

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

BH2011/01154

Mill House Overhill Drive Brighton

Erection of two storey detached residential dwelling.

Applicant: Mrs Janet Hall

Officer: Anthony Foster 294495

Approved on 01/09/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The vehicle passing area as shown on the approved plans shall not be used otherwise than as a passing area for private motor vehicles belonging to the occupants of and visitors to the development hereby approved, the passing area shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be maintained and retained for use at all times.

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

3) UNI

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

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

4) 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

5) UNI

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 2.23 rev A, received 8 July 2011 and drawing nos. 2.21 rev B and 2.22 rev B received 29 July 2011.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

10) UNI

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

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

11) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road[s], surface water

drainage, outfall disposal and crossover to be provided, 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 prior to occupation of the dwelling hereby approved.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and for protection of trees and to comply with policies TR7 and QD16 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) 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.

14) UNI

No development shall commence until an Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The Statement shall include details relating to the levels of the site within the Root Protection Areas and details regarding service runs. The development shall be carried out in strict accordance with the approved Statement.

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

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final / Post Construction Certificate 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.

16) UNI

The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

17) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policies TR7 and TR19 of the Brighton & Hove Local Plan.

18) UNI

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

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

19) UNI

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

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

BH2011/01875

255 Carden Avenue Brighton

Demolition of part of existing house and erection of 1no one bedroom dwelling adjoining 255 Carden Avenue.

Applicant: Mr & Mrs Allan Collins

Officer: Sonia Gillam 292359

Refused on 02/09/11 DELEGATED

1) UNI

The proposed house, by virtue of its siting, prominence, design and size would appear as a wide and bulky side projection resulting in an overextended appearance which would be detrimental to the character and appearance of the existing house. The new development would fail to enhance the positive qualities of the neighbourhood. The proposed plot sizes for the new and existing dwelling are not in keeping with the wider area generally. The proposed house would detract from the character and appearance of the street scene and unbalance this pair of semi-detached houses. The area is characterised with a dominant rhythm of pairs of semi detached dwellings, which the proposal would harm. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its siting, size and massing would result in the proposal appearing overbearing, particularly when viewed from the existing property, no. 255 Carden Avenue, and would result in loss of light and outlook to this property. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development fails to demonstrate that it would provide sufficient standards for the occupiers of the proposed dwelling in terms of room sizes being adequate for their function and additionally would not adequately comply with Lifetime Homes criteria. As such the development would be contrary to policies QD27 and HO13 of the Brighton & Hove Local Plan.

BH2011/01915

39 Solway Avenue Brighton

Erection of two storey side extension to north, roof extension over ground floor to south, raised decking with steps to garden and dormers to rear, rooflights to front and rear and associated works.

Applicant: Mr Matt Woodhart

Officer: Sonia Gillam 292359

Refused on 05/09/11 DELEGATED

1) UNI

The proposed development, by virtue of its size, bulk, siting and inappropriate design would form an incongruous and visually dominant addition in close proximity to the boundary to Braeside Avenue. It would thereby be detrimental to the character and appearance of the building, the visual amenities enjoyed by neighbouring properties and the street scene. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2011/01987

9 Old Court Close Brighton

Erection of single storey glazed rear extension to replace existing conservatory incorporating a roof lantern and roof lights.

Applicant: Mrs Elizabeth Davy

Officer: Sonia Gillam 292359

Approved on 07/09/11 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. 01 received on the 13th July 2011, and 02 and the site location plan received on the 5th July 2011.

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

BH2011/02018

114 Mackie Avenue Brighton

Erection of single storey side extension.

Applicant: Mr Clive Hawkins

Officer: Helen Hobbs 293335

Approved on 01/09/11 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.01 rev c, 05 and OS map received on 14th July 2011 and drawing nos. 04 rev d and Location Plan received on 6th July 2011.

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

BH2011/02041

31 Woodbourne Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, rooflight to front roofslope and erection of single storey side extension.

Applicant: Mr Bernie Baker

Officer: Sonia Gillam 292359

Refused on 06/09/11 DELEGATED

BH2011/02068

31 Highview Avenue North Brighton

Erection of single storey side extension with creation of terrace above.

Applicant: Mr Moore

Officer: Sonia Gillam 292359

Refused on 09/09/11 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.

BH2011/02114

3 Mackie Avenue Brighton

Hip to gable side roof extension, a two storey side extension to replace existing garage, insertion of two rear and two front rooflights, rear dormer window and insertion of windows within two storey side extension.

Applicant: Mr & Mrs T Andrew

Officer: Liz Arnold 291709

Approved on 21/09/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of

the Brighton & Hove Local Plan.

3) UNI

The first and second floor windows within the side elevation of the extension facing towards No. 1 Mackie Avenue shall be obscurely glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 11103/10, 11103/11, 11103/12 and 11103/13 received on 14 July 2011, drawing no. 11103/18/A received on 10 August 2011 and drawing nos. 11103/14/B, 11103/15/B, 11103/16/B and 11103/17/B received on 1 September 2011.

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

BH2011/02117

66 Westfield Crescent Brighton

Certificate of Lawfulness for proposed hip to gable roof extension with extension of existing rear dormer and a rooflight to front elevation.

Applicant: Tristan France

Officer: Chris Swain 292178

Approved on 08/09/11 DELEGATED

BH2011/02132

Land Between 58 Braybon Avenue & Hathaway Mayfield Crescent Brighton

Application for Approval of Details Reserved by Conditions 11, 13 and 15 of application BH2011/00915.

Applicant: Mr & Mrs J Westlake

Officer: Anthony Foster 294495

Approved on 08/09/11 DELEGATED

BH2011/02197

116 - 118 Carden Avenue Brighton

Installation of 4no condenser units to the North-East elevation with associated 1200mm high wall at first floor level and installation of roller shutter to shopfront. (Retrospective)

Applicant: Nadrajah Padmendran

Officer: Aidan Thatcher 292265

Approved on 16/09/11 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

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 913/01, /02, /03A, /04A, /06 and /07 received on 22.07.11.

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

3) UNI

The first floor 120mm high wall shall be erected and the new open brick bond

grille roller shutter shall be installed and coloured white to match the existing shopfront; both to take place within 2 months of the date of this permission.
Reason: To remove the existing harm caused by the current development and to ensure a satisfactory appearance to the development and to comply with policies QD1 and QD8 of the Brighton & Hove Local Plan and SPD02: Shopfront design.

BH2011/02208

24 Highview Avenue North Brighton

Certificate of Lawfulness for proposed conversion of garage into habitable room, erection of single storey rear extensions, installation of rooflights to rear and associated installation of windows to side elevations.

Applicant: Ms Lin Garner

Officer: Chris Swain 292178

Approved on 12/09/11 DELEGATED

PRESTON PARK

BH2011/01419

116 Havelock Road Brighton

Erection of a single storey rear extension incorporating rooflights.

Applicant: Mr David Baigent

Officer: Liz Arnold 291709

Approved on 01/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01 and 02 received on the 19th May 2011 and drawing nos. 03RevA and 04RevA received on the 13th July 2011.

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

BH2011/01759

Priory Court Stanford Avenue Brighton

Re-covering of existing concrete balconies with asphalt together with replacement of associated balustrading to flat numbers 5, 6, 8, 9, 10, 12, 13, 14 and 16.

Applicant: Priory Court (Brighton) Residents Company Ltd

Officer: Chris Swain 292178

Approved on 02/09/11 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 nos. AC/PC/3 and AC/PC/2 received on 7 July 2011, drawing no.

AC/PC/1, a design and access statement, a waste minimisation statement and a set of annotated photographs received on 16 June 2011 and drawing no. AC/PC/4 received on 25 August 2011.

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

REGENCY

BH2006/00940

The Smugglers 10 Ship Street Brighton

Proposed illuminated signage to front elevation.

Applicant: Glendola Leisure Ltd

Officer: Clare Simpson 292454

Refused on 01/09/11 DELEGATED

1) UNI

The signs, by virtue of their numbering, size, positioning and method of illumination result in a cluttered appearance to the front of the building which detracts from the appreciation of the historic character of the listed building. The signs are considered contrary to policy HE1 and HE9 of the Brighton & Hove Local Plan.

BH2011/01646

25 Borough Street Brighton

Erection of single storey rear extension.

Applicant: Mr Nick Parkhouse

Officer: Wayne Nee 292132

Refused on 13/09/11 DELEGATED

1) UNI

Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE3 states that development will not be permitted where it would have an adverse impact on the setting of a listed building. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed single storey rear extension, by virtue of its design, would form an inappropriate and bulky addition which would relate poorly to the existing property, and its roof form would not relate to the original mono-pitched roofs. This would cause material harm to the appearance and original character of the rear elevation of the existing property, as well as affecting the setting of the adjoining listed building and the surrounding Montpelier and Clifton Hill Conservation Area. The proposal would therefore be contrary to the abovementioned policies.

BH2011/01685

57 West Street Brighton

Installation of galvanised steel extract duct to rear elevation.

Applicant: Indigo Pub Group

Officer: Jason Hawkes 292153

Approved on 16/09/11 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.D.01, 02, 03, 04, 05, A.01, 02, 03, 04 and 05 received on the 9th June and 18th July 2011.

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

BH2011/01796

Royal York Buildings 41-42 Old Steine Brighton

Change of Use on first floor from offices (B1) to Apart-Hotel (C1) incorporating associated internal alterations (retrospective).

Applicant: Max Hotels Limited

Officer: Guy Everest 293334

Approved on 02/09/11 DELEGATED

1) UNI

Within 2 months of the date of this decision details of the architrave to the new ground floor door, which shall match the existing joinery surrounding the door opening, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out within one month of such approval in accordance with the approved details, and shall be 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. R74PC/AFPLB/001 & R74PC/AFPLB/002 received 21st June 2011; and drawing no. R74PC/AFPLB/03 A received 30th August 2011.

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

BH2011/01797

Royal York Buildings 41-42 Old Steine Brighton

Change of Use on first floor from offices (B1) to Apart-Hotel (C1) incorporating associated internal alterations (retrospective).

Applicant: Max Hotels Limited

Officer: Guy Everest 293334

Approved on 02/09/11 DELEGATED

1) BH01.05

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

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

2) UNI

Within 2 months of the date of this decision details of the architrave to the new ground floor door, which shall match the existing joinery surrounding the door opening, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out within one month of such approval in accordance with the approved details, and shall be 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.

BH2011/01800

Royal York Buildings 41-42 Old Steine Brighton

Change of Use of basement from offices (B1) to spa incorporating associated internal alterations.

Applicant: Max Hotels Limited

Officer: Guy Everest 293334

Approved on 02/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until 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 water. 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 water are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

3) UNI

No works shall take place until full details of the proposed door to the Pool Valley elevation, 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 policies HE1 and HE6 of the Brighton & Hove Local Plan

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. R74PC/SFPLB/01 & R74PC/SFPLB/02 received on 21st June 2011; and drawing no. R74PC/SFPLB/03 A received on 30th August 2011.

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

5) UNI

No works shall take place until details of the ventilation / extract system for the lower ground floor have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory preservation of this listed building, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan

BH2011/01801

Royal York Buildings 41-42 Old Steine Brighton

Change of Use of basement from offices (B1) to spa incorporating associated internal alterations.

Applicant: Max Hotels Limited

Officer: Guy Everest 293334

Approved on 02/09/11 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 door to the Pool Valley elevation, including 1:20 scale sample elevations and 1:1 scale joinery profiles, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

No works shall take place until details of the ventilation / extract system for the lower ground floor have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2011/01877

28A Clifton Terrace Brighton

Removal of internal wall.

Applicant: Mr S Mannion

Officer: Charlotte Hughes 292321

Refused on 05/09/11 DELEGATED

1) UNI

The proposed removal of the internal wall between the rear living room and the corridor would result in an odd shaped room and it would disrupt the plan form of the building, causing significant harm to the building's historic character, without any mitigating benefits. The proposal is therefore considered to be contrary to policy HE1 of the Brighton & Hove Local Plan, the guidance outlined in SPGBH11: Listed Building Interiors and PPS 5 Planning for the Historic Environment.

BH2011/01882

31 Upper North Street Brighton

Change of Use from restaurant (A3) to residential dwelling (C3).

Applicant: Miss Susan Coe

Officer: Clare Simpson 292454

Approved on 02/09/11 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) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for: a method statement to identify, risk assess and address the unidentified contaminants.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.795/01 and 795/02a received 25th August 2011.

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

BH2011/01909

Basement Rear Flat 88 Montpelier Road Brighton

Alterations to side and rear incorporating infill of doorway, insertion of new window to side elevation, and new French doors to rear.

Applicant: Langton Property & Leisure

Officer: Wayne Nee 292132

Approved on 09/09/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 189/02 received on 29 June 2011, drawing no. 189/08a received on 22 August 2011, and drawing no. 189/01a received on 01 September 2011.

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

BH2011/01922

79-80 Western Road Brighton

Installation of handrails at entrance.

Applicant: HSBC Bank Plc

Officer: Christopher Wright 292097

Refused on 20/09/11 DELEGATED

1) UNI

The proposal would, by reason of the design and asymmetrical appearance of the handrail installation, detract from the historic and special architectural character of the façade of the Grade II Listed Building and be poorly related to the style and balanced principal elevation of the recipient building, to the detriment of visual amenity and the character and appearance of the Regency Square Conservation Area, and is thereby contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2011/01923

79-80 Western Road Brighton

Installation of handrails at entrance.

Applicant: HSBC Bank Plc

Officer: Christopher Wright 292097

Refused on 19/09/11 DELEGATED

1) UNI

The proposal would, by reason of the design and asymmetrical appearance of the handrail installation, detract from the historic and special architectural character of the façade of the Grade II Listed Building, and is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2011/01980

5 Prince Albert Street Brighton

Internal alterations to layout of ground, first and second floors and installation of non-illuminated fascia and hanging signs.

Applicant: The Lollipop Shoppe

Officer: Adrian Smith 290478

Approved on 09/09/11 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 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 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 preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

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

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new doors, architraves, staircase balustrading and handrails and skirting boards;
- ii) 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;
- iii) 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;
- iv) the method of any sound and 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;
- v) details of the proposed suspended ceilings, including a section at 1:5 scale showing its relationship to the tops of the windows;
 - vi) details and samples of the proposed floor boarding and its finishing; 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 preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) 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.

BH2011/02007

12-15A Kings Road Brighton

Certificate of Lawfulness for proposed internal alterations to convert hotel rooms into serviced Apart-Hotel Units for short term occupancy.

Applicant: Charter Apartments Ltd

Officer: Charlotte Hughes 292321

Approved on 20/09/11 DELEGATED

BH2011/02025

24 Borough Street Brighton

Erection of single storey rear extension with timber roof lantern.

Applicant: Mr & Mrs G Cummings

Officer: Jason Hawkes 292153

Refused on 05/09/11 DELEGATED

1) UNI

Having regard to the degree of structural intervention proposed, the substantial loss of original fabric of the building as well as the loss of as a substantial amount of the garden area, the proposal results in a negative impact on the character and appearance of the listed building. Additionally, the design of the extension is poorly related to the original building with a bulky flat roof and large lantern light which are at odds with the mono-pitched roofs of the building. The scheme is therefore considered contrary to policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2011/02026

24 Borough Street Brighton

Erection of single storey rear extension with timber roof lantern.

Applicant: Mr & Mrs G Cummings

Officer: Jason Hawkes 292153

Refused on 12/09/11 DELEGATED

1) UNI

Having regard to the degree of structural intervention proposed, the substantial loss of original fabric and plan form of the building as well as the loss of a substantial amount of the garden area, the proposal results in a negative impact on the character and appearance of the listed building. Additionally, the design of the extension is poorly related to the original building with a bulky flat roof and

large lantern light which are at odds with the mono-pitched roofs of the building. The scheme is therefore considered contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2011/02037

30A Norfolk Square Brighton

Replacement external timber door on rear elevation.

Applicant: Ann Davies

Officer: Wayne Nee 292132

Approved on 01/09/11 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. N60PC/FP/01, 02, 03, 04, 05, 06 and 07 received on 07 July 2011.

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

BH2011/02039

2 Regency Mews Brighton

Change of use from a livework unit (Sui-generis) to a single dwelling (C3) and associated works.

Applicant: Mr Gordon MacDonald

Officer: Mark Thomas 292336

Approved on 02/09/11 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.04

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

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

4) BH02.07

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

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

5) BH04.01A

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

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

6) BH05.09A

The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

7) BH06.03

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

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

8) 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.

9) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for: a method statement to identify, risk assess and address the unidentified contaminants.

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 101 received on 7th July 2011.

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

BH2011/02055

3 - 4 Duke Street Brighton

Demolition of existing single storey flat roof structure to rear and associated alterations to windows and doors.

Applicant: Mitchells & Butlers Retail Ltd

Officer: Paul Earp 292193

Approved on 09/09/11 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 no. 2226/100, 101, 102 received 11 July 2011 and JTS/7480/02Rev.A received on 21 July 2011.

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

BH2011/02090

32 West Street Brighton

Display of non-illuminated projecting sign.

Applicant: Ladbrokes Betting & Gaming Ltd

Officer: Jason Hawkes 292153

Approved on 12/09/11 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.

BH2011/02110

4 Bedford Square Brighton

Application for Approval of Details Reserved by Condition 3 of Listed Building application BH2011/00372.

Applicant: Jacqui Church

Officer: Wayne Nee 292132

Approved on 02/09/11 DELEGATED

BH2011/02111

19 & 20 Vernon Terrace Brighton

Removal of balconies to front elevation at second, third and fourth floor level.

Applicant: Mrs Briony Stapleton

Officer: Christopher Wright 292097

Approved on 05/09/11 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 design and access statement received on 14 July 2011; and drawing nos. BN10120005/101 Revision A, BN10120005/103 Revision A and BN10120005/201 Revision A received on 22 July 2011.

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

BH2011/02155

Flat 3 14 Clarence Square Brighton

Erection of rear extension to third floor over existing flat roof incorporating a balcony, removal of fire escape stairs and platform and removal of uPVC door and replace with new timber sash window.

Applicant: Coral Pfluger

Officer: Mark Thomas 292336

Refused on 09/09/11 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of conservation areas should preserve or enhance the character of the area, and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms. The application property and properties in the vicinity on Clarence Square feature rear projections which appear subservient to the recipient property by virtue of their flat roof construction, and the setting of these rear projections below roof level. The proposed extension would feature a pitched roof which would rise to adjoin/ continue the main roofslope. For this reason the proposed development is considered to represent an unsympathetic and incongruous addition to the recipient property to the detriment of the character and appearance of the property and the wider Regency Square conservation area. As such, the proposed development is considered contrary to the aforementioned policy.

BH2011/02165

5 Pool Valley Brighton

Erection of two storey rear extension over existing single storey.

Applicant: Mr Roderick Downer

Officer: Adrian Smith 290478

Refused on 15/09/11 DELEGATED

1) UNI

Policies QD14 and HE6 of the Brighton & Hove Local Plan require all extensions and alterations to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and, in the case of policy HE6, the surrounding conservation area. The proposed rear extension, by virtue of its offset position in relation to the host building and its featureless elevations, represents an incongruous and poorly designed addition that would be detrimental to the appearance of the historic building, adjoining terrace and the character and appearance of the Old Town Conservation Area, contrary to the abovementioned policies and to advice contained in PPS5 'Planning and the Historic Environment.'

BH2011/02253

First Floor 17 Prince Albert Street Brighton

Installation of suspended ceiling and internal alterations. (Part retrospective)

Applicant: John McKeown Associates

Officer: Jason Hawkes 292153

Approved on 13/09/11 DELEGATED

1) UNI

The alterations to the suspended ceiling and in-built cupboards, as shown on drawings 726/01 & 02, shall be completed fully in accordance with the drawings within 3 months from the date of this decision, unless otherwise agreed in writing. *Reason: To preserve the character and appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

BH2011/02262

154 Western Road Brighton

Installation of new shop front.

Applicant: City Global Links

Officer: Steven Lewis 290480

Approved on 19/09/11 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 unnamed drawings nos. CGL-P-01 Rev B, CGL-P-02 Rev A & CGL-P03 Rev A received on 09/08/2011.

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

BH2011/02296

1-5 Prince Albert Street Brighton

Application for approval of details reserved by condition 2 of application BH2011/01255.

Applicant: Baron Pension Scheme

Officer: Adrian Smith 290478

Approved on 02/09/11 DELEGATED

BH2011/02354

Flat 3 Evelyn Court 27 Bedford Place Brighton

Replacement of existing windows with UPVC double glazed windows.

Applicant: Mr Stephen Hiscock

Officer: Christopher Wright 292097

Approved on 21/09/11 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 permitted shall have concealed trickle vents and shall be retained as such.

Reason: In the interests of the character and appearance of the buildings and the visual amenities of the wider Regency Square Conservation Area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09: Architectural Features.

3) UNI

No development shall take place the precise details of the profiles and joinery sections to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement; location plan; window drawings; page of photographs; and page of various profile sections, received on 9 August 2011.

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

BH2011/02360

41 Regency Square Brighton

Certificate of Lawfulness for the existing use as a residential dwelling.

Applicant: Miss Katrina Cole

Officer: Steven Lewis 290480

Approved on 16/09/11 DELEGATED

BH2011/02410

New Venture Theatre Bedford Place Brighton

Application for Approval of details Reserved by Condition 2 of application BH2011/01036.

Applicant: New Venture Theatre

Officer: Jason Hawkes 292153

Approved on 14/09/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2008/02376

City College Brighton & Hove Pelham Street Brighton

Application for outline planning permission for the redevelopment of the site for a mixed use scheme including the demolition of Pelham Tower and other associated buildings. (Phase 1) for the erection of a 14,237sqm new City College campus and ancillary uses (Class D1) and associated access. (Phase 2) additional college space and (Class D1), student accommodation (Class C1), youth hostel (sui generis), café with ancillary gallery space (Class A3), employment space (Class B1) GP Clinic (Class D1), residential use (Class C3), infrastructure and landscaping works and associated access. Access, appearance, landscaping, layout and scale to be determined for (Phase 1). Access, layout and scale to be determined for (Phase 2).

Applicant: Ms Maggie Deacon

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/09/11 DELEGATED

BH2008/02492

City College Trafalgar Building Pelham Street Brighton

Conservation Area Consent for part demolition of wall.

Applicant: Ms Maggie Deacon

Officer: Kathryn Boggiano 292138

Finally Disposed of on 21/09/11 DELEGATED

BH2010/00084

28 Queens Road Brighton

Change of use from Retail (A1) to mixed use Retail (A1) and Restaurants and Cafés (A3).

Applicant: Taylor St Baristas

Officer: Anthony Foster 294495

Approved on 14/09/11 DELEGATED

1) UNI

Notwithstanding the approved details, within 3 months of the date of this permission a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. Within 1 month of these details being approved the scheme shall be carried out in full and shall thereafter be retained for use at all times.

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

2) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:00 and 19:00 on Mondays to Saturdays and 09:00 and 18:00 on Sundays, Bank or Public Holidays.

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

BH2011/01614

44 - 47 Gardner Street Brighton

Display of 1no internally illuminated fascia sign, 1no internally illuminated hanging sign, 1no internally illuminated projecting sign, 1no externally illuminated projecting sign, 1no blue cold cathode 'CINEMA' sign and 1no moving led display with scrolling illuminated text.

Applicant: Colin Granger

Officer: Aidan Thatcher 292265

Split Decision on 01/09/11 DELEGATED

1) BH10.01

GRANT advertisement consent for the 1no blue cold cathode 'CINEMA' sign (no.6) shown on drawing no. BI.48A, subject to the following conditions and informatives:

1. 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 advertisement shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 08:00 on any day.

Reason: To safeguard the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

1) UNI

REFUSE advertisement consent for the 1no internally illuminated fascia sign (no.1), 1no internally illuminated hanging sign (no.2), 1no internally illuminated projecting sign (no.3), 1no externally illuminated projecting sign (no.4) and 1no moving LED display with scrolling illuminated text (no. 5) as shown on drawing no. BI.48A for the following reasons:

1. The proposed sign 1 is unacceptable by reason of its internal illumination and as such would result in a harmful impact on the character and appearance of the North Laine Conservation Area. Therefore would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.
2. The proposed sign 2 is unacceptable by reason of its internal illumination and as such would result in a harmful impact on the character and appearance of the North Laine Conservation Area. Therefore would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.
3. The proposed sign 3 is unacceptable by reason of its internal illumination and as such would result in a harmful impact on the character and appearance of the North Laine Conservation Area. Therefore would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.
4. The proposed sign 4 is unacceptable by reason of its external illumination on a non-commercial frontage and as such would result in a harmful impact on the amenity of the surrounding area and the character and appearance of the North Laine Conservation Area. Therefore would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.
5. The proposed sign 5 is unacceptable by reason of its internal illumination, moving text images, excessive length and as such would result in a harmful impact on the amenity of the surrounding area and the character and appearance of the North Laine Conservation Area. Therefore would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2011/01707

12 St Georges Place Brighton

Change of use of offices (B1) to 5no self-contained flats.

Applicant: Mr & Mrs M Alexander

Officer: Jonathan Puplett 292525

Approved on 21/09/11 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) BH05.03B

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

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

A completed pre-assessment estimator will not be acceptable.

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

3) BH05.04B

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

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

4) BH06.05

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

5) BH13.11

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

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

6) UNI

Notwithstanding the cycle parking details shown on the approved plans, the development hereby permitted shall not be commenced until details of appropriate secure cycle parking facilities for the residents of 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 dwellings hereby approved.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos.892.00, 964.101b, 103b, 104b, 106b, 107b, 109b, 111b, 115b, 117c, 118b, 119b, 121b, 122b, 123b and 126b received on the 13th of June 2011, the photographic survey and drawing nos. 892.07.a, 964.27, 100d, 102c, 105c, 108c, 110c, 112d, 114c, 116c, 120c and 125c received on the 29th of July 2011, drawing nos. 964.26a, 28, 105c, 113e, and the 'VELUX' conservation roof windows specification received on the 3rd of August 2011, and drawing no. 964.127 received on the 20th of September 2011.

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

8) UNI

The front steps providing access down to basement level hereby approved shall be of a smooth flat concrete finish and shall be retained as such thereafter.

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

BH2011/01724

13-16 Vine Street Brighton

Conversion and extension of existing building to allow B1/B8 use on ground floor and addition of first and second floor to create 1no three bedroom flat and 1no studio flat.

Applicant: Mrs Phoebe Oliver

Officer: Anthony Foster 294495

Approved on 08/09/11 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. PL-101 received on 14 June 2011, and drawings no. 1101-101 Rev A, 1101-102 Rev A received on 26 August 2011, and drawings no. 1101-103 Rev B, 1101-104 Rev B received 2 September 2011.

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

3) UNI

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

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

4) UNI

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

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The rendered parts of the walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint, and retained as such thereafter.

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

6) UNI

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

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

7) UNI

Details of a scheme of works to raise the existing kerb and footway in front of the proposed ground floor office units 1, 2 and 3 are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interest of highway safety and to comply with Local Plan policies TR1, TR7 and TR8.

8) UNI

- (i) Notwithstanding the submitted desktop study, the development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained

9) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for the

- residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for the residential units have been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

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

- i) sample elevations and sections at 1:20 scale of windows and doors,
- ii) sectional profiles at 1:1 scale of window and door frames and parapets, eaves, fascias, copings, and all other features,
- iii) details and samples of materials, rainwater goods, finishes and colours,
- iv) details of the rooflights, which shall be traditional slim steel or cast iron framed ones.

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

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

11) UNI

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

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

12) UNI

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

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

13) UNI

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

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

14) UNI

Access to the flat roof 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.

BH2011/01819

2 Church Street Brighton

Display of 1no non-illuminated hanging sign to front of building.

Applicant: Chambers & Co

Officer: Anthony Foster 294495

Refused on 05/09/11 DELEGATED

1) UNI

The proposed advertisement, by virtue of its siting and method of fixing to the "keystone" would result in a visually dominant feature within the street scene and would detract from the visual amenities of the area, adversely impacting on the historic character and appearance of both the Grade II Listed Building and the Valley Gardens Conservation Area. As such, the proposal is contrary to policies QD12, HE1, HE6 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 Advertisements.

BH2011/01821

2 Church Street Brighton

Erection of 1no non-illuminated hanging sign to front of building.

Applicant: Chambers & Co

Officer: Anthony Foster 294495

Refused on 05/09/11 DELEGATED

1) UNI

The sign by virtue of its siting and method of fixing to the "keystone" is considered to dominate the front of the building and would detract from the historic character of the listed building. The installation of the sign is contrary to policies HE1, HE9 and Supplementary Planning Documents Advertisements (SPD07).

BH2011/01878

The Mess Room The Level Ditchling Road Brighton

Demolition of Mess Room.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 06/09/11 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 demolition of the existing building hereby permitted shall not be begun until a scheme for the making good of the land has been submitted to and approved in writing by the Local Planning Authority or until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

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

BH2011/01902

79-81 Ditchling Road Brighton

Replacement of 2no existing bay windows at front elevation with new bay windows to match existing.

Applicant: The Druids

Officer: Liz Arnold 291709

Approved on 08/09/11 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 windows shall be painted softwood, casement windows and shall be retained as such.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 537/02B received on 31st August 2011.

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

BH2011/01937

55 Queens Road Brighton

Display of externally illuminated fascia sign to North elevation and installation of 6no spotlights (Retrospective).

Applicant: Mr Seb Cole

Officer: Chris Swain 292178

Refused on 20/09/11 DELEGATED

1) UNI

The signage to the side elevation, by reason of its colour, design, scale, material, method of illumination and cabling forms an inappropriate and intrusive feature that result in excessive visual clutter to the building and detracts from the appearance and character of the wider West Hill conservation area, and as such is contrary to Local Plan policies HE9 and QD12 and the Supplementary Planning Document on Advertisements (SPD09).

2) UNI2

The signage to the front elevation, by reason of the design, positioning and level of illumination of the lighting and associated cabling, results in inappropriate and excessive visual clutter to the building and detracts from the appearance and character of the West Hill conservation area, and as such is contrary to Local Plan policies HE9 and QD12 and the Supplementary Planning Document on Advertisements (SPD09).

BH2011/02052

93-94 Queens Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/00260.

Applicant: Hargreaves Developments Ltd

Officer: Anthony Foster 294495

Approved on 01/09/11 DELEGATED

BH2011/02062

58 - 62 Lewes Road Brighton

Application for Approval of Details Reserved by Conditions 6, 10 and 15 of application BH2008/02268.

Applicant: Gilbert Ash (N I) Ltd

Officer: Aidan Thatcher 292265

Approved on 05/09/11 DELEGATED

BH2011/02085

52 Dyke Road Brighton

Installation of solar panels to both front facing roofslopes.

Applicant: Officreche

Officer: Sue Dubberley 293817

Approved on 12/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the details shown on the approved drawing, no development shall take place until details, samples and the area to be covered by the solar imitation slates has been submitted to and approved in writing with the Local Planning Authority. The works shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.DH/52dyke/05 received on 8 September 2011.

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

BH2011/02129

24 Surrey Street Brighton

Ground floor front window and door alterations and first floor bay extension.

Applicant: Mr Liborio Sorrentino

Officer: Helen Hobbs 293335

Refused on 09/09/11 DELEGATED

1) UNI

The replacement of the existing shopfront with a solid wall at ground floor and extension to the box bay above, as well as the proposed fenestration and inappropriate door design, results in an incoherent and unattractive appearance, that would be out of keeping with the surrounding properties and would significantly harm the character and appearance of the street scene and the surrounding conservation area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/02441

Land Rear of 21-22 Queens Road Brighton

Non Material Amendment to BH2009/02231 for the omission of glazed screens above entrance doors to first and second floors. Installation of roof lights over stair area. Glazed canopy over entrance doors and amend bin stores.

Applicant: Creative Developments (UK) Ltd

Officer: Anthony Foster 294495

Approved on 14/09/11 DELEGATED

1) UNI

The amendments to the internal layouts of the dwellings, alterations to the fenestration and doors on the north and south facing elevations, the additional rooflights to the flat roofed section and addition of a canopy to the entrance doors as approved under application BH2009/02231 are not considered so significant that they warrant the submission of a further application for planning permission.

BH2011/02709

12 St Georges Place Brighton

Application for Approval of Details Reserved by Condition 5 of Listed Building application BH2011/01708.

Applicant: Lewis & Co Planning

Officer: Jonathan Puplett 292525

Approved on 21/09/11 DELEGATED

WITHDEAN

BH2011/01089

Flat D 31 Maldon Road Brighton

Application for variation of condition 3 of application BH2010/03359 (Creation of additional floor at second floor level to create one 2no bedroom flat incorporating part mansard roof and Juliet balconies to front) to allow use of the flat roof area over the extension as a residential terrace.

Applicant: Mr Ben Hillman

Officer: Guy Everest 293334

Refused on 07/09/11 DELEGATED

1) UNI

The proposed roof terrace would result in considerable potential for downward overlooking of adjoining gardens and a bedroom window to the rear of no. 39. This overlooking would be uncharacteristic in this location and lead to a loss of privacy for adjoining residents to the detriment of their amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01090

Flat D 31 Maldon Road Brighton

Application for Approval of Details Reserved by Condition 5 and 6 of application BH2010/03359.

Applicant: Mr Ben Hillman

Officer: Guy Everest 293334

Approved on 02/09/11 DELEGATED

BH2011/01457

63 Surrenden Road Brighton

Change of use from a care home (C2) to a single residential dwelling (C3).

Applicant: Executors of Tom Duncan Deceased

Officer: Adrian Smith 290478

Approved on 20/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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) 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 within each new dwelling.

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

5) UNI

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 10114N/01A received on the 15th June 2011.

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

7) UNI

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

BH2011/01899

95 Loder Road Brighton

Erection of single storey rear extension

Applicant: Mr & Mrs Kevin Mills

Officer: Christopher Wright 292097

Refused on 01/09/11 DELEGATED

1) UNI

The proposed extension would, by reason of the siting, bulk and depth, have an unduly harmful impact on the amenity of adjoining occupiers by way of overshadowing and a generally overbearing impact and increased sense of enclosure ('tunneling effect'). As such the application is contrary with the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would, by reason of its siting, position and footprint

wrapping around the side and rear elevations of the original outrigger of the host building, be poorly related to the form and character or the recipient building and not appropriately designed and detailed in relation to the appearance of the host dwelling to the detriment of visual amenity and in conflict with the requirements of policy QD14 of the Brighton & Hove Local Plan.

BH2011/01981

3 Croft Road Brighton

Demolition of office in rear garden to facilitate erection of single storey rear extension with associated external alterations.

Applicant: Mr Olivier Wall

Officer: Christopher Wright 292097

Refused on 08/09/11 DELEGATED

1) UNI

The proposed extension would detract from the character and appearance of the host dwelling by reason of its contrived shape and awkward projection from the main dwelling, together resulting in a contrived and awkward design, rather than being design-led. This would be contrary to policy QD14 of the Brighton & Hove Local Plan which, amongst other criteria, requires all extensions to be well designed, sited and detailed in relation to the property to be extended.

BH2011/02044

5 Friar Road Brighton

Certificate of Lawfulness for a proposed roof conversion incorporating side dormers and rooflights.

Applicant: Mr Martin Darlisson

Officer: Wayne Nee 292132

Approved on 02/09/11 DELEGATED

BH2011/02053

1 Copse Hill Brighton

Erection of single storey side extension

Applicant: Mr Scott Brady

Officer: Mark Thomas 292336

Approved on 06/09/11 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 walls of the extension 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. 02C received on 11th July 2011.

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

BH2011/02059

256 Dyke Road Brighton

Remodelling and detachment of existing dwelling, including removal of part of existing roof, extension to first floor and installation of rooflights to side and Juliet balconies to front and rear.

Applicant: Mr Roy Pook

Officer: Jason Hawkes 292153

Refused on 20/09/11 DELEGATED

1) UNI

Policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Having regard to the design of the proposal, the scheme results in a house with a contrived and incongruous appearance with no clear transition between the front and rear which will appear out of context with adjacent houses and stand out as an inappropriate addition in relation to the surrounding area and overall street scene. The scheme is therefore contrary to the above policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seek to protect the residential amenity of neighbouring properties. Due to the position of the rear first floor balcony in close proximity to properties at 43 & 45 Reigate Road, the proposal results in a significant increase in overlooking and a loss of privacy. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/02076

69 Mill Rise Brighton

Erection of raised decking area to rear of property.

Applicant: Mrs Gill Lawrance

Officer: Charlotte Hughes 292321

Approved on 06/09/11 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.11/11-01, 11/11-02, 11/11-03 received on 12th July 2011.

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

BH2011/02095

1 Colebrook Cottages Colebrook Road Brighton

Erection of new front dormer.

Applicant: Mr frank Dorrington

Officer: Charlotte Hughes 292321

Approved on 06/09/11 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 received on 12th July 2011.

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

BH2011/02119

17 Whitethorn Drive Brighton

Erection of front garden wall and installation of timber gates (part retrospective).

Applicant: Mr John Boothby

Officer: Clare Simpson 292454

Approved on 08/09/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 477.03 received on 15th July 2011.

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

BH2011/02175

4 Fernwood Rise Brighton

Certificate of Lawfulness for a Proposed erection of a single storey side extension.

Applicant: Vicky Rose

Officer: Mark Thomas 292336

Approved on 02/09/11 DELEGATED

BH2011/02221

Norbury South Road Brighton

Erection of flint wall to rear boundary to replace existing.

Applicant: Miss Joanne Howell

Officer: Charlotte Hughes 292321

Approved on 19/09/11 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 flintwork shall match the existing flint wall to east of the timber double gates, in the type of flints, coursing, strike, density of stones and the mortar's colour, texture, composition, lime content and method of pointing.

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

3) UNI

The existing bricks and flints shall be re-used in the new wall. If new bricks are required a sample of the new bricks to be used shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works.

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 unnumbered drawing received on 26th July 2011.

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

BH2011/02226

Norbury South Road Brighton

Demolition of flint wall to rear boundary.

Applicant: Miss Joanne Howell

Officer: Charlotte Hughes 292321

Approved on 19/09/11 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 flint boundary wall shall not be demolished until documentary evidence is produced to the Local Planning Authority to show the wall shall be rebuilt, 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.

BH2011/02239

9 Redhill Drive Brighton

Certificate of Lawfulness for proposed single storey outbuilding to rear garden.

Applicant: Mrs Patricia Moss

Officer: Steven Lewis 290480

Approved on 16/09/11 DELEGATED

EAST BRIGHTON

BH2011/01155

Flats 3 & 4 163 Marine Parade Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/02583.

Applicant: Mr C. Brookes

Officer: Liz Arnold 291709

Approved on 07/09/11 DELEGATED

BH2011/01509

161 Marine Parade Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 of application BH2010/03079.

Applicant: Jesus Fellowship Community Trust

Officer: Sue Dubberley 293817

Approved on 08/09/11 DELEGATED

BH2011/01523

Ronald McDonald House 21 Abbey Road Brighton

Installation of an array of photovoltaic solar panels mounted on metal racking system to flat roof.

Applicant: Ronald McDonald House Charities

Officer: Sonia Gillam 292359

Approved on 09/09/11 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. RMH001 received on the 26th May 2011, and RMH002, 003, 102, 103 received on the 14th June 2011.

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

BH2011/01609

15 Eaton Place Brighton

Installation of new cast iron access stairs and timber French doors to rear elevation.

Applicant: Dr Lipton

Officer: Louise Kent 292198

Refused on 14/09/11 DELEGATED

1) UNI

The proposed alterations would have an adverse impact upon the architectural and historic character of the exterior of the Grade II Listed Building, due to their size and position. The proposal would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan which seeks to preserve the character and appearance of Listed Buildings.

BH2011/01610

15 Eaton Place Brighton

Installation of new cast iron access stairs and timber French doors to rear elevation.

Applicant: Dr Lipton

Officer: Louise Kent 292198

Refused on 14/09/11 DELEGATED

1) UNI

The proposed alterations would constitute an incongruous and uncharacteristic feature, causing a detrimental visual impact on the existing building and the neighbouring buildings. They would detract from the historic character and appearance of the surrounding East Cliff conservation area. The proposal is therefore contrary to policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The staircase and balcony would cause loss of residential amenity due to the potential for overlooking and loss of privacy, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01962

24 Portland Place Brighton

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2010/02321.

Applicant: Mrs Sarah Mciver

Officer: Anthony Foster 294495

Approved on 01/09/11 DELEGATED

BH2011/01982

83 St Georges Road Brighton

Installation of 2no advertisements, 2no security alarms and outdoor light.

Applicant: Proud Ltd

Officer: Kate Brocklebank 292175

Approved on 19/09/11 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 advertisements, alarms, external light and CCTV camera hereby approved shall be removed when no longer required and the background surfaces shall be made good to the original profiles in matching materials.

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

3) UNI

Within 1 month of the implementation of this consent, the unauthorised advertisements, alarms and external lights to the north and west elevations as shown on drawing no. 0137.EXG.009 received 4 July 2011 shall be removed and the background surfaces shall be made good to the original profiles in matching materials.

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

BH2011/01991

Brighton Ballroom 83 St Georges Road Brighton

Display of 2no non-illuminated fascia signs. (Retrospective)

Applicant: Proud Ltd

Officer: Kate Brocklebank 292175

Approved on 12/09/11 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.

BH2011/02006

Top Floor Flat 51A Princes Terrace Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/00796.

Applicant: Mr Nash Chauhan

Officer: Sonia Gillam 292359

Approved on 13/09/11 DELEGATED

BH2011/02141

34 Walpole Road Brighton

Change of use from dwelling house to residential accommodation for pupils of Hamilton Lodge School. Provision of 10 cycle parking spaces within extended existing garden pergola.

Applicant: Hamilton Lodge School

Officer: Sue Dubberley 293817

Approved on 08/09/11 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 be carried on only by Hamilton Lodge School and on cessation of the occupation by Hamilton Lodge School the use hereby permitted shall cease and the use shall revert back to a single dwelling house.

Reason: The permission is granted exceptionally and only in view of the personal circumstances of the applicant and to protect the City's housing stock in accordance with policy HO8 of the Brighton & Hove Local Plan.

BH2011/02159

22-23 St Georges Road Brighton

Removal of metal clad panel and door and replacement with timber fence and door to side elevation.

Applicant: The Co-Operative Group

Officer: Helen Hobbs 293335

Approved on 13/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

Within 1 month of installation, the door hereby approved shall be fitted with a hydraulic closer (or similar device) to prevent slamming and noise disturbance. In addition the door and its frame should be fitted with fixings to reduce noise disturbance as the door closes.

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

3) UNI

Within 1 month of installation, the door and fence hereby approved shall be painted white to match the adjoining properties 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1876.01 received on 19th July 2011.

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

BH2011/02219

14 Desmond Way Brighton

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

Applicant: Mrs Julie Page

Officer: Sonia Gillam 292359

Refused on 09/09/11 DELEGATED

1) UNI

The proposed front dormer, by virtue of its bulk, size, positioning and design would, in conjunction with the proposed rooflights, give the front roofslope a cluttered appearance and would unbalance the pair of semi-detached properties leading to a loss of symmetry. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

HANOVER & ELM GROVE

BH2011/01177

Bib & Tucker Pub 212 Elm Grove Brighton

Conversion of existing building to form 1no one bedroom, 1no two bedroom and 1no three bedroom maisonettes and associated external alterations.

Applicant: Bramwood Taverns Ltd

Officer: Jonathan Puplett 292525

Approved on 21/09/11 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) BH05.03B

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

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

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.04B

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

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

5) BH06.03

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

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

6) UNI

The garden areas, roof terrace and all boundary treatments and balustrades shall be carried out and completed, and these outdoor amenity spaces shall be available for use prior to the first occupation of the residential units hereby approved. These outdoor amenity spaces shall be retained for the use of occupiers of the residential units thereafter.

Reason: To ensure that a usable private garden amenity space is provided and retained in relation to each of the residential units and to comply with policies HO5 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Other than repair work consisting of the repainting of existing paintwork in a colour which exactly matches the existing, no painting of the building including window frames, doors, timber work, walls and boundary walls shall take place at any time without full details of the proposed paintwork finish and colour being submitted to and approved in writing by the Local Planning Authority prior to the painting taking place.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of the Brighton & Hove Local Plan.

8) UNI

All existing external architectural features including timber detailing, the lettering which spells 'YE RACEHORSE INNE' above the eaves to the front of the property, the 'BARONET' terracotta plaque to the northern chimney, all brickwork, tiling and chimneys and external timber detailing shall be retained as existing except where otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until a full survey of the existing windows and toplights have been submitted and approved in writing by the Local Planning Authority. The survey shall include a full assessment of the condition of each window, a drawing of each window and toplight at a scale of 1:20, and full details of any proposed repair, restoration or window replacement work.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of the Brighton & Hove Local Plan.

10) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a method statement to identify, risk assess and address the unidentified contaminants, and has obtained written approval from the Local Planning Authority. Works shall be carried out in strict accordance with the approved method statement.

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

11) UNI

Unless specified elsewhere in the conditions below, the development hereby permitted shall be carried out in accordance with the approved drawings no. 297/P2A received on the 20th of July 2011, no. 297/P3D received on the 21st of July, no. 297/P1A received on the 24th of June 2011, no. 297/P4C received on the 13th of September 2011, and an email from the agent for the application received on the 19th of September 2011.

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

12) UNI

Notwithstanding the approved plans, the existing windows, doors and toplights shall be retained unless otherwise agreed in writing by the Local Planning Authority. No removal or replacement of the existing windows, doors and toplights shall take place until full details of the new windows, doors and toplights to be installed, including 1:20 elevations and 1:1 joinery sections, and details of type and colour of painted finish to be applied 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: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2011/02012

53 Hanover Terrace Brighton

Erection of single storey rear extension with mono-pitched roof.

Applicant: Mr Andrew Genovese

Officer: Chris Swain 292178

Approved on 08/09/11 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 drawing nos. 05469/AL(0)01A, 05469/AL(0)02A, 05469/AL(0)03A, 05469/AL(0)04A, 05469/AL(0)05B, 05469/AL(0)06A and 05469/AL(0)07 a site plan, a block plan and a design and access statement received on 14 July 2011.

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

BH2011/02115

126 Lewes Road Brighton

Conversion of basement storage area to form 1 no one bed flat.

Applicant: Mr Gary Ablewhite

Officer: Aidan Thatcher 292265

Approved on 15/09/11 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) BH03.03

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) BH05.09

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the

development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

5) BH06.03

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

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

6) BH07.02

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

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

7) BH08.01

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

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

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

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

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning

Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

8) UNI

Notwithstanding the details shown on the approved plan (320-11 PL 2 1) the front railings to enclose the front stairwell hereby permitted shall exactly match the design of the existing railings along the joint boundary between nos. 126 and 127 Lewes Road and shall be painted black within 2 weeks of their erection and shall

be retained as such.

Reason: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan (unreferenced) received on 15.07.11 and drawing nos. 320-11 PL 1 1 and 320-11 PL 2 1 received on 22.07.11.

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

BH2011/02157

12A Howard Road Brighton

Application for Approval of Details Reserved by Conditions 6 and 11 of application BH2011/00968.

Applicant: Mr Iraj Vakili

Officer: Aidan Thatcher 292265

Approved on 13/09/11 DELEGATED

BH2011/02182

18 Wellington Road Brighton

Demolition of 18 Wellington Road, Brighton.

Applicant: Lewis & Co Planning

Officer: Kate Brocklebank 292175

Approved on 19/09/11 DELEGATED

HOLLINGDEAN & STANMER

BH2011/01156

Engineering 1 School Of Engineering North South Road University Of Sussex Brighton

Internal alterations to layout.

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 06/09/11 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) BH13.02

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

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

BH2011/01894

Site rear of 196 Ditchling Road Brighton

Erection of detached dwelling incorporating provision of bicycle/bin storage.

Applicant: Mr Zaim Latifi

Officer: Sue Dubberley 293817

Refused on 07/09/11 DELEGATED

1) UNI

The proposal is considered to represent an over intensive use and an over-development of the site resulting in 'town cramming' and a density of

this site and would consequently be out of character with the area. The proposed amenity space is also inadequate to serve the development. The proposal is therefore contrary to Policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The subdivision of the plot to accommodate a new dwelling would have a detrimental affect on the spacious nature of the site and the character of the surrounding area setting a precedent that, if repeated elsewhere, would greatly alter the area's character contrary to policies QD1, QD2, QD3, HO4 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

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

4) UNI4

The development would not achieve sufficient sustainability levels for development on a Greenfield site and no evidence has been submitted to justify a reduced level. The proposal is therefore contrary to Policy SU2 of the Brighton & Hove Local Plan and SPD08 Sustainable Building Design.

BH2011/01963

Northfield University of Sussex Falmer

Application for Approval of Details Reserved by Conditions 5, 7 and 14 of application BH2011/00358 (Development is in the South Downs National Park).

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 08/09/11 DELEGATED

BH2011/01976

2 Reeves Hill Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr Anthony Brown

Officer: Sonia Gillam 292359

Approved on 09/09/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2011/RH/02 and 03 received on the 4th July 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/02206

Access Road Rear of 136-152 Ditchling Road Brighton

Certificate of Lawfulness for proposed alternative access to Marine Garage.

Applicant: Mr Keith Long

Officer: Louise Kent 292198

Approved on 21/09/11 DELEGATED

BH2011/02332

Watts Building University of Brighton Lewes Road Brighton

Non Material Amendment to BH2011/00213 to change position of proposed fuel tank.

Applicant: University of Brighton

Officer: Anthony Foster 294495

Approved on 02/09/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2011/01930

107A Milner Road Brighton

Loft conversion incorporating roof lights to front and rear roof slopes

Applicant: Scott Perry

Officer: Jonathan Puplett 292525

Approved on 08/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings received on the 25th of January 2011, and the location plan and unnumbered drawings received on the 21st of July 2011

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

BH2011/02075

36 Halland Road Brighton

Erection of single storey rear extension.

Applicant: Mr A Nassir-Pour

Officer: Anthony Foster 294495

Refused on 09/09/11 DELEGATED

1) UNI

The proposed extension, by virtue of its size, siting in close proximity and overall relationship to no 38 Halland Road would result in a significant overbearing impact to the occupiers. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02203

37 Norwich Drive Brighton

Erection of two storey side extension to replace existing garage to form ancillary accommodation. (Part retrospective)

Applicant: Mr I Bartholomew

Officer: Liz Arnold 291709

Approved on 09/09/11 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 extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to or sold as self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 511/007/21 received on 25th July 2011.

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

QUEEN'S PARK

BH2010/00183

Brighton College Eastern Road Brighton

Erection of single storey timber building.

Applicant: Mrs Cathy O'Reilly

Officer: Anthony Foster 294495

Finally Disposed of on 19/09/11 DELEGATED

BH2011/01183

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

Application for approval of details reserved by conditions 3d and 3e of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 20/09/11 DELEGATED

BH2011/01530

80 Richmond Street Brighton

Certificate of lawfulness for a proposed rear extension with lean-to roof

Applicant: Ms Jennifer Collins

Officer: Liz Arnold 291709

Approved on 09/09/11 DELEGATED

BH2011/01624

191 Freshfield Road Brighton

Application for variation of condition 5 of application BH1998/02184/FP (Erection of single garage at rear with access onto St Luke's Terrace as well as creation of a side door in access in existing wall) to allow use of the garage only for purposes that are ancillary to the use of 191 Freshfield Road or for the parking of vehicles.

Applicant: Mr K Ball

Officer: Chris Swain 292178

Approved on 08/09/11 DELEGATED

1) UNI

Deliveries to and from the garage, hereby permitted, shall only be between the hours of 8am and 8pm, Monday to Sunday.

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

2) UNI

The garage, hereby permitted, shall only be used for purposes that are ancillary to the use of 191 Freshfield Road or the parking of vehicles in connection with the use of No.191 Freshfield Road.

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

BH2011/01864

41- 42 Marine Parade Brighton

Part demolition of Portico and re-construction to existing profile, finished in lime mortar render. Re-instatement of first floor steels.

Applicant: Mrs Dickinson & Mr H V Sing

Officer: Liz Arnold 291709

Approved on 02/09/11 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 the lead cover flashing hereby approved shall be painted within one month of its installation in a colour to match the rest of the portico and shall be retained as such.

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

3) UNI

The existing portico render profiles shall be matched exactly in the re-construction of the portico.

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

BH2011/02070

27 Devonshire Place Brighton

Conversion of part of lower ground and ground floors to form 1no bedroom residential dwelling incorporating new front door and additional window to West elevation and formation of roof terrace.

Applicant: Mr & Mrs Dussek

Officer: Liz Arnold 291709

Approved on 20/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the proposed windows, 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: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The roof terrace hereby approved shall not be brought into use until the new timber close boarded fencing and the guard rail have been fully installed. These shall be retained as such thereafter.

Reason: In order to protect adjoining properties from overlooking and noise disturbance, in the interests of visual amenity and to comply with policies HE6, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The new ground floor living room windows to the Devonshire Place frontage hereby approved shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

5) UNI

Access to the flat roof between the guard railing hereby approved and the roof parapet fronting Devonshire Place shall be for maintenance or emergency purposes only and that part of the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To protect the character of the East Cliff conservation area and to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0104.EXG.001 Rev A received on 30 August 2011 and drawing no. 0104.PL.001 Rev D received on 12 September 2011.

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

7) UNI

No furniture, umbrellas or similar paraphernalia shall be placed upon the roof terrace, hereby approved, in a position from which it will be visible from the pavement in either Devonshire Place or Edward Street.

Reason: To protect the character of the East Cliff conservation area and to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/02133

Upper Esplanade Daltons Bastion Madeira Drive Brighton

Application for Approval of Details Reserved by Conditions 11 and 14 of application BH2011/00764.

Applicant: Paramount Attractions

Officer: Maria Seale 292322

Refused on 13/09/11 DELEGATED

BH2011/02194

46 St James's Street Brighton

Renovation and repair of garden wall at rear elevation.

Applicant: Enterprise Inns PLC

Officer: Jonathan Puplett 292525

Approved on 21/09/11 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 wall hereby approved shall be painted cream to match the ground floor frontage of the public house and the rails hereby approved shall be painted black.

Reason: For the avoidance of doubt in accordance with the email from the agent for the application received on the 26th of August 2011, to ensure an acceptable appearance to the development and to comply with policies QD5, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan and block plan received on the 22nd of July 2011 and drawing no. 1212-01B received on the 28th of July 2011.

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

ROTTINGDEAN COASTAL

BH2010/03333

40 - 40A Bristol Gardens Brighton

Demolition of existing building and erection of 5no three storey, three bedroom houses and detached two storey office building with lower ground floor.

Applicant: Cross Construction Sussex Ltd

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 06/09/11 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) BH04.01

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

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

4) BH05.01B

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) BH05.05A

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

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

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.06A

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

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

Building Design.

8) BH06.03

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

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

9) BH08.01

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

10) 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.

11) BH12.07

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

Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

12) BH16.01

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

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

13) UNI

No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

14) UNI

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

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

15) UNI

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

16) UNI

No demolition shall commence on site until a full Method Statement for demolition has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of the extent of walling of the existing building to be retained and the demolition shall then be carried out in strict accordance with the approved Statement.

Reason: To safeguard these protected species from the impact of the development in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no demolition of the building shall take place during the bird nesting season (1 March - 31 July inclusive).

Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.

18) UNI

Access to the flat roof over the ground floor rear projection on the most easterly residential unit 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.

19) UNI

Before development commences details of the treatment to all boundaries to the site including details of any retained walling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details prior to first occupation of the development and retained thereafter.

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

20) UNI

Unless otherwise agreed in writing, no development shall commence until details of the proposed green walling, timetable for implementation and maintenance programme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details.

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

21) UNI

No development shall commence until detailed drawings of the reinstated pavement abutting the site, including levels, sections and constructional details of the pavements treatments, surface water drainage, outfall disposal of the pavement adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety and for the benefit and convenience of the public at larger and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

22) UNI

The windows servicing the bathrooms 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.

23) UNI

Development shall not commence until the following details have been submitted to and approved by the Local Planning Authority in writing;

- i) Windows and doors (1:20 sample elevations and 1:1 scale joinery sections and opening methods)
- ii) Door steps and thresholds, and window sills (1:1 section)
- iii) Guttering and downpipes,
- iv) Door hoods (1:5 section and elevation)
- v) Parapets, eaves and copings (1:2 sections)
- vi) Balconies (1:20 sample elevation and section) and
- vii) All other architectural design features

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

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

24) UNI

No works shall commence until an Arboricultural Method Statement for the protection of trees adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include method of protection for adjacent trees during demolition and construction. The approved protection measures shall be erected in accordance with the approved scheme and 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.

25) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 478 /01 revision E, /09 revision F, /15 revision C, received on 25 March 2011, /02, /03, /04, /10 revision D and Arboricultural Report by R.W. Green Ltd received on 7 February 2011, TA 478 /05 revision H, /06 revision H, /07 revision F, /08 revision G, /11 revision H, /12 revision F, /13 revision H, /14 revision E, /16 revision D, /17 revision A, /18 revision A received on 25th May 2011 and Walk Over & Desk Top Survey by Terratec Services Ltd received 22nd October 2010.

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

BH2010/03334

40 - 40A Bristol Gardens Brighton

Demolition of Existing Building. (amended)

Applicant: Cross Construction Sussex Ltd

Officer: Kate Brocklebank 292175

Approved on 06/09/11 PLANNING COMMITTEE

1) BH01.04

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

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

2) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the

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

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

BH2011/00175

17 The Vale Brighton

Excavation of raised garden area and erection of garage with flat roof.

Applicant: Mr Steve Honeysett

Officer: Helen Hobbs 293335

Approved on 07/09/11 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, 02 and location plans received on 21st January 2011.

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

BH2011/01399

Trinity House Roedean Vale Brighton

Erection of three storey detached dwelling with associated access from Roedean Vale.

Applicant: Mr & Mrs May

Officer: Anthony Foster 294495

Approved on 01/09/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) 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.

5) UNI

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

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

6) UNI

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

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

7) UNI

Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall be constructed in strict accordance with the approved samples received by the Local Planning Authority on 30 July 2011

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

8) UNI

The development hereby approved shall be carried out in strict accordance with the approved Waste Minimisation Statement received 16 May 2011.

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

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall be constructed in strict accordance with the approved Arboricultural Impact Assessment and Tree Protection Method Statement received by the Local Planning Authority on 16 May 2011.

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.

10) UNI

Other than the areas of flat roof which are explicitly stated, access to the remaining flat roof areas 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.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 21034/OV02 received 6 June 2011 and drawing nos. 21034/PL502b, /PL503b, /PL504b, /PL505b, /PL506b, /PL507b, /PL508b, /PL09b, PL5101 received 12 July 2011.

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

12) UNI

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

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

13) UNI

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

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

14) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme to BS5837 (2005) which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

15) UNI

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written

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

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

16) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting, finished floor levels and ridge heights of the proposed building and neighbouring development 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 character and appearance of the area, and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the submitted drawings, the development hereby approved shall not be occupied until full details of the terraces to the first floor roof level have been submitted to and approved in writing by the Local Planning Authority, these details are to include screening, extent of usable area, and balustrade. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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.

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final / Post Construction Certificate 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.

19) UNI

The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

20) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policies TR7 and TR19

of the Brighton & Hove Local Plan.

21) UNI

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

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

BH2011/01586

55 Lenham Avenue Saltdean Brighton

Erection of single storey side extension incorporating garage.

Applicant: Mr C Carr

Officer: Sue Dubberley 293817

Approved on 09/09/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

BH2011/01887

67 Lustrells Vale Saltdean Brighton

Change of Use from restaurant (A3) to restaurant/take-away (A3/A5).

Applicant: Mr Paul Brayshaw

Officer: Sonia Gillam 292359

Approved on 08/09/11 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 11.00 to 22.00 Mondays to Fridays, 11.00 to 23.00 on Saturdays, and 15.00 to 22.00 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the site location plan, floor plan, and vent details received on the 14th July 2011.

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

BH2011/01920

Flat 3 14 Lewes Crescent Brighton

Extension of existing soil and vent pipe at second floor level.

Applicant: Mrs Carol Pariser

Officer: Sonia Gillam 292359

Approved on 06/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

The new pipe shown on the approved plans shall be made of cast iron and painted to match the existing, and shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 3 received on the 12th July 2011 and no. 1 received on 18th August 2011, the site location plan, block plan and design and access statement received on the 28th June 2011.

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

BH2011/01924

Flat 3 14 Lewes Crescent Brighton

Internal alterations to layout of flat and extension of existing soil and vent pipe at second floor level.

Applicant: Mrs Carol Pariser

Officer: Sonia Gillam 292359

Approved on 06/09/11 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 smoke detectors and heat detectors should be discreetly located and should not interfere with any historic features.

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 doors shown on the approved plans shall match exactly the existing and shall be retained as such thereafter. The upgrading of the doors should not alter their appearance.

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 new pipe shown on the approved plans shall be made of cast iron and painted to match the existing, and shall be retained as such thereafter.

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

5) UNI

The skirting boards to the new partitions hereby approved should match exactly the existing skirting boards 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.

BH2011/01995

Kemp Town Enclosures Enclosed Garden In Lewes Crescent Brighton

Erection of cast iron railings on brick wall with flint panelling adjacent to footpath at Southern boundary of gardens.

Applicant: Kemp Town Society

Officer: Liz Arnold 291709

Approved on 09/09/11 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 1:20 scale elevational details and 1:5 final details of the proposed 'gardeners gates' have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development taking account of the Kemp Town Conservation Area, the Kemp Town Enclosures Listed gardens and the surrounding Listed Buildings, and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

3) UNI

The railings hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development taking account of the Kemp Town Conservation Area, the Kemp Town Enclosures Listed gardens and the surrounding Listed Buildings, and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 300411_2 and 300411_5 received on the 5th July 2011 and drawing no.300411_1 received on 31st August 2011.

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

BH2011/02083

14 Nevill Road Rottingdean Brighton

Display of internally illuminated pole mounted sign (Retrospective).

Applicant: St Margarets Motors Ltd

Officer: Sonia Gillam 292359

Approved on 12/09/11 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 sign shall not be illuminated except between the hours of 08.00 and 18.00 Monday to Friday, 08.00 and 13.00 on Saturdays, and not at anytime on Sundays, Bank or Public Holidays. Reason:

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

BH2011/02084

14 Nevill Road Rottingdean Brighton

Erection of temporary tent in forecourt (part-retrospective).

Applicant: St Margarets Motors Ltd

Officer: Sonia Gillam 292359

Refused on 12/09/11 DELEGATED

1) UNI

The development, by reason of its siting, materials, temporary appearance and general design, would form an incongruous and unsympathetic addition that would detract from the appearance of the immediate area and the visual amenities enjoyed by neighbouring properties and, as such, is contrary to policy

QD14 of the Brighton & Hove Local Plan.

2) UNI2

The application has failed to demonstrate that the development, by virtue of its siting, design, lack of soundproofing and use, would not create significant noise disturbance to residents of the surrounding properties. Additionally no information regarding noise attenuation measures have been submitted. As such the proposal is contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/02154

42 Chichester Drive West Saltdean Brighton

Erection of balcony to existing rear dormer and associated works.

Applicant: Mr Michael Hawkins

Officer: Chris Swain 292178

Refused on 13/09/11 DELEGATED

1) UNI

The proposed roof terrace would result in significant overlooking and loss of privacy towards the rear gardens of neighbouring adjoining properties, and also to the side elevations of the adjoining properties, No.40 and No.44 Chichester Drive West, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02161

23A Sussex Square Brighton

Replacement of existing single glazed roof with new double glazed roof, replacement of existing single glazed timber windows with new double glazed timber windows and installation of new front door.

Applicant: Mr Tristan Palmer

Officer: Liz Arnold 291709

Approved on 12/09/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the information submitted, the walls of the structure hereby approved shall be smooth rendered down to ground level and shall not have bell mouth drips and shall be painted in a smooth masonry paint to match the original building and shall be covered with lead 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 the information submitted, the glazing bars within the structure hereby approved shall be covered with lead 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.

BH2011/02196

St Wulfran Church Greenways Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 6 of application BH2011/00091.

Applicant: PCC St Wulfrans

Officer: Aidan Thatcher 292265

Split Decision on 15/09/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 2 and 3 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to condition 6 for the following reasons:

1. Condition 6 cannot be discharged until the archaeological work has been completed and a report produced of the finds. The development can proceed in the meantime.

BH2011/02198

47 Roedean Crescent Brighton

Proposed addition of glazed/steel balcony with timber base supported on galvanised steel posts at rear elevation.

Applicant: Mr Doug Lyons

Officer: Chris Swain 292178

Approved on 14/09/11 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.447/100B and a site and block plan received on 22 July 2011.

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

BH2011/02254

41 Sussex Square Brighton

External alterations including painting of external render and windows on north elevation and removal of external boiler flue.

Applicant: 41 Sussex Square (Brighton) Ltd

Officer: Helen Hobbs 293335

Approved on 20/09/11 DELEGATED

1) BH01.05

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

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

2) UNI

Within 1 month of the removal of the flue, the walls shall be made good to match the existing.

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 paint used as part of the development should be smooth masonry paint.

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

BH2011/02270

5 Roedean Way Brighton

Erection of detached garage.

Applicant: Mr Tony Stemp

Officer: Sonia Gillam 292359

Approved on 12/09/11 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. 457/02 and 03, and the site location plan received on 1st August 2011.

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

WOODINGDEAN

BH2011/02098

6 The Ridgway Brighton

Alterations to covert garage into habitable room.

Applicant: Mr A Johnstone

Officer: Liz Arnold 291709

Approved on 08/09/11 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. 01, 02, 03, 04, 05 and 06 received on the 10th August 2011.

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

BH2011/02563

Land Rear of 3 The Ridgway Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2008/02436.

Applicant: Bailey Brothers Ltd

Officer: Aidan Thatcher 292265

Approved on 08/09/11 DELEGATED

BH2011/02563

Land Rear of 3 The Ridgway Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2008/02436.

Applicant: Bailey Brothers Ltd

Officer: Aidan Thatcher 292265

Approved on 08/09/11 DELEGATED

BH2011/02571

3 Rudyard Road Brighton

Certificate of Lawfulness for proposed erection of a single storey rear extension and hip to gable roof conversion with barn hips and rear dormer extension.

Applicant: Raygone Ltd

Officer: Helen Hobbs 293335

Approved on 12/09/11 DELEGATED

BRUNSWICK AND ADELAIDE

BH2011/01540

55-57 Church Road Hove

Extensions to rear elevation at lower ground and ground floor level. Installation of extract units to flat roof and associated works.

Applicant: Leonardos Restaurant

Officer: Christopher Wright 292097

Refused on 08/09/11 DELEGATED

1) UNI

The proposed extension both at ground floor and excavation required to enlarge the lower ground floor, would, by reason of the design, detailing, form, scale, appearance and site coverage, detract from the plan form and the historic character of the host building and the layout of the wider terrace and result in the loss of open space which is significant to the character and setting of the Conservation Area and the separation between buildings, and would be detrimental to visual amenity and the appearance of The Avenues' Conservation Area. As such the proposal is contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The use of the proposed first floor roof garden would have an adverse impact on the living conditions and amenity of adjoining and neighbouring occupiers by way of noise, disturbance and loss of privacy and thereby would be contrary to the objectives of policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

Notwithstanding the discrepancies between the drawings submitted, the proposed extraction and air handling system would, by reason of the amount of external ducting/pipe work and outlet/inlet openings, the shape and finishes of the external plant, have an incongruous, discordant and unduly dominant visual impact which would not be sympathetic with the site context or character and appearance of the wider Conservation Area. As such the proposal is contrary to the requirements of policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

Notwithstanding the discrepancies between the drawings submitted, insufficient information which is considered fundamental to the acceptability of the proposal, related to noise and odour control, has been submitted and as such a full assessment of the impact on the amenity of neighbouring occupiers and residents has not been possible. In view of this the application as proposed is

contrary to the aims and objectives of policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/01697

10 Upper Market Street Hove

Display of 2no trough externally illuminated fascia sign, 4no internal vinyl graphic sign and 2no non-illuminated projecting sign.

Applicant: Mr Harry Richardon

Officer: Charlotte Hughes 292321

Approved on 07/09/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisements shall not be illuminated when the premises are closed to the public.

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

BH2011/01888

6 Church Road Hove

Change of use of ground floor retail unit (A1) and ancillary basement storage to restaurant / café (A3) incorporating a new external extract duct to rear elevation.

Applicant: Mr N Ajmi

Officer: Wayne Nee 292132

Approved on 21/09/11 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/waitress 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 09.00 and 23.30 on Mondays to Saturdays and 10.00 and 23.30 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 supporting information and approved drawings nos. RFA10/184/112, RFA10/184/113 and RFA10/184/OS received on 27 June 2011, and drawing nos. RFA10/184/10, RFA10/184/11 received on 14 September 2011.

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

5) UNI

Noise associated with all plant and machinery (including the proposed extract duct) 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.

BH2011/01916

77 Lansdowne Place Hove

Internal alterations to layout and refurbishment of ground and lower ground floors.

Applicant: Mr C Myatt & Ms S Ireland

Officer: Mark Thomas 292336

Approved on 07/09/11 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.

BH2011/02073

62 Brunswick Street West Hove

Installation of condenser unit on roof to replace existing unit to rear elevation.
(Retrospective)

Applicant: Bow Street Runner Public House

Officer: Clare Simpson 292454

Refused on 06/09/11 DELEGATED

1) UNI

The applicant has failed to demonstrate that the noise levels generated from the unit are acceptable and not significantly harmful to the residential amenity of neighbouring occupiers. The development is therefore contrary to Policy QD27 and SU2 of the Brighton & Hove Local Plan.

BH2011/02077

54B Cambridge Road Hove

Installation of UPVC double glazed window to replace existing crittall window and installation of UPVC French doors to replace window to rear elevations.
(Retrospective)

Applicant: Sir William Housego-Woolgar

Officer: Christopher Wright 292097

Refused on 06/09/11 DELEGATED

1) UNI

The replacement doors and windows which have been installed are unacceptable by reason of their design, proportions and detailing, including the large external hinges and visible and protruding trickle vents, and as such are unsympathetic with the intrinsic character and historic appearance of the building, to the detriment of amenity and contrary to policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09: Architectural Features.

BH2011/02081

34 Lower Market Street Hove

Replacement of existing butterfly style roof with flat roof for use as terrace with erection of sun room at roof level.

Applicant: Mr Wayne Schofield

Officer: Adrian Smith 290478

Refused on 15/09/11 DELEGATED

1) UNI

Policies QD14 and HE6 of the Brighton & Hove Local Plan require all extensions and alterations to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and, in the case of policy HE6, the surrounding conservation area. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed roof alterations, by virtue of their scale, appearance and the loss of the

original butterfly roof form, represent incongruous and inappropriate alterations to the recipient property that would be detrimental to the appearance and roofline of the historic building, adjoining terrace and the character and appearance of the Brunswick Town Conservation Area, contrary to the abovementioned policies and to advice contained in PPS5 'Planning and the Historic Environment.'

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. Insufficient information has been submitted with the application to determine the impact of the proposal on the amenities of adjacent residents. Without such information the proposal fails to meet the above policy.

BH2011/02096

Ground Floor Flat 10 Lansdowne Road Hove

Erection of single storey rear extension.

Applicant: Mr Fraser Simpson

Officer: Wayne Nee 292132

Refused on 15/09/11 DELEGATED

1) UNI

Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed rear extension, by virtue of its size, design and fenestration detail, would form an inappropriate and incongruous addition which would not relate well to the appearance and character of the existing property. Furthermore, the prominence of this poorly designed extension within the street scene would be detrimental to the character and appearance of Brunswick Town Conservation Area. The proposal is therefore contrary to the abovementioned policies.

BH2011/02109

100 Western Road Hove

Display of 1no internally-illuminated fascia sign to front elevation.

Applicant: Ackers Chemist Ltd

Officer: Mark Thomas 292336

Refused on 07/09/11 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that adverts and signs which are detrimental to visual amenity will not be allowed. Policy HE9 states that advertisements and signs should not have an adverse effect on a conservation area or its setting. Further guidance is contained within supplementary planning document on advertisement (SPD 07), which states that internally illuminated box signs will be considered inappropriate within conservation areas. The proposal involves the installation of a light box within the fascia. The light box would represent an unsympathetic and incongruous addition which would significantly detract from the character and appearance of the recipient property and the wider Brunswick Town conservation area. As such, the proposed fascia sign is considered contrary to the aforementioned policy and supplementary planning document.

BH2011/02168

Flat 4 27 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Mr G Cashin

Officer: Charlotte Hughes 292321

Approved on 07/09/11 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 drainage required for the alterations hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2011/02411

Flat 6 47 Brunswick Place Hove

Internal alterations to layout of flat.

Applicant: Mr Nick Jenner

Officer: Christopher Wright 292097

Approved on 21/09/11 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.

CENTRAL HOVE

BH2011/01998

Flat 8 Royal Court 8 Kings Gardens Hove

Internal alterations to layout of flat.

Applicant: Mr Paul Sainsbury

Officer: Mark Thomas 292336

Approved on 19/09/11 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations, 1:1 scale joinery profiles and full details of any proposed ventilation and drainage, 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.

BH2011/02021

23 Grove Court 37-39 The Drive Hove

Replacement of existing windows and doors with UPVC units.

Applicant: Mr Lowry-Smith

Officer: Mark Thomas 292336

Approved on 09/09/11 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. 07-11-05 B, C, D and unnumbered sectional drawings received on 7th July 2011 and manufacturer's brochure by 'Synseal' received on 18th July 2011.

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

BH2011/02038

Flat 2 6 Clarendon Villas Hove

Replacement of existing single glazed wooden sash windows with new double glazed uPVC vertical sliding units to front elevation.

Applicant: Mrs Penelope Smith

Officer: Mark Thomas 292336

Approved on 14/09/11 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 specification drawings by 'Spectus' received on 7th July and 'Product survey report' received on 20th July 2011.

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

BH2011/02050

29 St Aubyns Hove

Loft conversion to form 2no self contained flats incorporating installation of 6no rooflights and associated roof alterations.

Applicant: Mr Alfred Haagman

Officer: Clare Simpson 292454

Refused on 09/09/11 DELEGATED

1) UNI

The development would form two studios with very cramped living conditions, restricted floor areas, low ceilings, and little circulation or storage space. In addition, each main studio room would also be served by 2 small roof lights and provide a poor outlook for future occupiers. The accommodation would be oppressive and result in a sense of enclosure for future occupiers. As such the development would not provide for a satisfactory standard of living accommodation and would be detrimental to the amenity of future occupiers. The development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof extension fails to respect the historic character and

appearance of the building. The infill of the roof valley would remove the original integrity of the roof and given that the property is semi-detached, the works would harm the character of the building as a whole. The works would be visible from surrounding properties in the area and the historic roofscape would not be preserved. The proposal is contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan, Supplementary Planning Document on Architectural Features (SPD09) and Supplementary Planning Guidance on roof Alterations and Extensions (SPGBH1).

GOLDSMID

BH2011/01718

3 York Court 2 Nizells Avenue Hove

Alterations to existing windows and doors (Retrospective).

Applicant: Mr Andrew Marsh

Officer: Wayne Nee 292132

Approved on 16/09/11 DELEGATED

BH2011/01890

129 Wick Hall Furze Hill Hove

Replacement of white finish softwood and crittal single glazed window with white finish aluminium double glazed single door.

Applicant: Henrietta Martin

Officer: Mark Thomas 292336

Refused on 09/09/11 DELEGATED

1) UNI

Policy HE10 of the Brighton & Hove Plan states in relation to buildings of local interest that, whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building. Policy QD14 states that extensions or alterations to existing buildings should be well designed, sited and detailed in relation to the recipient property, adjoining properties and the surrounding area. The proposed aluminium door has been designed to replicate doors within the building providing access to balconies of upper floors. It is considered that the installation of a door of this design would be incongruous outside of a balcony setting, and that the detailing of the proposed door would not relate well to the window to be replaced or those in the vicinity at ground floor level. As such, it is considered that the proposed development would be harmful to the character and appearance of the recipient property, contrary to policies QD14 and HE10 of the Brighton & Hove Local Plan.

BH2011/01959

Hove Station Goldstone Villas Hove

Installation of single 40 inch TFT screen on wall above existing ticket machines.

Applicant: Southern Railway

Officer: Charlotte Hughes 292321

Approved on 07/09/11 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, a scheme to rationalise and tidy up all the existing cabling in the ticket hall, including the unauthorised cables and the

removal of redundant cables, is to be submitted before work commences. The scheme shall be carried out and completed within 3 months of commencement of works, in strict accordance with the agreed 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

Unless otherwise agreed in writing, the outlets for the TFT screen will be fitted tight to the existing cable trunking and no further cable trunking is to be installed.

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

BH2011/01979

83 Addison Road Hove

Erection of rear extension to existing studio flat to create a 1no bedroom flat.

Applicant: Geneva Investment Group

Officer: Adrian Smith 290478

Refused on 13/09/11 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that extensions and alterations to buildings are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area, and do not harm the residential amenities of neighbouring properties. The proposed extension, by reason of its excessive width and depth consuming more than half the original rear garden area, represents a harmful overdevelopment of the site to the detriment of the appearance of the building and the amenities of adjacent residents. The proposal therefore represents poor design quality and would lead to a loss of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01983

19 Osmond Gardens Osmond Road Hove

Erection of conservatory to rear incorporating steps to garden. (Part retrospective)

Applicant: Mr Vijay Shah & Mr Brijesh Sharma

Officer: Charlotte Hughes 292321

Refused on 09/09/11 DELEGATED

1) UNI

The proposed conservatory, by reason of its height, depth and proximity to the shared boundary would represent an un-neighbourly and overbearing form of development which would cause harm to the amenity of the neighbouring occupiers of the ground floor flat at 17 Osmond Gardens, who would experience an increased sense of enclosure, loss of outlook and a perceived sense of overlooking. The proposal is therefore considered to be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01997

2 Montefiore Road Hove

External alterations including new entrance doors, alteration to layout of plant equipment to roof, replacement of first floor windows, infilling of two open bays at first floor, creation of rear terrace with escape stairs, removal of flue and insertion of doors to North elevation and erection of separate medical gasses storage building and covered cycle store.

Applicant: Spire Healthcare

Officer: Jason Hawkes 292153

Approved on 05/09/11 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) BH02.07

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) BH06.03

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

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

5) UNI

For daytime noise associated with plant and machinery incorporated within 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, however the limit to used for night time plant emissions is 30dB(A).

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

6) UNI

Prior to the occupation of the building, existing and proposed roof top plant and machinery shall be painted light grey, as indicated on the proposed elevations, drawing nos:AR/XX/XX/EL/251/221/P4 & AR/XX/XX/EL/251/222/P4, and thereafter retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the Acoustic Assessment approved on the 24th August 2011 and approved drawings nos.AR/WS/XX/SK/739/001/P3, AR/WS/XX/SK/739/002/P3, AR/WS/XX/SK/739/003/P3, R/WS/XX/SK/739/004/P3,AR/WS/XX/SK/739/006/P3, AR/WS/XX/SK/739/007/P3,AR/WS/XX/SK/739/008/P3, AR/WS/XX/SK/739/009/P3,AR/WS/XX/SK/739/010/P3, AR/WS/XX/SK/739/011/P3, AR/WS/XX/SK/739/012/P3, AR/WS/XX/PL/100/200/P3,AR/WS/XX/PL/100/201/P3,AR/WS/XX/PL/100/202/P3 AR/WS/BA/PL/200/203/P3,AR/XX/BA/PL/200/204/P3, AR/WS/00/PL/200/205/P3, AR/XX/00/PL/200/206/P3, AR/WS/01/PL/200/207/P3, AR/WS/01/PL/200/208/P3,

AR/WS/02/PL/200/209/P3, AR/WS/02/PL/200/210/P3, AR/WS/03/PL/200/211/P3, AR/WS/03/PL/200/212/P3, AR/WS/04/PL/200/213/P3, AR/WS/04/PL/200/214/P3, AR/XX/XX/EL/251/215/P3, AR/XX/XX/EL/251/216/P3, AR/XX/XX/EL/251/217/P3, AR/XX/XX/SE/251/218/P3, AR/XX/XX/SE/251/219/P3, AR/XX/XX/SE/251/220/P3, AR/XX/XX/EL/251/221/P4, AR/XX/XX/EL/251/222/P4, AR/XX/XX/EL/251/223/P4, AR/XX/XX/SE/251/224/P4, AR/XX/XX/SE/251/225/P4, AR/XX/XX/SE/251/226/P4, AR/XX/XX/EL/251/227/P4, AR/WS/04/PL/200/228/P2, AR/WS/04/PL/200/229/P3, AR/OB/XX/XX/251/233/P1 received on the 6th and 29th July 2011.

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

8) UNI

The new window frames and glazing proposed shall match the existing tinted windows on the building.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

BH2011/01999

2 Montefiore Road Hove

Installation of emergency generator within existing bin compound in North part of car park and replacement of existing surrounding fence.

Applicant: Spire Healthcare

Officer: Jason Hawkes 292153

Approved on 07/09/11 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 close boarded fencing shall be installed as indicated on drawing no.AR/OB/XX/XX/251/232/P1 and thereafter retained as such.

Reason: To shield the generator from view to ensure a satisfactory appearance to the development and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.AR/WS/XX/PL/100/200/P3, 201/P3 & 202/P3, AR/OB/XX/XX/251/232/P1 received on the 6th July 2011 and drawing no.3801431/P1 received on the 2nd September 2011.

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

BH2011/02047

Flat 35 Drive Lodge 68-70 The Drive Hove

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

Applicant: Direct Residential

Officer: Christopher Wright 292097

Approved on 20/09/11 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 location plan, block plan and design and access statement received on

26 July 2011; diamond 70mm bevelled suite profile details received on 8 July 2011; and drawings of the existing and proposed windows and doors received on 20 July 2011.

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

BH2011/02207

Flat 3 21 Hove Park Villas Hove

Erection of single storey rear extension.

Applicant: Mr Chris Ledward

Officer: Wayne Nee 292132

Approved on 20/09/11 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 22 July 2011 and 27 July 2011.

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

BH2011/02351

35 Lyndhurst Road Hove

Certificate of lawfulness for the proposed removal of chimney stack and associated works.

Applicant: Mrs Susan Lytle

Officer: Adrian Smith 290478

Approved on 02/09/11 DELEGATED

HANGLETON & KNOLL

BH2011/02201

The Bungalow 11 Hangleton Lane Hove

Erection of single storey side and rear extensions incorporating associated roof alterations.

Applicant: Mr Jerjes Phillips

Officer: Adrian Smith 290478

Approved on 09/09/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until a method statement setting out how the existing listed boundary wall is to be protected, maintained and stabilised during and after demolition and construction works, has been submitted to and approved in writing by the local planning authority. Works shall be carried out in strict accordance with the approved method statement.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 11HL.01, 11HL.02, 11HL.03, 11HL.04, 11HL.11, 11HL.12, 11HL.13 & 11HL.14 received on the 25th July 2011.

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

NORTH PORTSLADE

BH2011/02164

78 Graham Avenue Portslade

Change of use from retail unit (A1) to mixed use as tattoo and piercing studio (sui generis) and retail (A1). (Retrospective).

Applicant: Inkfectious

Officer: Christopher Wright 292097

Approved on 05/09/11 DELEGATED

SOUTH PORTSLADE

BH2011/00885

1-5 Franklin Road Portslade

Conversion of part of existing car showroom to form 4no 1 bedroom flats over existing mezzanine floor.

Applicant: Frost Cars Ltd

Officer: Guy Everest 293334

Approved on 20/09/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH04.01A

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

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

4) BH05.03B

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

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

A completed pre-assessment estimator will not be acceptable.

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

5) BH05.04B

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until details of 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 commence until a scheme for the external lighting of the side access, to the east of the site, 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 shall thereafter be retained for use at all times.

Reason: In order to provide an adequate access arrangement for future occupants and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

No development shall commence until a scheme for soundproofing between the ground floor commercial use and the hereby approved first floor residential units has been submitted to, and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the scheme shall be in accordance with the method statement ('Sound : 230311') received 24th March 2011. The development shall be carried out in accordance with the agreed details

Reason: In order to protect future occupants from noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved site location plan and approved drawings no. 2102/1, 2102/2, 2102/3, 2102/4, 2102/5 & 2102/17 received on 24th March 2011.

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

10) UNI

The first floor windows to the eastern elevation shall not be glazed otherwise than with obscured glass and shall thereafter permanently retained as such.

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

BH2011/01465

116-120 St Andrews Road Portslade

Change of use from retail (A1) to dental surgery (D1) incorporating removal of clock tower, reconfiguring of windows on all elevations and additional external alterations.

Applicant: Portslade Dental Centre

Officer: Guy Everest 293334

Approved on 02/09/11 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 not be occupied until the cycle parking facilities shown on the hereby approved plan no. 306/P4 A have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by staff and visitors at all times.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 306 / P1, 306 / P2, 306 / P3, 306 / P5 & 306 / P6 received on 19th May 2011; and drawing no. 306 / P4 A received 29th June 2011.

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

5) UNI

The premises shall only be used as a dental surgery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policies TR1, SU10 and QD27 of the

BH2011/02173

Mercedes-Benz of Brighton Victoria Road Portslade

Display of static internally illuminated double sided pylon sign.

Applicant: Mercedes-Benz

Officer: Paul Earp 292193

Approved on 14/09/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2011/02269

31 Station Road Portslade

Application for Approval of Details Reserved by Condition 3 and 5 of application BH2010/00694.

Applicant: Shermond Holdings Inc

Officer: Christopher Wright 292097

Approved on 19/09/11 DELEGATED

HOVE PARK

BH2010/01331

48 Hill Brow Hove

Enlargement of existing two storey rear extension, including conservatory and terrace with privacy screening at ground floor level, and raised decking with pergola at lower ground floor level (part retrospective) (amended scheme).

Applicant: Mr & Mrs Simon Lemcke

Officer: Wayne Nee 292132

Approved on 09/09/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0911-08 and 0911-09 received on 21 May 2010, and drawing no. 0911-01C received on 29 July 2011.

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

2) UNI

The north elevation obscured glass of the conservatory hereby approved shall be 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

Unless otherwise agreed in writing by the Local Planning Authority, the glazed privacy screening hereby approved shall be installed as indicated on the approved drawings within 2 months of the date of this permission and thereafter retained as such.

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

BH2011/01675

45 The Drove Hove

Demolition of existing double garage and erection of 1no two bedroom two storey dwelling.

Applicant: Dr Razi Torbati

Officer: Charlotte Hughes 292321

Refused on 02/09/11 DELEGATED

1) UNI

It is considered that by virtue of the limited plot size and footprint of the proposed dwelling, the proposal represents an overdevelopment of the plot and a cramped form of development which constitutes 'town cramming' to the detriment of the character of the area and contrary to policies QD1, QD2, QD3 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD1, QD2 and QD3 seek to ensure that developments demonstrate a high standard of design which takes into account the height, scale and bulk of existing buildings. It is considered that the proposed dwelling by reason of its diminutive appearance by comparison to surrounding properties, its scale, form and the proposed materials, would not represent a high standard of design or

make a positive contribution to the appearance and character of the surrounding area. The proposal is therefore considered to be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

3) UNI3

Policy QD27 seeks to protect the residential amenity of neighbouring properties and future occupiers. The first floor bedroom window would overlook the garden of the neighbouring property to the north, no.13 Bishops Road, and harm their existing residential amenity, without any clear alternatives. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposal represents development in the rear garden now classified as Greenfield land. Given the sensitive nature of the location, the highest level of resource-efficiency must be sought for the proposed building. The submitted information indicates that development would meet Code for Sustainable Homes Level 3 and the expected standards would be Code for Sustainable Homes Level 5. It is not considered that the development could meet the standards without material changes to the design. The proposal is considered to be contrary to policy SU2 of the Brighton & Hove Local Plan

BH2011/01954

16 Tongdean Road Hove

Demolition of existing bungalow and erection of 2no apartments incorporating enclosed roof terrace and associated works.

Applicant: Mr K Ives

Officer: Charlotte Hughes 292321

Approved on 14/09/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH04.01A

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

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

4) 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 / Code level 4 / Code level 5*] has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) BH06.01

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

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

7) BH06.03

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

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

8) BH11.02

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

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

9) 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.

10) BH12.07

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing, means of enclosure, planting and indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection during the course of the development.

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

12) UNI

Access to the flat roof over the rear single storey 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.

13) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order) no walls, fences, gates, or other means of enclosure shall be erected, or placed anywhere on the application site unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers that development of this kind could cause detriment to the character of the area and for this reason would wish to control any future development proposals to comply with policy HE6 of the Brighton & Hove Local Plan.

14) UNI

The rendered walls of the development hereby approved shall have a smooth finish, without expansion joints or bell moulds.

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

15) UNI

No development shall take place until samples of the blinds, the rails and the colour of their finish have been submitted to and approved and in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details and maintained as such thereafter.

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

16) UNI

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no.TR32A received on the 13th September 2010.

Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local

Plan.

17) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TR22, TR23, TR24, TR25, TR27 received on 30th June 2011, TR26 received on 20th July 2011, TR28A, TR29A, TR30A, TR31A received on 7th September 2011.

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

BH2011/01970

8 Hove Park Way Hove

Erection of first floor side extension with new hipped roof to accommodate extended loft space.

Applicant: Mr & Mrs A Brookes

Officer: Wayne Nee 292132

Refused on 07/09/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed roof of the first floor side extension would be over dominant, with the roof massing at a high level forming an inappropriate addition to the existing property. Furthermore, by reason of its bulk in close proximity to no. 10 Hove Park Way, the roof extension would result in a cramped and overbearing appearance that would result in a poor relationship with this neighbouring property. This would be visually detrimental to the street scene. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/02049

Land to Rear of 3 Orchard Avenue Hove

Demolition of existing garage and erection of 1no two bedroom dwelling with associated landscaping.

Applicant: Reefsouth Ltd

Officer: Paul Earp 292193

Refused on 20/09/11 DELEGATED

1) UNI

The proposal is for the use of residential garden land for housing, and as such constitutes development of a Greenfield site. The proposed plot is substantially smaller than the general plot sizes in the immediate area, and as such necessitates building forward of the established building line. In this position, the dwelling would appear incongruous in the street scene. For these reasons it is considered that the site is too small to form an independent building plot which could accommodate a dwelling which would relate well to its context. The proposed development would be out of character with the area and contrary to both PPS3: Housing in respect of development on Greenfield land, and policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure that new development would enhance the positive qualities of the neighbourhood and avoid town cramming.

2) UNI2

The proposed dwelling, situated forward of the general building line, and 4m forward of the adjacent property, 30 Orchard Gardens, would have an overbearing and oppressive effect on the residential amenity on the property and likely to reduce light and overshadow the front of the dwelling. The proposed rear garden is approximately 3m in depth and the use of this amenity space, by confining outdoor activity into a small space, would impact on the use of the garden of 5 Orchard Gardens to the rear. For these reasons the proposal is

detrimental to the residential amenities of the occupiers of adjacent properties and contrary to policy QD27 of the Brighton & Hove local Plan which aims to protect residential amenity.

3) UNI3

The use of the forecourt as a parking area, due to its limited size and restricted manoeuvrability, would be would be detrimental to public and highway safety, contrary to policies TR7 and TR8 of the Brighton & Hove Local Plan which aim to ensure safe development

BH2011/02131

64-66 The Upper Drive Hove

Erection of single storey rear extension to form one bedroom flat.

Applicant: Geneva Investment Group

Officer: Jason Hawkes 292153

Refused on 12/09/11 DELEGATED

1) UNI

The development by reason of its design, bulk and siting would detract from the character and appearance of the existing building and pair of semi-detached buildings representing an overdevelopment of the site. The scheme also indicates that the roof of the extension would cut into a first floor bay window on the building and that a side staircase would be retained which would be at odds with the proposed extension. These elements together with the scale of the building would result in an incongruous appearance and an unsympathetic addition. The proposal would therefore be contrary to policy QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The development would result in the significant loss of communal amenity space available to existing and future residents. The retained communal space to the rear of 64 and 66 The Upper Drive is not considered sufficient for a site comprising 18 households. The proposal would therefore be contrary to policy HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

Policy SU2 of the Brighton & Hove Local Plan, including SPD08 on Sustainable Building Design, requires new residential development on land not previously developed to achieve Level 5 of the Code for Sustainable Homes. No evidence has been submitted to indicate that the proposed dwelling would meet Level 5 of the Code for Sustainable Homes which may require significant alterations to the design and appearance of the unit. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

BH2011/02158

18 Goldstone Crescent Hove

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

Applicant: Mr Nigel Swift

Officer: Wayne Nee 292132

Approved on 13/09/11 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. 437/01 and 437/02 received on 19 July 2011.

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

BH2011/02187

4 Radinden Drive Hove

Erection of pitched roof extension incorporating Juliet balcony at first floor level to front elevation and associated alterations.

Applicant: Mr & Mrs K Grierson

Officer: Christopher Wright 292097

Refused on 13/09/11 DELEGATED

1) UNI

The proposed extension would rise above the ridge of the existing roof and, by reason of the design, form, proportions and scale, including the height, width and bulk, would appear unduly dominant in context with the host property, and would detract from the character of the recipient building to the detriment of visual amenity. As such the proposal is contrary with policy QD14 of the Brighton & Hove Local Plan and the guidance contained in SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed extension would, by reason of the first floor windows and Juliet balconies on the front elevation, enable the overlooking of neighbouring property having the consequence of loss of privacy and thereby compromising residential amenity, contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02245

4 Tongdean Road Hove

Erection of first floor extension at east elevation.

Applicant: Mr Christopher Liu

Officer: Clare Simpson 292454

Approved on 14/09/11 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 no. 2011/05/ 08, 10, received on the 28th July 2011.

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

BH2011/02265

95 King George VI Drive Hove

Demolition of existing single garage to allow the erection of a single storey side and rear extension with flat roof incorporating roof light. Addition of rooflights to both roof slopes.

Applicant: Mr Paul Marples

Officer: Mark Thomas 292336

Approved on 13/09/11 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. CFA/FULL/01 revision 02 received on 4th August 2011.

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

BH2011/02454

34 Court Farm Road Hove

Erection of a two storey side extension

Applicant: Mahmood Mirzadeh

Officer: Jason Hawkes 292153

Refused on 20/09/11 DELEGATED

1) UNI

Policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan require that proposals demonstrate a high standard of design and are well sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed side extension, by virtue of its excessive size, inappropriate design and prominent positioning on a corner plot, would form an incongruous and unsympathetic feature poorly related to the uniform appearance of the pair of semi-detached houses and will be detrimental to the visual amenity of the overall street scene. The proposal is therefore contrary to the above policies.

WESTBOURNE

BH2011/01629

Ground Floor Flat 15 Westbourne Street Hove

Replacement of 4no aluminium windows and 1no timber window with white uPVC double glazed units.

Applicant: Mr Everson

Officer: Wayne Nee 292132

Approved on 14/09/11 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 central bay window (window 2) hereby permitted shall match exactly the frame thickness of the upper floor windows of the building, and shall be retained as such.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the surrounding, 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 unnumbered drawings received on 03 June 2011 and 30 August 2011.

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

BH2011/01824

3 & 4 Westbourne Grove Hove

Construction of mansard roof with windows to create second floor with 1no two bedroom flat. Change of use of first floor offices to form 2no studio flats and change of use of ground floor storage to form office accommodation.

Applicant: Mr Kevin Tanner

Officer: Clare Simpson 292454

Refused on 12/09/11 DELEGATED

1) UNI

The premises are evidently in use as an office/ business premises. In response to the employment land needs of the city, policy EM5 and EM6 seek protect commercial units unless they can be demonstrated as genuinely redundant. The premises are in use and no information has been submitted to address these policies. The proposed change of use of the first floor to residential units is contrary to policy EM5 and EM6 of the Brighton & Hove Local Plan.

BH2011/01974

25 Sheridan Terrace Hove

Replacement of existing timber front door with new white GRP moulded door incorporating a PVCu frame.

Applicant: Mrs Harding

Officer: Mark Thomas 292336

Approved on 09/09/11 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 'Sheet 1 of 1' by Anglian received on 4th July 2011, drawing nos. GA/612, GA/613, glazing and product brochure received on 18th July 2011 and unnumbered block plan received on 16th August 2011.

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

BH2011/02078

19 Rutland Gardens Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Pooles

Officer: Wayne Nee 292132

Approved on 05/09/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 received on 11 July 2011.

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

BH2011/02156

149 Kingsway Hove

Application for Approval of Details Reserved by Condition 6 of application BH2011/01435.

Applicant: Ms N Mutawa

Officer: Clare Simpson 292454

Approved on 02/09/11 DELEGATED

BH2011/02212

70-72 Portland Road Hove

Installation of new shop front.

Applicant: Ackerman Music

Officer: Jason Hawkes 292153

Approved on 05/09/11 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.BA/01 received on the 25th July 2011.

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

BH2011/02224

60 Wordsworth Street Hove

Erection of single storey rear extension.

Applicant: Mr P Ayton & Ms K Petty

Officer: Mark Thomas 292336

Approved on 02/09/11 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. ADC439/03 received on 26th July 2011.

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

WISH

BH2011/00985

133 Portland Road Hove

Erection of 1no one bedroom single storey dwelling to rear of property.

Applicant: Mr Abdul Noor

Officer: Paul Earp 292193

Refused on 06/09/11 DELEGATED

1) UNI

The property is part of a parade primarily consisting of commercial uses at ground floor level with residential over. The proposal is for the development of the garden to the maisonette above the property for an independent residential unit, and as such constitutes development of a Greenfield site. The construction of the unit would occupy most of the rear garden, resulting in a loss of amenity space to the existing maisonette and present a poor outlook to the occupiers of the proposed unit. The shared use of the access along the side of the proposed dwelling by users of the ground floor commercial unit would be detrimental to the occupiers of the proposed dwelling by way of loss of privacy and disturbance. Access to the site is along a footpath serving the rear of the terrace which is unlit and unmade and is below the standard that the Council would reasonably expect to a residential unit. The proposal would result in an overdevelopment of the land out of character with the area, and contrary to PPS3: Housing, and policies QD2, QD3, QD14, QD27 and HO5 of the Brighton & Hove Local Plan which seek to ensure that new development would enhance the positive qualities of the neighbourhood, avoid town cramming and safeguard the residential amenities of existing and future occupiers.

2) UNI2

Whilst the proposed dwelling is within an extension to the building, it occupies most of the rear garden and is regarded as development of a Greenfield site. As such the development should attain Code level 5 for Sustainable Homes, which is the recommended standard within SPD08. The application is accompanied by the Sustainability Checklist which does not demonstrate that the development would achieve an acceptable level of sustainability and is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 which seeks efficiency of development in the use of energy resources.

3) UNI3

Policy HO13 requires all new residential dwellings to be built to a Lifetime Homes standards whereby they can be adapted to meet the needs of people with disabilities without major structural alterations. The proposed entrance to the dwelling is situated along a narrow path where the turning circle to the proposed entrance door is too tight to facilitate wheelchair access. The proposal therefore fails to meet Lifetime Homes standards contrary to policy HO13 of the Brighton & Hove local Plan.

BH2011/01683

343 Kingsway Hove

Erection of a part one part two storey side extension and erection of side extension at first floor level incorporating the conversion of existing integral garage into habitable rooms with associated external alterations.

Applicant: Mr Jean Joseph Cussac

Officer: Jason Hawkes 292153

Approved on 02/09/11 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 side first floor window on the east elevation of the first floor extension hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

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 windows other than the one window expressly authorised by this permission shall be constructed to the side (east) elevation of the first floor extension.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.9231110/site plan, floor plans, elevations and 3435/11A, 9 location plan (proposed block plan superseded) and 12A received on 9th June and 23rd August.

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

BH2011/01848

86A Boundary Road Hove

Erection of additional storey to create 1no two bedroom flat and 1no one bedroom flat and installation of new shop front.

Applicant: HR Investments

Officer: Charlotte Hughes 292321

Approved on 01/09/11 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) 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) BH05.02

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

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

7) BH06.03

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and

to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development at 86A Boundary Road shall commence until all the internal and external works to the existing first floor flat at 86 Boundary Road, have been carried out and completed in accordance with the approved plans.

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

9) UNI

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

Reason: To ensure that the development makes efficient use of energy and to comply with policy SU2 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. A.04, A.05, A.06, D.13 received on 23rd June 2011, D.11 received on 7th July 2011, D.12/A, D.14/A received on 12th July 2011 and A.01, A.02 received on 31st August 2011.

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

BH2011/02069

305 Portland Road Hove

Certificate of lawfulness for a proposed siting of caravan within domestic curtilage of dwelling house.

Applicant: Boutique Caravans Ltd

Officer: Christopher Wright 292097

Approved on 20/09/11 DELEGATED

BH2011/02086

67 St Leonards Road Hove

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

Applicant: Mr & Mrs Scott Gray

Officer: Wayne Nee 292132

Approved on 09/09/11 DELEGATED

BH2011/02278

14 Woodhouse Road Hove

Erection of single storey extension to side and rear.

Applicant: Mr & Mrs Richards

Officer: Jason Hawkes 292153

Approved on 13/09/11 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.1118-01 and 02 received on 2nd and 5th August 2011.

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

BH2011/02326

33 Coleman Avenue Hove

Erection of a single storey ground floor rear extension (revised design).

Applicant: Prof Justin Jahn Rosenberg

Officer: Steven Lewis 290480

Approved on 14/09/11 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 site plan, block plan and drawings no. CA585 Rev B received on 04/08/2011 & 23/08/2011.

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

BH2011/02503

331 Kingsway Hove

Non Material Amendment to BH2011/00227 for changes to basement and staircase external door configuration, revised window configuration to elevation 6 (West elevation), substitution of approved opaque infill panels for colour render panels.

Applicant: Denne Construction Limited

Officer: Clare Simpson 292454

Approved on 19/09/11 DELEGATED

Withdrawn Applications

BH2011/02605

16 Amesbury Crescent Hove

Certificate of lawfulness for a proposed single storey rear extension and loft conversion incorporating side dormer, rear solar panel and rooflights.

Applicant: Mr & Mrs Hand

Officer: Mark Thomas 292336

WITHDRAWN ON 21/09/11

