portslade

Application for approval of details reserved by condition 1 of application BH2010/03981

Applicant: Mr James Timpson

Officer: Charlotte Hughes 292321

Approved on 13/07/11 DELEGATED

HOVE PARK

BH2011/00004

2 Bishops Road Hove

Erection of a part two storey part single storey rear extension incorporating the removal of a dormer and the creation of an additional gable end to rear elevation. Erection of a rear extension at first floor level over existing ground floor. New dormer to front elevation with associated external alterations.

Applicant: Mr Philip Drake

Officer: Christopher Wright 292097

Refused on 15/07/11 DELEGATED

1) UNI

The proposed rear extensions would, by reason of their form, design and detailing, detract from the character of the host dwelling to the detriment of visual amenity and contrary to the aims of policy QD14 of the Brighton and Hove Local Plan.

BH2011/00931

44 Tongdean Avenue Hove

Erection of a two storey pitched roof front extension, ground and first floor extensions on North-West elevation including extending main roof, pitched roof garage and two storey extension to South East elevation, rooflights to rear and side elevations, balustrading at rear and replacement windows. (amended scheme)

Applicant: Mr & Mrs Prince

Officer: Wayne Nee 292132

Approved on 08/07/11 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, comprising

of:

- i) a sample of the wall render and finish. The render shall have no expansion joints, external beads, stops or bell drips;
- ii) sample of the roof slates tiles;
- iii) 1:20 scale sample elevations, 1:1 scale joinery details, and details of the finishes of the windows and doors hereby approved; and 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 106-E001, E002A, E003A, E004, SK001C, SK005, SK006, SK007A and SK008E received on 29 March 2011, and drawing nos. 106-SK009 and SK010 received on 07 April 2011, and drawing nos. 106-SK002H, SK003G and SK004G received on 13 May 2011.

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

BH2011/01115

1 Meadow Close Hove

Erection of two storey side extension.

Applicant: Mrs P Holley

Officer: Mark Thomas 292336

Approved on 08/07/11 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. 13/789 rev 1.4 received on 8th June 2011.

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

BH2011/01229

19 Bishops Road Hove

Application for Approval of Details Reserved by Conditions 4 and 6 of application BH2005/02386/FP.

Applicant: Tasker Construction

Officer: Paul Earp 292193

Approved on 11/07/11 DELEGATED

BH2011/01333

49 Mill Drive Hove

Erection of single storey side and rear extensions.

Applicant: Mr Graham House

Officer: Charlotte Hughes 292321

Approved on 04/07/11 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 & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors, other than those expressly authorised by this permission, shall be constructed in the side elevation of the side extension hereby approved without a grant of planning permission from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.477/01/A received on 20th June 2011 and 477.02 received on 9th May 2011.

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

BH2011/01334

30 Nevill Avenue Hove

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

Applicant: Mark Waters

Officer: Wayne Nee 292132

Approved on 04/07/11 DELEGATED

BH2011/01417

14 Tongdean Avenue Hove

Replacement of rear conservatory with erection of single storey rear extension. Removal of part of first floor rear balcony and replacement of balustrade of remaining portion of balcony with stainless steel wire & supports. Raising of a portion of the rear terrace by 0.6 metres.

Applicant: Mr David Gann

Officer: Charlotte Hughes 292321

Approved on 07/07/11 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 constructed using the materials specified in the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.2009-12/52 and 2009-12/53 received on 13th May 2011.

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

BH2011/01445

17 Rigden Road Hove

Erection of part single storey part two storey pitched roof rear extensions incorporating demolition of existing garage.

Applicant: Mr & Mrs M Charles

Officer: Adrian Smith 290478

Approved on 14/07/11 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 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. Loc1, 02 & 03 received on the 18th May 2011.

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

BH2011/01446

17 Rigden Road Hove

Erection of two storey pitched roof rear extension incorporating demolition of existing garage.

Applicant: Mr & Mrs M Charles

Officer: Adrian Smith 290478

Refused on 14/07/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed two storey rear extension, by virtue of its excessive width projecting beyond the main side elevation to the building, represents a poorly scaled and incongruous addition to the building that would relate poorly to the host building and add excessive bulk to the rear of the property. It would therefore be harmful to the appearance of the property and the wider street scene, contrary to the above policy.

BH2011/01454

9 Tongdean Road Hove

Remodelling of existing house including the erection of a single storey rear extension, alterations to fenestration, removal of front gable, alterations to remaining front gable end and associated works.

Applicant: Mr Tim Thrower

Officer: Clare Simpson 292454

Approved on 18/07/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) BH12.02

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

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

3) UNI

Prior to development commencing on the front Portico, full details of the structure, including 1:20 elevations and sections shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: As insufficient details have been submitted and to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

Prior to development on the replacement windows and doors, full details of the windows and including 1:20 sections and elevations and the dimensions of the window meeting rails/glazing bars shall be submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: As insufficient details have been submitted and 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.TR9PRO/ 01 received on the 23rd May 2011, TR9PRO/02, received on the 20th May 2011, TR9PRO/03, 05, 06, received on the 16th May 2011, TR9PRO/ 10 received on the 15th June 2011, and TRPRO/07 and 08 received 8th July 2011

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

BH2011/01484

48 Nevill Road Hove

Certificate of Lawfulness for a proposed loft conversion incorporating hip to gable roof alterations, front rooflights, rear dormer and fixed glazed obscure glass flank window.

Applicant: Mr Paul Jaconelli

Officer: Charlotte Hughes 292321

Refused on 15/07/11 DELEGATED

1) UNI

The development is not permitted development under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the roof alterations would increase the cubic content of the dwellinghouse by more than 50 cubic metres.

2) UNI2

The development is not permitted under Schedule 2, Part 1, Class C of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the drawings fail to demonstrate that the roof lights would not protrude more than 150mm beyond the plane of the slope of the original roof.

BH2011/01518

1A Frith Road Hove

Loft conversion incorporating rooflights to front and rear elevations.

Applicant: Mr Mark Jackson

Officer: Adrian Smith 290478

Approved on 13/07/11 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 site plan, block plan and 1 no. approved drawing received on the 26th May 2011.

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

BH2011/01522

11 Edward Avenue Hove

Erection of single storey extension with pitched roof to front elevation and a single storey rear extension with alterations to fenestration.

Applicant: Mr Kwai Kun Wong

Officer: Christopher Wright 292097

Approved on 18/07/11 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 window on the north flank wall of the proposed front extension (bathroom) shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. ED-02 received on 30 May 2011; 003 received on 31 May 2011; and ED-01/1, ED-05/1 and ED-06 received on 28 June 2011.

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

WESTBOURNE

BH2009/02010

11 Pembroke Avenue Hove

Conversion of house to 5no. self-contained flats, to include extension at rear.

Applicant: South East Properties Ltd

Officer: Paul Earp 292193

Finally Disposed of on 11/07/11 DELEGATED

BH2011/01289

32 Shelley Road Hove

Certificate of lawfulness for a proposed loft conversion incorporating front rooflights and rear dormers.

Applicant: Linear Properties Ltd

Officer: Charlotte Hughes 292321

Approved on 07/07/11 DELEGATED

BH2011/01294

129 Westbourne Street Hove

Demolition of existing out building and erection of a single storey rear extension.

Applicant: Mrs Victoria Cooper

Officer: Adrian Smith 290478

Approved on 05/07/11 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 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 site plan received on the 10th May 2011 and approved drawing no. 411(PL)1 received on the 5th May 2011.

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

BH2011/01429

Shelters adjoining Babylon Lounge Gardens Kingsway Hove

Demolition of shelters to South West of Babylon Lounge. (Part retrospective)

Applicant: Brighton & Hove City Council

Officer: Paul Earp 292193

Approved on 19/07/11 DELEGATED

BH2011/01435

149-151 Kingsway Hove

Loft conversion to both properties incorporating 2no dormers to side roofslopes, 1no dormer to front roofslope, 2no rooflights to the rear roofslope and 2no rooflights to the front roofslope. External alterations to include demolition of existing entrance lobby and erection of new entrance canopy, erection of tiled projection extensions at first floor to each flank elevation, removal of garage door and installation of new bow window and infilling of doors to flank elevations.

Applicant: Ms N Mutana

Officer: Clare Simpson 292454

Approved on 12/07/11 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

Prior to works commencing on the replacement bow window at ground floor level, 1:20 sections and elevations of the proposed windows shall be submitted to and approved the Local Planning Authority in writing. The window shall be installed in accordance with the approved details and retained as such thereafter.

Reason: As insufficient details have been submitted and to ensure a satisfactory finish to the building in accordance with policies QD14 and HE6 of the Brighton and Hove Local Plan.

5) UNI

The proposed first floor projections shall be tile hung to match the existing finishes and retained as such thereafter.

Reason: To ensure a satisfactory finish to the building in accordance with policies QD14 and HE6 of the Brighton and Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.RFA/11/197/ 02B and 03A received on the 20th June 2011.

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

WISH

BH2011/01245

29 Welbeck Avenue Hove

Demolition of part of existing property and erection of 4no bedroom detached house with associated parking for 2 vehicles.

Applicant: Mr & Mrs Kamtarin

Officer: Paul Earp 292193

Approved on 11/07/11 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) BH03.01

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

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

4) BH05.01B

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

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

A completed pre-assessment estimator will not be acceptable.

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

5) BH05.02B

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

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

6) BH06.02

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

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

7) UNI

No development shall take place until details of the solar thermal panels have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the building and shall be retained as such thereafter.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with Policy SU2 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until details of the proposed boundary fence or wall between the existing and proposed dwelling have been submitted to and approved by the Local planning Authority. The fence or wall shall thereafter be maintained as approved.

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

9) UNI

The property shall not be occupied until the car parking area is made available for use and retained for parking use thereafter.

Reason: In order to provide a satisfactory level of parking to comply with policy TR1 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1104512 / 1-14 received 28 April 2011 and 1104512 / 26-27 received 16 May 2011.

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

BH2011/01335

310 Portland Road Hove

Change of Use from retail (A1) to café/restaurant (A3).

Applicant: Mr Antones A Siluvairajah

Officer: Charlotte Hughes 292321

Approved on 13/07/11 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 alcohol is to be sold or supplied except to persons seated and consuming food prepared and purchased on the premises as a result of waiter/ess service.

Reason: In the interest of public order and crime prevention and to protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 07.00 and 23.00 on Mondays to Saturdays and 07.00 and 22.30 on Sundays, Bank or Public Holidays.

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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no's AD02 and AD03 received on 18th May 2011.

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

5) UNI

Noise associated with plant and machinery (specifically, the kitchen extract system) 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 LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. The

measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

BH2011/01388

22 Glastonbury Road Hove

Erection of single storey side and rear extension.

Applicant: Mr & Mrs Vinall

Officer: Wayne Nee 292132

Approved on 07/07/11 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. 778.01, 02, 03, 04 and 05 received on 13 May 2011.

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

BH2011/01486

30 Ruskin Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating rooflight to front and rear dormers, and single storey rear extension.

Applicant: Mr Paul Jaconelli

Officer: Mark Thomas 292336

Split Decision on 18/07/11 DELEGATED

1) UNI

The proposed single storey rear extension and front rooflights are permitted under Schedule 2, Part 1, Classes A & C of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

Informatives:

1. This decision is based on drawing no. 849/02 received on 23rd May 2011.
2. The applicant is advised that in order for the proposed scheme to represent permitted development the following condition and criteria, set out in the 2008 amendment to the General Permitted Development Order, must be complied with:

Development is permitted by Class A subject to the following condition-

- The materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Development is permitted by Class C subject to the following criteria-

- The rooflights would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

1) UNI

The proposed fire break wall adjoining the rear dormer 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 submitted sectional drawing shows the wall being higher than the ridge height of the main house contrary to criterion B.1 (a) and would not be set back 20 centimetres from the eaves of the original roof contrary to condition B.2 (b).

Informatives:

1. This decision is based on drawing no. 849/02 received on 23rd May 2011.

BH2011/01502

6 Glendor Road Hove

Certificate of Lawfulness for a proposed loft conversion incorporating hip to gable roof extension, rear dormer and 3no rooflights to front elevation.

Applicant: Stuart Blacklaw-Taylor

Officer: Mark Thomas 292336

Approved on 18/07/11 DELEGATED

BH2011/01503

3A Portland Avenue Hove

Loft conversion incorporating front and rear rooflights and installation of sun pipe to front elevation.

Applicant: Mr John Nicklin

Officer: Steven Lewis 290480

Approved on 13/07/11 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 rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof, 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 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).

4) UNI

The development hereby permitted shall be carried out in accordance with the approved unnamed drawings no. 007/2011p received on 23/05/2011.

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