

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

BH2011/01744

17 Winfield Avenue Brighton

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

Applicant: Andrew Mason

Officer: Chris Swain 292178

Approved on 28/09/11 DELEGATED

BH2011/02128

28 Bengairn Avenue Brighton

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

Applicant: Mr Billy Boyle

Officer: Sonia Gillam 292359

Approved on 03/10/11 DELEGATED

BH2011/02364

4 Haywards Road Brighton

Erection of a two storey side extension.

Applicant: Mr G Tomkins

Officer: Helen Hobbs 293335

Approved on 04/10/11 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. 11/685/01, 11/685/02, site plan and block plan received on 9th August 2011.

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

BH2011/02388

Dharma School 149 Ladies Mile Road Brighton

Erection of single storey conservatory extension to rear.

Applicant: Dharma School Brighton

Officer: Sonia Gillam 292359

Approved on 06/10/11 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. 2011/LMR/01 and 2011/LMR/02 received on 11th August 2011.

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

BH2011/02567

6 Petworth Road Brighton

Erection of first floor side extension with pitched roof.

Applicant: Mr Terence Linnington

Officer: Sonia Gillam 292359

Approved on 12/10/11 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, including a face brickwork finish to the walls to match the existing bricks on the main house.

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. P06/001/A, 002/A and 003/A received on the 31st August 2011.

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

BH2011/02596

Meadow View Braypool Lane Patcham Brighton

Application for Approval of Details Reserved by Condition 7 of application BH2009/00022.

Applicant: Miss Victoria Hudson

Officer: Anthony Foster 294495

Approved on 12/10/11 DELEGATED

PRESTON PARK

BH2011/00882

46B Old Shoreham Road Brighton

Replacement of rear window with French doors and alterations to front garden.

Applicant: Mr Dennis Smith

Officer: Louise Kent 292198

Approved on 28/09/11 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. 1 & 2 received on 1 July 2011.

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

BH2011/01761

Windlesham School 190 Dyke Road Brighton

Installation of 16 solar panels to south-west facing roofslope.

Applicant: Ms Jane Waller

Officer: Kate Brocklebank 292175

Approved on 07/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings, unnumbered roof and elevation plan received 16 June 2011, unnumbered existing and proposed elevations and satellite photograph received 25 July 2011, 'SHARP' brochure details received 26 July 2011, unnumbered block and location plan received on 10 August 2011, unnumbered existing and proposed elevations received 18 August 2011.

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

BH2011/01769

Land Rear Of 183 Ditchling Road Brighton

Application for Approval of Details Reserved by Conditions 4 and 8 of application BH2011/00095.

Applicant: Lumsden Coe Developments Ltd

Officer: Kate Brocklebank 292175

Approved on 07/10/11 DELEGATED

BH2011/01860

85 Beaconsfield Villas Brighton

Demolition and rebuilding of single storey rear extension with balcony above.

Applicant: Mr John Harley

Officer: Chris Swain 292178

Approved on 26/09/11 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) BH02.05

The north facing side window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) BH12.02

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 11.05.04/3 and 1.05.04/4, a site plan, a block plan, a photographic image and a design and access statement received on 27 July 2011.

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

BH2011/01947

45 Sandgate Road Brighton

Installation of solar panels to flat roof of rear dormer.

Applicant: Mr Leo Littman

Officer: Louise Kent 292198

Approved on 04/10/11 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 01 & 02 and Line of sight image received on 3 October 2011.

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

BH2011/02143

18A St Andrews Road Brighton

Installation of front window to gable, rooflights to side of gable and associated external alterations.

Applicant: Mr & Mrs Clive & Yamila Frost

Officer: Jonathan Puplett 292525

Refused on 28/09/11 DELEGATED

1) UNI

The gable roof to the front of the building forms a prominent feature and is at present largely unaltered. The proposed gable window and rooflights would result in the loss of this unaltered appearance and are unsympathetic additions which would significantly alter the appearance of the gable creating a cluttered appearance. The proposal would harm the appearance of the building and the surrounding conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the guidance set out in SPGBH1: Roof Alterations and Extensions and SPD09: Architectural Features.

BH2011/02190

98 Beaconsfield Villas Brighton

Loft conversion incorporating rooflight to front elevation and dormers at rear.

Applicant: Dr C Goldie

Officer: Helen Hobbs 293335

Approved on 12/10/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

roof.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. mm/07/Beac98 proposed section and second floor plan received on 12th October 2011, mm/07/Beac98 proposed elevations received on 11th October 2011, mm/01/Beac98, mm/02/Beac98 and mm/04/Beac98 received on 22nd July 2011 and un-numbered site plan received on 18th April 2011.

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

BH2011/02195

46 & 46A New England Road Brighton

Erection of single storey extension and two storey extension to rear and erection of external access staircase.

Applicant: Mr A J Crawford

Officer: Liz Arnold 291709

Approved on 29/09/11 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

Access to the flat roofs over the extensions hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

The external staircase and related landing hereby approved shall be used for access to and egress from the rear garden area to the first floor residential unit only and shall not be used at any time as a raised amenity area.

Reason: In order to protect adjoining properties from overlooking, loss of privacy and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.001 and 002 received on 22nd July 2011.

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

BH2011/02228

18A St Andrews Road Brighton

Proposed new access to existing roof terrace at rear elevation.

Applicant: Mr & Mrs Clive & Yamila Frost

Officer: Jonathan Puplett 292525

Refused on 22/09/11 DELEGATED

1) UNI

The proposed roof extension is of a non-traditional form and does not relate to the character and appearance of the dwelling. The addition would harm the appearance of building, and the roofscape of the surrounding Preston Park conservation area. The additional railings proposed would also worsen the appearance of the building. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the guidance set out in SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed improved access to the roof terrace and improved railings would be likely to result in an intensified use of the terrace area which would cause increased overlooking and noise disturbance to the detriment of the amenity of occupiers of neighbouring residential properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02291

49 Stanford Road Brighton

Loft conversion incorporating new window to side and rooflights to front and rear.

Applicant: Ms Annie King

Officer: Chris Swain 292178

Refused on 30/09/11 DELEGATED

1) UNI

The proposed rooflights to the front and rear, by reason of design, scale, excessive number and positioning would relate poorly to the existing building, and detract from the appearance and character of the property, the street scene and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed casement style window to the side elevation, by reason of design, proportion and method of opening would be an inappropriate alteration that would detract from the appearance and character of the building and the surrounding area contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/02292

First Floor Flat 52 Florence Road Brighton

Loft conversion incorporating roof lights to front and rear roof slopes.

Applicant: Mr Ian Davies

Officer: Helen Hobbs 293335

Approved on 28/09/11 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) BH12.05A

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 received on 3rd August 2011.

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

BH2011/02313

44 Argyle Road Brighton

Loft conversion incorporating front dormer and rear dormer with Juliet balcony.

Applicant: Mr Ian Baldry

Officer: Jonathan Puplett 292525

Approved on 29/09/11 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 rooflight hereby approved shall not protrude more than 150 millimetres beyond the plane of the slope of the roof when measured from the perpendicular with the external surface of the roof.

Reason: To ensure an acceptable appearance to the development and to comply with Policy QD14 of the Brighton & Hove Local Plan

4) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan, block plan and drawing no. 1422/1 received on the 5th of August 2011 and drawing no. 1433/2B received on the 27th of September 2011.

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

BH2011/02340

1A Chester Terrace Brighton

Erection of single storey rear extension and installation of new gate and railings to front boundary wall. Loft conversion incorporating rear dormer.

Applicant: Mr P Bracchi & Ms M Stewart

Officer: Liz Arnold 291709

Approved on 03/10/11 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 railings and gate shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings titled Proposed Plans and 1A Chester Terrace received on 29th September 2011.

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

BH2011/02371

79 Chester Terrace Brighton

Loft conversion incorporating front roof light.

Applicant: Mr David Ottewill

Officer: Sonia Gillam 292359

Approved on 04/10/11 DELEGATED

1) BH01.01

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

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

2) BH12.05A

The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 427/01 and 427/02 received on the 10th August 2011.

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

BH2011/02453

Ground Floor Flat 183 Ditchling Road Brighton

Replacement of existing timber framed sash windows with UPVC double glazed sash windows front elevation. (Retrospective)

Applicant: Mr Tony Green

Officer: Kate Brocklebank 292175

Approved on 07/10/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered block and location plan and drawing no. 01 received on 18 August 2011.

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

REGENCY

BH2005/05083

Upper Floors 14 Brighton Place Brighton

Conversion of upper floors (1st to 4th) to create 6 self-contained flats. Formation of new dormer to 4th floor.

Applicant: Brighton Nominee (No1) & (No2) Ltd

Officer: Sue Dubberley 293817

Refused on 27/09/11 DELEGATED

1) UNI

Policy TR1 of the Brighton & Hove Local Plan requires development proposals to provide for the demand for travel created. The application does not provide any car parking spaces and in the absence of a contribution towards the Sustainable Transport Strategy or remedial measures to overcome the resulting impact on the public transport network, the scheme does not provide for the demand for travel created and is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

BH2010/02894

1A Bartholomews Brighton

Internal alterations to layout of restaurant at basement, ground and first floor level including installation of dumbwaiter. Replacement of suspended ceiling with plasterboard to basement and ground floor. (Part retrospective).

Applicant: Vinotek Limited

Officer: Paul Earp 292193

Approved on 27/09/11 DELEGATED

1) UNI

Details of the two fireplaces to be reinstated at first floor level shall be submitted to and agreed in writing by the Local Planning Authority, and installed as approved within 3 months of the date of this approval. The fireplaces shall be retained as approved 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 door to be located between the large modern staircase and the first floor east room should be reinstated to its original size and a four-panelled door to match the others installed. Details of the door and frame shall be submitted at a scale of 1:20, agreed in writing by the Local Planning Authority, and installed as approved within 3 months of the date of this approval. The doors shall be retained as approved thereafter.

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

BH2011/01681

127 Western Road Brighton

Replacement of existing timber sash windows with uPVC double glazed casement windows (Retrospective)

Applicant: Mr Keveh Mottaghi

Officer: Adrian Smith 290478

Refused on 26/09/11 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan requires developments within Conservation Areas to preserve or enhance the character and appearance of the area. The replacement windows, by reason of their UPVC finish and casement opening style, represent an incongruous alteration that fails to preserve or enhance the character and appearance of the building or the wider Montpelier

and Clifton Hill Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/01785

16 Little Preston Street Brighton

Application for Approval of Details Reserved by Conditions 4, 6, 9, 13 and 14 of application BH2010/00526.

Applicant: Mr F Miah

Officer: Paul Earp 292193

Split Decision on 11/10/11 DELEGATED

BH2011/01952

36 Victoria Street Brighton

Erection of staircase to access existing roof terrace incorporating obscured glazed screen over boundary wall.

Applicant: Mr Ian Heath

Officer: Charlotte Hughes 292321

Refused on 22/09/11 DELEGATED

1) UNI

Despite reasonable efforts being made by the Local Planning Authority, the applicant has failed to provide access to the site for the Case Officer. A complete assessment of the application cannot therefore be made with regards to the impact of the proposal upon the character and appearance of the existing property, the Montpelier & Clifton Hill Conservation Area or the impacts upon the amenities of the neighbouring properties. The proposal is therefore considered to be contrary to policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

BH2011/01992

The Abbey 14-19 Norfolk Terrace Brighton

Internal fire precaution works and alterations to existing external fire escape at ground and first floor levels.

Applicant: Thornton Properties Ltd

Officer: Guy Everest 293334

Approved on 05/10/11 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, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

3) UNI

All metalwork embedded in the masonry following removal of the ground and first floor sections of the fire escape shall be completely removed and the surrounding areas made good to match the rest of the rear elevation in material, colour, style, bonding and texture.

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

4) UNI

This decision is based on drawing nos. 1829/46 A, 1829/47 A, 1829/48 A, 1829/49 A, 1829/54 A & 1829/55 A received on 5th July 2011; and drawing nos.

1829/50 B, 1829/51 B, 1829/52 B, 1829/53 B, 1829/56 A, 1829/57 A & 1829/58 A received on 21st September 2011.

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

BH2011/01993

The Abbey 14-19 Norfolk Terrace Brighton

Internal fire precaution works and alterations to existing external fire escape at ground and first floor levels.

Applicant: Thornton Properties Ltd

Officer: Guy Everest 293334

Approved on 05/10/11 DELEGATED

1) BH01.05

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

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

2) UNI

Prior to their installation details of the rebuilt electrical cupboards to the communal areas shall be submitted to, and approved in writing by the Local Planning Authority. The cupboards shall thereafter be completed in strict accordance with the agreed details.

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

3) UNI

Any metalwork embedded in the masonry following removal of the ground and first floor sections of the fire escape shall be completely removed and the surrounding areas made good to match the rest of the rear elevation in material, colour, style, bonding and texture.

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 architraves to new door openings shall match exactly the existing original architraves in the each affected room.

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

5) UNI

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

6) UNI

Prior to their installation details of the number, position, fitting and style of radiators to communal areas shall be submitted to, and approved in writing by the Local Planning Authority. The radiators shall thereafter be installed in strict accordance with the agreed details.

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

7) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/02043

Royal Alexandra Hospital Dyke Road Brighton

Erection of detached two storey building comprising 2no show homes and marketing suite for temporary period of 3 years, with associated car parking.

Applicant: Taylor Wimpey UK Ltd

Officer: Guy Everest 293334

Approved on 05/10/11 DELEGATED

1) UNI

The building hereby permitted shall be permanently removed from the site by 31st October 2014.

Reason: The building is not suitable as a permanent form of development to safeguard the character and appearance of the Montpelier & Clifton Hill Conservation Area and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The off-street car parking (accessed off Clifton Hill) hereby permitted shall be permanently removed from the site by 31st October 2014.

Reason: The car parking is not suitable on a permanent basis to safeguard the character and appearance of the Montpelier & Clifton Hill Conservation Area and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until samples of the materials (including colour of render) 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. 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 drawings no. PL 20-301, PL 20-31, PL 20-32 received 8th July 2011; approved drawings no. PL 20-303 A, PL 20-33 A, PL 20-34 A, PL 20-35 A, PL 20-36 A, PL 20-37 A, PL 20-38 A & PL 20-39 A received 18th August 2011; and approved drawing no. PL 20-30 A received 15th September 2011.

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

5) UNI

No construction works shall take place until fences for the protection of trees to be retained along the Clifton Hill frontage (tree nos. 23, 24, 25, 26 & 27) have been erected in accordance with Ian Keen Ltd drawing no. 7451/01. 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.

6) UNI

Prior to their installation details of the entrance gates to be inserted to the southern end of the site shall be submitted to, and approved in writing by the Local Planning Authority. The gates shall be installed in accordance with the agreed details and be 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.

7) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained in conjunction with the permitted building.

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

BH2011/02179

Basement & Ground Floor Flat 14A Ship Street Brighton

Conversion of basement and ground floor maisonette to from 1no one bedroom flat and 2no studio flats incorporating ground floor terrace and revised fenestration to side elevation, increased height of boundary wall and associated works.

Applicant: L B Longley Investments

Officer: Adrian Smith 290478

Approved on 12/10/11 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 works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all new extractor vents shall be decorative cast iron grilles painted to match the walls of the building.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all new and replacement external pipework shall be copper for the small bore pipes and cast iron for the large bore pipes.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

No development shall take place until full details of the proposals have been

submitted to and approved by the Local Planning Authority in writing, including:

- i) 1:10 sample elevations and sections, and 1:1 joinery sectional profiles of the new external doors;
- ii) details of the new and re-used railings sections, including 1:10 scale elevations and 1:1 scale profiles of the spearheads, top rails, swivel hinge mechanism, and lock;
- iii) details and samples of the paving to the ground floor terrace; and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

8) UNI

Notwithstanding the details shown on drawing No.SS14PRO04 rev B, prior to the first occupation of the basement level flat, the external entrance door shall be replaced with a new door in accordance with details to be submitted to and approved in writing by the local planning authority.

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

9) 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.

10) UNI

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

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

11) 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 received on the 21st July 2011 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.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.SS14PRO/03 rev B & SS14PRO/04 rev B received on the 19th September 2011.

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

13) UNI

The copings and pilaster caps of the raised walls shall match exactly the existing ones.

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

BH2011/02180

Basement & Ground Floor Flat 14A Ship Street Brighton

Conversion of basement and ground floor maisonette to from 1no one bedroom flat and 2no studio flats incorporating ground floor terrace and revised fenestration to side elevation, increased height of boundary wall and associated works.

Applicant: L B Longley Investments

Officer: Adrian Smith 290478

Approved on 12/10/11 DELEGATED

1) BH01.05

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

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

2) UNI

Unless otherwise agreed in writing by the local planning authority, all new and replacement external pipework shall be copper for the small bore pipes and cast iron for the large bore pipes.

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

3) UNI

Unless otherwise agreed in writing by the local planning authority, where historic doorways are to be blocked up, the doors and their architraves should be retained in situ on the hallway side.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

- i) details of the new under stair cupboard doors at basement level and the paired cupboard doors closing off the entrance to the basement stairs at ground floor level, including a 1:10 scale elevation and 1:1 scale sectional details;
- ii) 1:10 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all new internal and external doors, architraves, and skirting boards;
- iii) details, including 1:5 scale sample plans/elevations and 1:1 scale sectional profiles of any new decorative plasterwork, including cornices, ceiling roses,

- bracketed arches and other features that may be proposed;
- iv) details of the new and re-used railings sections, including 1:10 scale elevations and 1.1 scale profiles of the spearheads, top rails, swivel hinge mechanism, and lock;
 - v) details and samples of the paving to the ground floor terrace; and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

7) UNI

Notwithstanding the details shown on drawing No.SS14PRO04 rev B, prior to the first occupation of the basement level flat, the external entrance door shall be replaced with a new door in accordance with details to be submitted to and approved in writing by the local planning authority.

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

8) UNI

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.

9) UNI

Unless otherwise agreed in writing by the local planning authority, all new extractor vents shall be decorative cast iron grilles painted to match the walls of the building.

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

10) UNI

The copings and pilaster caps of the raised walls shall match exactly the existing ones.

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

BH2011/02237

49 West Street Brighton

Display of 1no internally-illuminated fascia sign and 1no internally-illuminated projecting sign.

Applicant: Britannia

Officer: Mark Thomas 292336

Approved on 04/10/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

visual amenity.

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2011/02246

New Venture Theatre Bedford Place Brighton

Application for Approval of Details Reserved by Condition 3 of Listed Building application BH2011/00825.

Applicant: New Venture Theatre

Officer: Jason Hawkes 292153

Approved on 22/09/11 DELEGATED

BH2011/02301

Royal Alexandra Quarter Dyke Road Brighton

Display of 3no non-illuminated dibond panels to be fitted to site hoarding (retrospective).

Applicant: Taylor Wimpey

Officer: Guy Everest 293334

Approved on 10/10/11 DELEGATED

1) BH10.02

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) UNI

The hereby approved signs shall not be illuminated.

Reason: For the avoidance of doubt and to preserve the character and appearance of the site and wider Conservation Areas and to comply with policy HE9 of the Brighton & Hove Local Plan.

7) UNI

This consent shall expire on 31st July 2015 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.

BH2011/02390

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 14, 22 and 24 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Approved on 07/10/11 DELEGATED

BH2011/02443

75 - 76 North Street Brighton

Replacement of concrete roof tiles and metal roof light with slate roof tiles and velux windows to front and rear elevations. (Retrospective)

Applicant: Jones Land Lasalle

Officer: Steven Lewis 290480

Approved on 10/10/11 DELEGATED

BH2011/02510

18 Borough Street Brighton

Erection of single storey rear extension.

Applicant: Mr Nigel Hughes

Officer: Steven Lewis 290480

Approved on 07/10/11 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 unnamed approved drawings no. 01, 02, 03 & 04 received on 23/08/2011.

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

BH2011/02522

Steine House 55 Old Steine Brighton

Replacement of existing louvred top sections of ground floor front timber framed sash windows with single glazed timber framed fixed sash windows.

Applicant: Brighton YMCA

Officer: Charlotte Hughes 292321

Approved on 12/10/11 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 windows hereby approved shall be painted white within one month of installation and shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. O36PC/PLB/02, 04, 05, 06 received on 24th August 2011.

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

BH2011/02523

Steine House 55 Old Steine Brighton

Replacement of existing louvred top sections of ground floor front timber framed sash windows with single glazed timber framed fixed sash windows.

Applicant: Brighton YMCA

Officer: Charlotte Hughes 292321

Approved on 12/10/11 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2011/02622

5-6 Montpelier Road Brighton

Conversion of public house into 2no four bedroom houses incorporating replacement of existing windows, remodelling of rear ground floor, installation of rooflights to basement and associated works.

Applicant: Wellington Pub Company Ltd C/O Motcomb Estates Ltd

Officer: Adrian Smith 290478

Approved on 12/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

All new windows within the main body of the building shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents to match the existing, and shall be retained as such.

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

4) UNI

The windows in the rear ground floor elevation of the development hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted design and access statement and sustainability checklist received on the 2nd September 2011 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.

6) UNI

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

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

7) UNI

The existing chimney stacks and chimney pots shall be retained and repaired.

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

8) UNI

Access to the flat roof over the extensions hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

9) UNI

The rooflights hereby approved to the main roof of the building 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.

10) 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.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 000, 001, 003D, 005D & 007A received on the 2nd September 2011.

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

12) UNI

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

BH2011/02830

32-38 North Street Brighton

Non Material Amendment for the deletion of proposed fire escape door to North Street elevation.

Applicant: CIP Property (AIPT) Limited

Officer: Guy Everest 293334

Approved on 10/10/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2011/00971

Ground Floor Flat Wooton House 21 Warleigh Road Brighton

Installation of new replacement UPVC windows & UPVC half glazed door to rear elevation.

Applicant: Mr Andrew Crammond

Officer: Chris Swain 292178

Approved on 29/09/11 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 a set of annotated photographs of the rear elevation received on 29 March 2011, a site location plan received on 11 April 2011, a set of manufacturer's specification sheets and a manufacturer's brochure received on 6 June 2011, an amended quotation drawing sheet received 27 September 2011 and a set of manufacturer's specification sheets received on 28 September 2011.

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

BH2011/01266

34, 35 & 36 Trafalgar Street Brighton

Change of use of Nos 34 and 35 from retail units (A1) to public house (A4) and incorporated into existing public house at No 36. Internal alterations to trading area and external alterations including formation of drinks terrace.

Applicant: Harveys Brewery

Officer: Jonathan Puplett 292525

Refused on 10/10/11 DELEGATED

1) UNI

The proposed shop front alterations are of a wholly inappropriate and unsympathetic nature and would significantly harm the character and appearance of the buildings and the surrounding North Laine Conservation Area. Full details of proposed external alterations including the proposed canopy, new side doors, ventilation outlets and air inlets associated with the proposed new kitchen and W.C. facilities have not been provided. The proposed development is contrary to policies QD5, QD10, HE6 of the Brighton & Hove Local Plan, and the design guidance set out in SPD02: Shop Front Design.

2) UNI2

Insufficient information has been submitted regarding the proposed hours of use of the enlarged public house, proposed hours of use of the external terrace area, and the proposed extraction and air inlet systems proposed to serve the new kitchen and W.C. facilities. Based on the information submitted the proposed development is likely to cause disturbance through noise and odour and therefore significant harm to residential amenity and is contrary to policies QD14, QD27,

SU9, SU10 and SR4 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted regarding the proposed canopy; the depth of the canopy has not been confirmed. Based on the information submitted the proposed canopy has the potential to conflict with use of the adjacent pavement and carriageway and as such represents a highway safety risk contrary to Policy TR7 of the Brighton & Hove Local Plan.

BH2011/01841

171-173 North Street Brighton

Display of 2no internally illuminated ATM collars, 4no internally illuminated window marketing units.

Applicant: Lloyds TSB

Officer: Jonathan Puplett 292525

Approved on 28/09/11 DELEGATED

1) 10.01

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.

2) 10.02

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.03

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) 10.07A

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.

BH2011/02065

5 Surrey Street Brighton

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

Applicant: Mr John Walsh

Officer: Helen Hobbs 293335

Refused on 22/09/11 DELEGATED

1) UNI

The proposed replacement front windows, by reason of their design materials and detailing, would form an unsympathetic alteration that would fail to reflect the original character and appearance of the building and would detract from the surrounding West Hill conservation area and as such is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/02072

115 - 116 Church Street Brighton

Application for variation of condition 10 of application BH2009/02354 (Change of use from library (D1) to restaurant (A3) and steel louvres on eastern roof slope to serve plant room) in order to allow the first floor of the building to be used as a dining area ancillary to the existing restaurant.

Applicant: Cote Restaurants Ltd

Officer: Kate Brocklebank 292175

Approved on 06/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) Order 2005 or any amendment thereto, the building and garden area shall not be used for any other purpose than as an A3 restaurant. Any bar area shall be ancillary to the approved A3 restaurant use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan

3) UNI

The premises shall not be open or in use between the hours of 01:00 and 08.00 hours.

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

4) UNI

The outside sitting area to the rear of the building shall not be used by customers except between the hours of 08:00 and 23:00 on any day.

Reason: In the interests of the residential amenities of occupiers of existing dwellings in close proximity, in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. CR-C-BRI-10-100 revision A, CR-C-BRI-10-103 revision A and CR-C-BRI-10-111 received on 11 August 2011.

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

6) UNI

No intoxicating liquor shall be sold or supplied at the premises except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.

BH2011/02092

Flat 2 100A Trafalgar Street Brighton

Loft conversion incorporating mansard roof extension with front and rear dormers.

Applicant: Christopher Farmiloe

Officer: Jonathan Puplett 292525

Refused on 28/09/11 DELEGATED

1) UNI

The proposed mansard roof extension would be visible from street level and would appear as an unsympathetic addition harming the appearance of the building which forms part of a group of buildings with parapets and concealed pitched roofs set behind the parapets. The proposed addition would harm the appearance and character of the group of buildings and the North Laine Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the guidance set out in SPGBH1: Roof Alterations and Extensions.

BH2011/02099

115 - 116 Church Street Brighton

Erection of two storey rear extension and installation of jumbrella sunshade to rear terrace (Part Retrospective).

Applicant: Cote Restaurants Ltd

Officer: Kate Brocklebank 292175

Approved on 07/10/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.03

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

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

4) UNI

The doors to the refuse store shall be constructed of painted timber.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. CR-C-BRI-10-107 revision B, CR-C-BRI-10-100 revision A, CR-C-BRI-10-102 revision B, CR-C-BRI-10-103 revision A, CR-C-BRI-10-202 revision A, CR-C-BRI-10-206 revision B received on 11 August 2011, CR-C-BRI-10-104 revision A 15 August 2011.

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

BH2011/02162

Unit 1 45 Gloucester Street Brighton

Change of use from retail (A1) to offices (B1).

Applicant: FinnTilly Properties LLP

Officer: Sonia Gillam 292359

Approved on 26/09/11 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 details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. LH11-093-100, 101, and 201 and the supporting document received on the 20th July 2011.

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

BH2011/02216

Land to Rear of 91 London Road Brighton

Change of use from ancillary retail storage (A1) to fitness studio/gymnasium (D2), including addition of windows and rooflights.

Applicant: Valley Properties (Sussex) Ltd

Officer: Jonathan Puplett 292525

Approved on 03/10/11 DELEGATED

1) BH01.01

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

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

2) BH07.02

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.

3) 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 staff and patrons of the gymnasium / fitness studio 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.

4) UNI

The windows and rooflights of the building hereby approved shall not be open at any time, the door shall be fitted with an automatic self-closing device and shall only be opened when in use for access to / egress from the building.

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

5) UNI

The proposed D2 premises shall be used as a gymnasium or fitness studio only and for no other purpose including any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan and drawings nos. 0559 LP 001, 822 01 received on the 26th of July 2010 and no. 822 02A received on the 5th of August 2011.

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

7) UNI

The use hereby permitted shall only operate between 08.00 and 21.00 Monday to Saturday (excluding Bank Holidays), and between 09.00 and 20.00 on Sundays and Bank Holidays. No amplified music shall be played outside of these hours.

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

BH2011/02240

5 Clifton Street Brighton

Replacement of aluminium windows with timber sash windows to front elevations.

Applicant: Mrs Elly Donovan

Officer: Helen Hobbs 293335

Approved on 27/09/11 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) BH12.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CH403/010C and Ch403/011 received on 19th September

2011 and CH403/001 received on 28th July 2011.

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

BH2011/02257

101B Roundhill Crescent Brighton

Erection of first floor side extension.

Applicant: Mr J Boswood

Officer: Helen Hobbs 293335

Refused on 12/10/11 DELEGATED

1) UNI

The proposed extension exacerbates the existing inappropriate additions, and would form an incongruous and prominent feature that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan

BH2011/02259

101B Roundhill Crescent Brighton

Erection of first floor side extension.

Applicant: Mr J Boswood

Officer: Helen Hobbs 293335

Refused on 12/10/11 DELEGATED

1) UNI

The proposed extension exacerbates the existing inappropriate additions, and would form an incongruous and prominent feature that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, due to the removal of the original side wall, would result in the loss of a substantial amount of original fabric and disrupts the original internal plan form of the building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2011/02286

112 Upper Lewes Road Brighton

Change of use of ground floor and basement offices (B1) to form 1no. 3 bed house (C3) (part retrospective).

Applicant: Mr Doug Lyons

Officer: Aidan Thatcher 292265

Approved on 06/10/11 DELEGATED

1) BH01.01

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

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

2) BH02.01

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

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for

this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.06

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.

4) BH02.07

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

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

5) BH03.03

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.

6) BH06.03

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 3335.EXG.01 and 333.EXG.02 received on 03.08.11 and drawing no. 3335.PL.01 A received on 10.08.11.

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

BH2011/02323

10 Richmond Road Brighton

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

Applicant: Xavier Young

Officer: Helen Hobbs 293335

Approved on 04/10/11 DELEGATED

BH2011/02330

130 Queens Road Brighton

Display of 1no internally illuminated fascia sign and 1no internally illuminated projecting sign.

Applicant: Jacobs Digital Photo Ltd

Officer: Chris Swain 292178

Split Decision on 03/10/11 DELEGATED

1) 10.01

GRANT advertisement consent for the display of 1no. internally illuminated projecting sign to the front elevation 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.

2) 10.02

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.03

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.04

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.05

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) 10.07A

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.

1) UNI

REFUSE advertisement consent for the 1no. internally illuminated fascia sign to the front elevation for the following reason:

1. The proposed illuminated fascia signage, by reason of design, siting and excessive size, would result in an unsympathetic, discordant and overly dominant feature that would obscure part of the existing shopfront, detracting from the appearance and character of the building, the street scene and the wider surrounding area, contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

BH2011/02529

20 - 22 Oxford Street Brighton

Installation of 41 photovoltaic solar panels to roof.

Applicant: Brighton & Hove City Council

Officer: Sonia Gillam 292359

Approved on 10/10/11 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 entitled 'Roof as existing', 'Roof as proposed', 'Existing and proposed elevations'. 'Section A:A' received on the 6th October 2011, and the site location plan and block plan received on the 24th August 2011.

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

WITHDEAN

BH2011/01274

28 North Road Preston Brighton

Erection of single storey rear extension, replacement of rear crittall windows with timber sash windows and removal of external fire escape and first floor access door to rear.

Applicant: Mr Martyn James

Officer: Steven Lewis 290480

Approved on 03/10/11 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 development shall take place until the following details have been submitted to and approved by the local planning authority in writing:

- i) An elevational drawing of the new flintwork and brick dressings and a section of the new brick cills in respect of the alterations to the windows at 1:10 scale,
- ii) A section of the pitched roof and the lead clad flat roof and the box gutter at 1:5 scale,
- iii) A section of the door thresholds and steps at 1:5 scale,
- iv) Details of the rooflights, which shall be traditional steel or cast iron ones,
- v) samples and details of the bricks, slates, ridge & hip tiles and red clay pavements,
- vi) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their cills, reveals, thresholds and steps, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: In the interests of the special historical and architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

All new flintwork and works of making good to the flint work shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture and style of the original brick

pointing.

Reason: In the interests of the special historical and architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

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

Reason: In the interests of the special historical and architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: In the interests of the special historical and architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

BH2011/01275

28 North Road Preston Brighton

Erection of single storey rear extension, replacement of rear crittall windows with timber sash windows and removal of external fire escape and first floor access door to rear.

Applicant: Mr Martyn James

Officer: Steven Lewis 290480

Approved on 27/09/11 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 the following details have been submitted to and approved by the local planning authority in writing:

- i) An elevational drawing of the new flintwork and brick dressings and a section of the new brick cills in respect of the alterations to the windows at 1:10 scale,
- ii) A section of the pitched roof and the lead clad flat roof and the box gutter at 1:5 scale,
- iii) A section of the door thresholds and steps at 1:5 scale,
- iv) Details of the rooflights, which shall be traditional steel or cast iron ones,
- v) Samples and details of the bricks, slates, ridge & hip tiles and red clay pavements,
- vi) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their cills, reveals, thresholds and steps, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: In the interests of the special historical and architectural character of the listed building and the character and appearance of the conservation area and to accord with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: In the interests of the special historical and architectural character of the listed building and the character and appearance of the conservation area and to accord with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

All new flintwork and works of making good to the flint work shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture and style of the original brick pointing.

Reason: In the interests of the special historical and architectural character of the listed building and the character and appearance of the conservation area and to accord with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan

5) UNI

The development hereby permitted shall be carried out in accordance with the approved Mel Humphrey unnumbered drawings received on 16/09/2011.

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

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.

Reason: In the interests of the special historical and architectural character of the listed building and the character and appearance of the conservation area and to accord with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan

BH2011/01825

Land adjacent 29 Surrenden Holt Brighton

Erection of a single storey dwelling

Applicant: Mrs Christine Ponsonby

Officer: Guy Everest 293334

Refused on 07/10/11 PLANNING COMMITTEE

1) UNI

The development would result in a harmful loss of openness in this section of Surrenden Road, to the detriment of the prevailing character and appearance of the area. Furthermore the development, by reason of its siting and form, would appear discordant and contrived in relation to the prevailing pattern and layout of surrounding development and constitutes a cramped form of development. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood, contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

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. The applicant has failed to demonstrate that Level 5 of the Code for Sustainable Homes can reasonably be achieved without significant alterations to the design and appearance of the dwelling. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

BH2011/02148

Brunswick Cornwall Gardens Brighton

Replacement of existing timber sash dormer windows with UPVC sash windows to front elevation.

Applicant: Mr Geoffrey Webb

Officer: Christopher Wright 292097

Refused on 05/10/11 DELEGATED

1) UNI

The proposed replacement windows would, by reason of the materials and detailing, be incongruous with the materials and detailing of existing ground floor

windows and due to the visible joins and insufficiently close replication of design details, remove uniformity in the appearance of the street facing façade and have a harmful impact on the historic character and appearance of the Preston Park Conservation Area, which is contrary to the basis for the Article 4 (2) Direction in force, policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09: Architectural Features.

BH2011/02222

85 Valley Drive Brighton

Hip to gable roof extensions to facilitate loft conversion incorporating alterations to existing dormers and addition of a dormer to West elevation with rooflights and associated works. Erection of a single storey rear extension.

Applicant: Mr Chris Evans

Officer: Wayne Nee 292132

Refused on 30/09/11 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 front gable extension, by virtue of its form and design, would appear as an overly incongruous and inappropriate addition. A full frontage gable with a hipped top and painted render finish would not relate well amongst the predominantly tiled hipped front roof slopes on Valley Drive. The proposal would harm the appearance of the street scene, and would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2011/02297

32 Redhill Drive Brighton

Application for Approval of Details Reserved by Conditions 6, 7, 8, 10, 12, 13, 14 and 15 of application BH2009/01400.

Applicant: Scamans Mercer Partnership

Officer: Clare Simpson 292454

Approved on 03/10/11 DELEGATED

BH2011/02342

36 Withdean Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2011/00743.

Applicant: Mr Reinhardt Slabbert

Officer: Wayne Nee 292132

Approved on 30/09/11 DELEGATED

BH2011/02391

64 Valley Drive Withdean Brighton

Erection of single storey rear extension incorporating associated roof extensions with Juliet balconies.

Applicant: Mr Bill Behich

Officer: Mark Thomas 292336

Refused on 12/10/11 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. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed dormer window is inappropriately sized and

represents an incongruous and overly bulky addition to the rear roofslope. The dormer would not interact well with the proposed rear extension, and the cumulative result would be an unduly cluttered rear elevation. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed roof extension by virtue of its positioning, projection, proximity to the neighbouring boundary and levels of glazing would represent an overbearing and unneighbourly development for the occupiers of nos. 62 and 66 Valley Drive, which would result in significant, both actual and perceived, overlooking and loss of privacy. As such the proposed development is considered to be contrary to the aforementioned planning policy

BH2011/02419

53 Balfour Road Brighton

Loft conversion incorporating rooflights to front and rear elevations.

Applicant: Mr Sykes

Officer: Christopher Wright 292097

Approved on 27/09/11 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 no. SS8715 A received on 16 August 2011.

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

BH2011/02421

33 Preston Drove Brighton

Replacement of existing windows with aluminium windows to South and West elevations.

Applicant: Revd Alison Bowman

Officer: Wayne Nee 292132

Approved on 12/10/11 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 match exactly the glazing pattern - including all transoms and mullions - of the existing windows and shall be retained as such.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the street, 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 supporting information and unnumbered drawings received on 16 August 2011.

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

BH2011/02446

3 South Road Mews Brighton

Installation of first floor window to side wall and replacement of existing rear windows/door with sliding doors.

Applicant: Ms Suzanne Field

Officer: Steven Lewis 290480

Approved on 27/09/11 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. 01, 02, 03 & 04 received on 22/08/2011.

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

EAST BRIGHTON

BH2011/01558

Royal Sussex County Hospital Eastern Road Brighton

Erection of a six storey modular building for a period of seven years with alterations to vehicle access on Eastern Road.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 03/10/11 PLANNING COMMITTEE

1) UNI

The building hereby permitted shall be removed either on or before the third anniversary of the date of this permission should by that date demolition of the Jubilee Building, Latilla Building and Annex, Stephen Ralli Building and Nuclear Medicine Building not have occurred pursuant to a planning permission authorising the redevelopment of the Royal Sussex County Hospital but should such demolition have taken place within the aforesaid timescale then the building hereby permitted shall be removed by the seventh anniversary of the date of this permission.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD2, QD4 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. YKN-AR-FCP-A00-EL-00-0002 F01, YKN-AR-FCP-A00-EL-00-0006 F00 received 14 June 2011, TGM-AR-FCP-A00-PS-00-0500 F01, TGM-AR-FCP-A00-PS-00-0501 F01, TGM-AR-FCP-A00-PS-L2-PL_505 F01 received on 05 July 2011, WSP-CI-FCP-SK-0008 F01 received on 23 August 2011, WSP-CI-ST2-A00-GA-L1-0001 F01 received on 24 August 2011, WSP-CI-FCP-SK-0011 F01 received on 30 August 2011, TGM-AR-FCP-A00-PS-00-0504 F02 received on 6 September 2011, and WSP-CI-SW-A00-M2-00-0001 F04, YKN-AR-FCP-A00-EL-00-0001 F04 received on 7 September 2011 WSP-CI-SW-SK-0001 F01 received on 7 September 2011, WSP-CI-FCP-SK-0012 F03 received on 9 September 2011, WSP-CI-FCP-SK-0002 F04 received on 12 September 2011 and YKN-AR-FCP-A00-EL-00-0006 F01 received on 14 September 2011.

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

3) UNI

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

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) 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.

5) UNI

The modular building shall not be erected on site until full details of the external materials to be used in the construction of the external surfaces of the development along with the materials of the boundary wall gate, 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 and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, HE6 and HE10 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place (including ground preparation works) until the four disabled parking bays to the east of the Jubilee Building, have been laid out in accordance with the details shown on plan referenced WSP-CI-FCP-SK-0011 received on 30/08/2011. This disabled parking shall be made available for use prior to works taking place.

Reason: In order to replace the displaced disabled parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.

7) UNI

No works shall take place (including ground preparation works) until full details of the schedule and timescale of works to temporarily relocate the eastern bound bus stop present on the north side of Eastern Road and the western bound 40x bus stop on the south side of Eastern Road, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details before any works shall take place (including any ground preparation works). Such works to be retained thereafter.

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

8) UNI

No works shall take place (including ground preparation works) until the access points 1, 2, 3, 4 and 5 as shown on plan referenced WSP-CI-FCP-SK-0002 F04 received on 12/09/2011 and plan referenced WSP-CI-FCP-SK-0012 F03 received on 09/09/2011 and plan ref TMG-AR-FCP-A00-PS-L2-PL_505 received on 05/07/2011 have been laid out fully in accordance with the approved details. The aforesaid access points shall be made available for use prior to any works taking place (including ground preparation works).

Reason: In order to provide access and egress to the parking/drop off areas and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

9) UNI

No works shall take place (including ground preparation works) until a revised signage schedule for all of the parking areas and access/egress points, has been submitted to and approved in writing. The approved signage scheme shall be implemented fully in accordance with the approved details prior to any works taking place (including ground preparation works).

Reason: To ensure the safe access of the parking areas and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

10) UNI

No works shall take place (including ground preparation works) until details of the means of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and contained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy SU15 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

No works shall take place (including ground preparation works) until the proposed ground levels and finished floor levels of the modular build in relation to Ordinance Datum have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out fully in accordance with the approved details.

Reason: As insufficient information has been submitted and to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, HE6 and HE10 of the Brighton & Hove Local Plan.

13) UNI

No works shall take place (including ground preparation works) until a Construction Environmental Management Plan which shall outline details of construction noise levels, details of the ground preparation works, the hours of working on site, hours of delivery of materials to the site; storage of materials on site; cherry pickers and noise from reversing machinery; dust and noise from the removal of any waste from the site, and how such noise and dust will be controlled using best practical means, referencing BS5228-1:2009 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To safeguard the amenity of the occupiers of adjoining properties and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

14) UNI

No works shall take place (including ground preparation works) until the amended parking arrangements have been fully implemented and laid out in accordance with the details shown on plan referenced WSP-CI-FCP-SK-0002 F04 received on 12/09/2011. This amended parking shall be made available for use prior to works taking place (including ground preparation works).

Reason: In order to replace some of the displaced visitor/staff parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.

BH2011/02045

2A Great College Street Brighton

Installation of balustrading and new rooflight to form roof terrace.

Applicant: Mr Ian Turner

Officer: Liz Arnold 291709

Refused on 04/10/11 DELEGATED

1) UNI

The proposed balustrading, as a result of its height in relation to the existing parapet detail, its positioning on the flat roof area and its design, would create an incongruous feature which would be of detriment to the visual amenities of the parent property, the Great College Street and College Place street scenes and the wider area, including the surrounding East Cliff Conservation Area. The proposal is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/02146

25-26 Whitehawk Road Brighton

Sub division of existing retail unit. Change of use of one unit from retail (A1) to hot food take away (A5). External alterations including new shop front and installation of extract flue to rear.

Applicant: Mr Mehmet Demir

Officer: Aidan Thatcher 292265

Refused on 12/10/11 DELEGATED

1) UNI

The proposed change of use of no. 25 would result in the number of non-retail units exceeding 35% within the Whitehawk Road Local Centre and the application fails to demonstrate that the existing A1 retail unit is no longer economically viable which would result in harm to the vitality and viability of the overall centre and as such the proposal is contrary to Policy SR6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear ducting would result in an incongruous addition to the rear of the building which would be overly dominant and would fail to integrate effectively with the rear façade. As such the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to demonstrate that adequate cycle parking could be incorporated into the development and as such is contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2011/02210

Whitehawk Football Club East Brighton Park Wilson Avenue Brighton

Installation of artificial grass pitch to eastern side of football ground.

Applicant: Whitehawk Football Club

Officer: Jonathan Pulett 292525

Approved on 28/09/11 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 a scheme for the protection and translocation of reptiles and amphibians, including reptile/amphibian exclusion fencing, and details of the access route for construction traffic have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any works commencing on site and the approved scheme and details shall be implemented fully in accordance with the approved details.

Reason: To ensure reptiles and amphibians are adequately protected in the interests of biodiversity, to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a scheme for the protection during the construction phase of both the area of young scrub and grassland to the north of the site and the hedgerow to the east of the site, has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

Reason: In order to preserve the biodiversity value of the area in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved Site Plan and supporting documentation submitted on 25th of July 2011.

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

BH2011/02267

51 Upper Abbey Road Brighton

Formation of roof terrace with balustrading. (Retrospective)

Applicant: Mr Nathan Eames

Officer: Helen Hobbs 293335

Refused on 06/10/11 DELEGATED

1) UNI

The roof terrace results in an overbearing form of development leading to overlooking and a significant loss of privacy to neighbouring properties. Furthermore this development would result in significant noise disturbance to these adjoining residents. The proposal would adversely impact on residential amenity, and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The wooden handrail and steel cables, by virtue of their design and materials form an incongruous and unsympathetic feature and as such is detrimental to the appearance of the existing building and the visual amenity of the surrounding area, contrary to policy QD14 of the Brighton.

BH2011/02356

161 Marine Parade Brighton

Removal of shutters at first floor to front elevation. (Part-retrospective)

Applicant: Jesus Fellowship Community Trust

Officer: Sonia Gillam 292359

Approved on 04/10/11 DELEGATED

1) BH01.05

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

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

2) UNI

All fixings associated with the shutters shall be carefully removed and the subsequent render repairs shall be in a lime based mix to match the existing surrounding render.

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

HANOVER & ELM GROVE

BH2011/01601

Covers Yard Melbourne Street Brighton

Application for approval of details reserved by condition 3 of application BH2009/00655 Appeal decision.

Applicant: Hyde New Build Homes Ltd

Officer: Kate Brocklebank 292175

Approved on 07/10/11 DELEGATED

BH2011/01829

18 Hanover Crescent Brighton

Internal alterations to layout on ground floor. External alterations to rear including replacement of existing polycarbonate roof covering with lead and installation of 2no rooflights.

Applicant: Mr J Hinchcliffe

Officer: Louise Kent 292198

Approved on 29/09/11 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) BH13.10A

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.

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

BH2011/02035

16A Bonchurch Road Brighton

Replacement of timber sash windows with UPVC sash windows to front elevation.

Applicant: Mr David Castelnovo

Officer: Sonia Gillam 292359

Approved on 05/10/11 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 6th July 2011 and 10th August 2011, the site location plan received on the 3rd July 2011, and the window specification sheet received on the 6th July 2011.

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

BH2011/02056

18 Hanover Crescent Brighton

Installation of 8no photovoltaic panels to south facing side roof slope.

Applicant: Mr J Hinchcliffe

Officer: Louise Kent 292198

Approved on 05/10/11 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) BH13.03

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

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

3) UNI

No works shall take place until a structural engineering report assessing the capacity of the building's structure to accommodate the proposed photovoltaic panels has been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

The photovoltaic panels shall be removed from the roof and the roof made good to match the existing roof within one month of the panels either becoming obsolete or no longer needed for micro-generation.

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

5) UNI

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

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

BH2011/02139

11 Milton Road Brighton

Installation of bay window to front ground floor to replace existing window and erection of two storey rear extension incorporating first floor terraced area.

Applicant: Mr Ben Prok

Officer: Chris Swain 292178

Approved on 03/10/11 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 a site plan and a photograph received on 22 July 2011 and drawing no. 187-03/1A received on 22 September 2011.

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

BH2011/02258

30 Bonchurch Road Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 6 of application BH2009/00352.

Applicant: Mr Lee Morrison

Officer: Anthony Foster 294495

Approved on 03/10/11 DELEGATED

BH2011/02275

99 Bonchurch Road Brighton

Erection of single storey rear extension.

Applicant: Mr Charlie Heather

Officer: Chris Swain 292178

Approved on 10/10/11 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 drawing nos. (10)200 and (10)201 received on 5 August 2011.

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

HOLLINGDEAN & STANMER

BH2010/03707

Attenborough Centre for the Creative Arts Gardner Centre Road Brighton

Installation of new windows, doors and rooflights to replace existing, repointing and brickwork repairs, installation of lightning protection and internal alterations on ground floor.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 05/10/11 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 1:1 scale sample sections (vertical and horizontal) of the proposed windows and rooflights 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 retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until a sample panel of repaired and repointed brickwork shall be constructed on site and shall be approved in writing by the Local Planning Authority and the brickwork repairs shall be carried out and completed to match the approved sample panel.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

4) UNI

Prior to the commencement of the brickwork repairs hereby approved a Method Statement must be submitted to and approved in writing by the Local Planning Authority, setting out the proposed method of repointing, the existing and proposed mortar mixes and the proposed method of brick cleaning. The brickwork repairs shall be implemented in accordance with the Method Statement.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

5) UNI

Prior to the commencement of the brickwork repairs hereby approved, a sample of any replacement bricks must be submitted to and approved in writing by the Local Planning Authority. The brickwork repairs shall be carried out with the approved replacement bricks.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no 1020/00, 1021/0, 2000/0, 2001/0, 2002/0, 2003/0, 2004/0, 2010/0, 2011/0, 2012/0, 2013/0, 2014/0, 2015/0, 2100/0, 2101/0, 8020/0, 8021/0, 8023/0 received on 29 November 2010, drawing no. 8025/0, 8026/0, 8027/0, 8028/0 received on 18 January 2011, drawing no. 8938G2B/SK1, SK2, received on 21 February 2011, drawing no. 8938G2B/E1, /E2, /E3, /E4, /E5, /E6 received on 17 June 2011 and drawing no. 2110/01, 2111/01 received 18 August 2011.

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

7) UNI

No works shall take place until the material, finish and colour of the external lightning protection tapes 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 retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, QD14 and HE1 of the Brighton & Hove Local Plan.

BH2010/03708

Attenborough Centre for the Creative Arts Gardner Centre Road Brighton

Installation of new windows, doors and rooflights to replace existing, repointing and brickwork repairs, installation of lightning protection and internal alterations on ground floor.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 05/10/11 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 the material, finish and colour of the external lightning protection tapes 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 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 approved drawings no works shall take place until full details of the replacement for window W11 including 1:20 scale sample elevations and 1:1 scale profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and retained as such thereafter.

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

4) UNI

Prior to the commencement of the brickwork repairs hereby approved, a sample of any replacement bricks must be submitted to and approved in writing by the Local Planning Authority. The brickwork repairs shall be carried out with the approved replacement bricks.

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

5) UNI

No works shall take place until a sample panel of repaired and repointed brickwork shall be constructed on site and shall be approved in writing by the Local Planning Authority and the brickwork repairs shall be carried out and completed to match the approved sample panel.

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

6) UNI

No works shall take place until 1:1 scale sample sections (vertical and horizontal) of the proposed windows and rooflights 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 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.

7) UNI

Prior to the commencement of the brickwork repairs hereby approved a Method Statement must be submitted to and approved in writing by the Local Planning Authority, setting out the proposed method of repointing, the existing and proposed mortar mixes and the proposed method of brick cleaning. The

brickwork repairs shall be implemented in accordance with the Method Statement.

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

BH2011/02202

106 Wolseley Road Brighton

Erection of two storey side extension to replace existing store.

Applicant: Asset Team BHCC

Officer: Chris Swain 292178

Approved on 22/09/11 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the south facing side elevation of the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with drawing nos.106WR received on 25 July 2011 and three unnumbered drawings received on 27 July 2011.

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

BH2011/02276

3 Barrow Hill Brighton

Demolition of existing house and garage and erection of 4no two storey dwellings with dormers.

Applicant: Mr Ed Deedman

Officer: Liz Arnold 291709

Refused on 10/10/11 DELEGATED

1) UNI

The siting, form and plot sizes of the proposed development fails to reflect the prevailing character of the area, which causes harm to the character of the area. The prominent corner plot location exaggerates the anomalies of the development in context with the neighbouring semi-detached pairs of properties. The proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and does not respect the spacing characteristics of the neighbourhood and is overly dense. Consequently the proposal represents an over-development of the site resulting in 'town cramming' to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2011/02331

Watts Building University of Brighton Lewes Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/00213.

Applicant: University of Brighton

Officer: Anthony Foster 294495

Approved on 30/09/11 DELEGATED

BH2011/02707

Greenwoods Hollingbury Rise West Brighton

Certificate of lawfulness for proposed erection of ground floor rear extension.

Applicant: Mr Simon Parry

Officer: Liz Arnold 291709

Approved on 12/10/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2008/03566

The Willows Surgery 50 Heath Hill Avenue Brighton

Demolition of existing surgery and residential accommodation. Erection of new surgery with 7 self contained flats.

Applicant: Mr Bill Packham

Officer: Anthony Foster 294495

Approved after Section 106 signed on 30/09/11

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

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

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

4) BH05.07

No development shall take place until a written Site Waste Management Plan, 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 Plan shall be implemented in strict accordance with the approved details.

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

5) BH05.10

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

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

6) BH06.01

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) UNI

All planting, seeding, turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development or the implementation of the change of use which ever is the sooner, and any trees/plant which within a period of five years from the completion of the development die, are removed, or become seriously damaged shall be replaced in the next planting season with other 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 ensure a satisfactory completion and appearance to the development and to accord with policies QD15 and QD16 of the Brighton & Hove Local Plan.

9) UNI

Prior to the commencement of development on site a suitable scheme of soundproofing shall be submitted to and approved by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity of the area, to prevent unnecessary disturbance and to accord with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

10) UNI

Prior to commencement of development, full boundary details which include elevational details shall be submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the building the scheme 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 protect neighbouring amenity in accordance with policies QD1, QD2 and QD27 of the

Brighton & Hove Local Plan.

11) UNI

Prior to the commencement of this permission or unless otherwise agreed in writing, a scheme for the planting within the site of replacement trees (not less than two in number) shall be agreed with the Local Planning Authority. The planting of the replacement trees shall be carried out in the first planting season following commencement of the development, and any trees which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species.

Reason: To ensure appropriate and satisfactory replacement of trees of the amenity value in the interests of maintaining amenity and in compliance with policy QD16 of the Brighton & Hove Local Plan.

12) UNI

The development hereby approved shall not be commence until details a photo voltaic cell system and water butts as expressed in the application literature have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details. The systems made available for use and shall be maintained in working order thereafter.

Reason: In order to ensure the development achieves a high standard of sustainability and to accord with policies SU2 and SU16 of the Brighton & Hove Local Plan and Supplementary planning Guidance Note 16 - Energy efficiency and renewable energy.

13) UNI

The first and second floor kitchen and lounge windows in the eastern facing elevation shall be not be obscure glazed up to half of the height of the windows and shall open inwards and retained as such thereafter.

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

14) UNI

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 Healthcare rating of 50% in energy and water sections of relevant BREEAM Healthcare 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.

15) UNI

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 Healthcare (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM Healthcare rating of 50% in energy and water sections of relevant BREEAM Healthcare 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 Healthcare rating of 50% in energy and water sections of relevant BREEAM Healthcare 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.

16) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

18) 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.

BH2011/02374

29 Staplefield Drive Brighton

Certificate of lawfulness for a proposed detached single storey annex in rear garden.

Applicant: Mr Marcus Willies

Officer: Jonathan Puplett 292525

Approved on 29/09/11 DELEGATED

BH2011/02504

Falmer High School Lucraft Road Brighton

Application for Approval of Details Reserved by Conditions 2, 15, 21 and 22 of application BH2010/03481.

Applicant: Brighton & Hove City Council

Officer: Kate Brocklebank 292175

Split Decision on 07/10/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 2, 15 and 21 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to conditions 22 for the following reasons:
1. The applicant has not been able to produce a BREEAM Completion Certificate to demonstrate that the development has achieved BREEAM Excellent.

QUEEN'S PARK

BH2011/01448

226A Freshfield Road Brighton

Erection of a detached single storey summer house / hobbies room (additional drawings submitted).

Applicant: Mr Darren Patching

Officer: Jonathan Puplett 292525

Approved on 12/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no alteration or extension shall be made to the outbuilding hereby approved without planning permission obtained from the Local Planning Authority.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 10005/10.001, 11.001, 11.002, 13.001 and 13.002 received on the 19th of May 2011, drawing no. 1005/00.001 received on the 14th of June 2011, drawing no. CS00306 1.01A received on the 4th of August 2011 and drawing nos. 10005/12.002B and 12.003 received on the 20th of September 2011.

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

BH2011/01621

22A Grand Parade Brighton

Creation of new opening between front and back rooms.

Applicant: Mrs Raija Green

Officer: Louise Kent 292198

Approved on 03/10/11 DELEGATED

1) BH01.05

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

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

2) UNI

The new opening in the spine wall between the front and rear rooms hereby permitted shall have a downstand depth of 28 cm.

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

BH2011/01852

Cavendish House Dorset Place Brighton

Change of use from offices (B1) to non residential education/training centre (D1).

Applicant: Joint LPA receivers of Cavendish House

Officer: Aidan Thatcher 292265

Refused on 05/10/11 PLANNING COMMITTEE

1) UNI

There is insufficient evidence to demonstrate that the application site is no longer economically viable as a Class B1 office building and therefore the premises has not been adequately demonstrated as genuinely redundant. As such the proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan.

2) UNI2

The application fails to provide any cycle parking provision and as such would be contrary to policy TR14 of the Brighton & Hove Local Plan and SPG04: Parking Standards.

3) UNI3

The application fails to demonstrate that the proposal would meet adequate levels of sustainability and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 Sustainable Building Design.

BH2011/01927

Top Floor Flat 6a College Place Brighton

Replacement of existing rear windows with timber casement windows.

Applicant: The Diocese of Europe

Officer: Louise Kent 292198

Approved on 06/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 116-080-00A Rev. A received on 7 July 2011, 116-100-00A Rev. A and 116-101-00A Rev A received on 28 July 2011.

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

BH2011/01928

Top Floor Flat 6a College Place Brighton

Replacement of existing rear windows with timber casement windows.

Applicant: The Diocese of Europe

Officer: Louise Kent 292198

Approved on 05/10/11 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.

BH2011/02174

35 Mighell Street Brighton

Landscaping works fronting the farmhouse incorporating a replacement front wall and gate.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 03/10/11 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) 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 setting of this grade II listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until a scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority, which shall include measures that the Local Planning Authority require to replace any trees lost during the works (including that shown on the approved plans) and details of the restoration of the front garden lawn.

Reason: To enhance the setting of this grade II listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No works shall take place until fences for the protection of the trees shown on the approved plans to be retained have been erected. In the event that it is discovered that the approved works may affect the health or stability of any of the trees shown to be retained on the approved plans, then construction work shall cease until the Council's Arboriculturalist has visited the site and agreed a written schedule of works to the existing trees on site. The works shall be carried out in accordance with the approved written schedule.

Reason: To protect the trees which are to be retained on the site to safeguard the setting of this Grade II listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/02248

1 College Road Brighton

Display of non-illuminated fascia sign.

Applicant: Brighton College

Officer: Kate Brocklebank 292175

Approved on 22/09/11 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.

BH2011/02249

1 College Road Brighton

Removal of external disabled lift to front elevation and replace with bicycle stand incorporating installation of railings adjacent to entrance.

Applicant: Brighton College

Officer: Kate Brocklebank 292175

Approved on 22/09/11 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 railings and cycle stand shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2011/02334

24 St James's Street Brighton

Creation of fourth floor to form two bedroom flat.

Applicant: J C S Enterprises Ltd

Officer: Jonathan Puplett 292525

Refused on 07/10/11 DELEGATED

1) UNI

The proposed additional storey would result in a building of an excessive scale which would have an awkward and overbearing relationship with the adjoining terrace to the west and the adjoining building to the north (Dorset House, no. 30 Dorset Gardens). The proposed enlarged building would dominate views down Dorset Gardens from the north, from the east when viewed in comparison to the building in situ at nos. 25-28 St. James's Street, and from the south when viewed from Madeira Place. The roof terrace, balustrade and planting proposed would appear as alien features in the context of a roofscape of a predominantly traditional character. The proposed additional storey would harm the appearance of the recently constructed building, and would cause significant harm to the appearance of the street scene and the character of the East Cliff Conservation Area. The proposal is therefore contrary to policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan, and the guidance set out in PPS5.

2) UNI2

Policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. The development makes inadequate provision for the increase in demand for travel which would be created and is therefore contrary to policy TR1.

BH2011/02418

95 Freshfield Road Brighton

Erection of single storey side extension.

Applicant: Mr James Day

Officer: Helen Hobbs 293335

Approved on 10/10/11 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH03.03

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 21, 22, 23, location map and block plan received on 15th August 2011.

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

BH2011/02575

Flat 4 5 Walpole Terrace Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2011/01482.

Applicant: Mr Charles Higson

Officer: Jonathan Puplett 292525

Approved on 12/10/11 DELEGATED

BH2011/02733

Turnerland Nursery St Johns Place Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2011/01214.

Applicant: Turnerland Nursery

Officer: Jonathan Puplett 292525

Approved on 10/10/11 DELEGATED

ROTTINGDEAN COASTAL

BH2009/00161

28-30 Newlands Road Rottingdean Brighton

Erection of a three storey detached building to provide 12 bedroom nursing home to form part of existing home at 30-32 Newlands Road.

Applicant: Mr John Breeds

Officer: Liz Arnold 291709

Approved after Section 106 signed on 05/10/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.08

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

3) BH03.01

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

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

4) BH05.10

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

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

5) BH06.02

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

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

6) BH11.01

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

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

7) BH11.02

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

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

8) BH11.03

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

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

9) UNI

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

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with policy TR7 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall not be commenced until further details, including siting, of the Solar Panels referred to within the SBEM Report, submitted on the 2nd June 2010, have been submitted to and approved in writing by the Local Planning Authority. 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.

11) UNI

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.

12) UNI

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.

13) UNI

The development hereby approved shall not be occupied until the solid panels within the rear projecting bay windows indicated on the approved plans have been fully 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.

14) UNI

The windows in the south facing elevation of the development hereby permitted shall be obscure 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.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 02A submitted on the 19th March 2010 and drawing nos. 04C, 03D, 01D and 05C submitted on the 16th July 2010.

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

BH2010/02422

39 Roedean Road Brighton

Demolition of existing four storey four bed single dwelling house and erection of 1no 3 bedroom, 4no 2 bedroom and 2no 1 bedroom flats with associated car parking & cycle spaces.

Applicant: Mr Nicholas Chesney

Officer: Liz Arnold 291709

Approved after Section 106 signed on 05/10/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

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

3) 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 dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) BH05.10

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

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

6) BH06.03

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

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

7) BH11.01

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

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

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) UNI

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

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

Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. S.0, S1, S2, 2134/04RevA, 2134/05RevB, 2134/06RevC and 2134/07, submitted on 2nd August 2010.

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

11) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

BH2010/03355

Hillside Barn The Green Rottingdean Brighton

Conversion of stables attached to barn to form 1 no two storey dwelling house and alterations to the barn incorporating structural repairs and re-roofing of whole barn.

Applicant: Mr & Mrs D Boys

Officer: Jonathan Puplett 292525

Approved on 11/10/11 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) BH05.09A

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.

3) BH11.01

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

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

4) BH11.02

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

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

5) UNI

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 gate, fence, wall or other means of enclosure other than that expressly authorised by this permission shall be erected 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 could harm the character and appearance of the listed building, and for these reasons would wish to control any future development to comply with policies HE1, QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, enclosure, swimming or other pool, or container other than that expressly authorised by this permission shall be erected 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 could harm the character and appearance of the listed building, and for these reasons would wish to control any future development to comply with policies HE1, QD14 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works to the existing roof shall take place during the bat maternity roosting season (1 April-31 October inclusive).

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works to the existing roof 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.

9) UNI

No development shall take place until details of external lighting, and internal lighting to the threshing barn have been submitted to and approved in writing by the Local Planning Authority. No external lighting and no internal lighting to the threshing barn other than that which forms part of the approved scheme shall be

installed, unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To control light pollution which could cause harm to bats, to safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD18 QD25 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until full details of the proposed bat roosts to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The roosts shall be installed and shall be available for use prior to the occupation of the dwelling hereby approved, and shall be retained as such thereafter.

Reason: To ensure that the proposed bat roosts are suitable and are carried out, and to comply with policy QD18 of the Brighton & Hove Local Plan.

11) UNI

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

- (a) Further details of the proposed rooflights. The rooflights shall be traditional steel or cast metal models fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
- (b) Full details of all proposed boundary treatments including elevational drawings, sections, and samples of materials and finishes.
- (c) Joinery details (1:2) of the joints and rafter feet of the new trusses (replacement truss in the barn and the new trusses in the stable). These should match the existing style of joinery and should be undertaken using original mortice and tenon joinery and wooden pegs.
- (d) 1:20 elevational and 1:1 joinery details of all proposed doors and replacement doors, windows, eaves, staircase and proposed flint boundary walls. The doors should match existing doors, and be ledged and braced vertical boarded doors. Window details should include detail of the window dressings where new openings are being made/reinstated. Detail of the methods of opening is required, and should reflect those existing on the building, and be in keeping with its character. Detail of the depth of reveals is also required.
- (e) Large scale details of the proposed suspended floor including large scale details and locations for the tile vents.
- (f) Samples of all materials to be used including a sample of the flintwork and a sample of the materials for the paved area and proposed steps to the rear of the barn.

Works shall be carried out in strict accordance with the approved details and retained as such thereafter

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until a level 2 photographic survey has been undertaken, submitted to and approved in writing by the Local Planning Authority. The survey should include photographs of the existing timber frame joinery in order to inform the construction (and detail drawings) of the proposed replacement trusses.

Reason: In order to preserve by record the current condition/surviving stable features of the building as a whole, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall not be occupied until the approved scheme of works including repair and re-roofing of the entire barn has been completed in its

entirety and the works have been inspected and confirmed in writing as completed by the Local Planning Authority.

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

14) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(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 could harm the character and appearance of the listed building, and for these reasons would wish to control any future development to comply with policies HE1, QD14 and QD27 of the Brighton & Hove Local Plan.

15) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the local planning authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

16) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in painted cast iron and maintained as such thereafter.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

17) UNI

All repair works shall match the materials, finishes and construction methods of the existing building exactly, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies HE1, HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

18) UNI

The development hereby permitted shall be carried out in accordance with the approved Ecological Survey, drawing nos. 1701 SS2, D8 and D9A received on the 25th of October 2010, the location plan and proposed truss section drawing received on the 24th of November 2010, drawing nos. 1701 SS1A, D7B, D31B, D33A, D34A and the 'Section Through Gable' drawing received on the 30th of August 2011, and drawing nos. 1701 D6D, D30C and D32C received on the 13th of September 2011.

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

BH2010/03356

Hillside Barn The Green Rottingdean Brighton

Conversion of stables attached to barn to form 1no two storey dwelling house and internal and external alterations to barn including installation of windows, doors and rooflights, structural repairs and re-roofing of whole barn.

Applicant: Mr & Mrs D Boys

Officer: Jonathan Puplett 292525

Approved on 11/10/11 DELEGATED

1) BH01.05

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

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

2) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in painted cast iron and maintained as such thereafter.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the local planning authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) 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 HE1 and HE3 of the Brighton & Hove Local Plan.

5) UNI

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

- (a) Further details of the proposed rooflights. The rooflights shall be traditional steel or cast metal models fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
- (b) Full details of all proposed boundary treatments including elevational drawings, sections, and samples of materials and finishes.
- (c) Joinery details (1:2) of the joints and rafter feet of the new trusses (replacement truss in the barn and the new trusses in the stable). These should match the existing style of joinery and should be undertaken using original mortice and tenon joinery and wooden pegs.
- (d) 1:20 elevational and 1:1 joinery details of all proposed doors and replacement doors, windows, eaves, staircase and proposed flint boundary walls. The doors should match existing doors, and be ledged and braced vertical boarded doors. Window details should include detail of the window dressings where new openings are being made/reinstated. Detail of the methods of opening is required, and should reflect those existing on the building, and be in keeping with its character. Detail of the depth of reveals is also required.
- (e) Large scale details of the proposed suspended floor including large scale details and locations for the tile vents.
- (f) Samples of all materials to be used including a sample of the flintwork and a sample of the materials for the paved area and proposed steps to the rear of the barn.

Works shall be carried out in strict accordance with the approved details and retained as such thereafter

Reason: To safeguard the appearance of the building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until full details of the proposed bat roosts to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. Any bat roosts installed shall accord with the approved details.

Reason: To ensure that the proposed bat roosts are of a suitable appearance, and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until a level 2 photographic survey has been undertaken, submitted to and approved in writing by the Local Planning Authority. The survey should include photographs of the existing timber frame joinery in order to inform the construction (and detail drawings) of the proposed replacement trusses.

Reason: In order to preserve by record the current condition/surviving stable features of the building as a whole, and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall not be occupied until the approved scheme of works including repair and re-roofing of the entire barn has been completed in its entirety and the works have been inspected and confirmed in writing as completed by the Local Planning Authority.

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

9) UNI

All repair works shall match the materials, finishes and construction methods of the existing building exactly, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include 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 HE1 and HE3 of the Brighton & Hove Local Plan.

BH2011/00300

Ovingdean Hall School Greenways Ovingdean Brighton

Internal alterations to layout of building, incorporating alterations to windows and doors.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 27/09/11 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) BH13.06

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

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

3) BH13.11

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

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

4) UNI

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

- i) 1:20 sample elevations and sections, and 1:1 joinery sectional profiles of all new joinery work including all types of new windows and doors including their internal panelling and architraves, skirting boards, dado rails; and 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.

5) UNI

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos.0115.EXG.002, 003, 004, 006, 007, 009 and 10 received on 02 February 2011, 0115.DD.801B, 802C, 803B and 804B received on 18 July 2011 and drawing nos.0115.DD.001F, 002F and 004B received on 19 July 2011.

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

7) UNI

All existing redundant external surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and shall not be surface mounted visibly without the prior permission in writing of the local planning authority.

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

BH2011/00301

Ovingdean Hall School Greenways Ovingdean Brighton

Internal alterations to layout of building, incorporating alterations to windows and doors.

Applicant: Ovingdean Property Ltd

Officer: Sue Dubberley 293817

Approved on 26/09/11 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) BH13.11

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

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

3) UNI

The heads of the windows onto the corridors shall be exposed and the windows shall be made good and left exposed on the room side and the overboarding on the corridor side shall be recessed within the openings and shall not cover over any architraving or cill decoration.

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

4) UNI

No development shall take place until full details of the proposals 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 windows and doors including their internal panelling and architraves, skirting boards, dado rails;
- ii) Details of the blocking up of the windows to dorms 9 and 10 facing onto the corridor including a 1:20 sample elevation and section;
- iii) Details of the treatment and finishes to the ground floor corridor where the existing peg-boarding is to be removed near to dorm 7;
- iv) Details of the positions and appearance of the inlet/outlets for the whole building ventilation system;
- v) Details of the internal upgrading of the external walls at high level;
- vi) Details of the secondary glazing including 1:1 scale sections and samples; and 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.

5) UNI

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

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

6) UNI

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

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

7) UNI

The new false ceilings shall be set as high as possible and shall not obscure the heads of any windows or doors and their architraves and shall have a plaster skim finish and retained as such thereafter.

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

8) UNI

Prior to the occupation of the new dormitories, the unauthorised non-matching skirting boards shall be removed and replaced with matching skirting boards and the nosings of the timber steps to the outside door leading from the corridor which have been removed shall be reinstated and made good.

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

9) UNI

Prior to the occupation of the new dormitories, the existing tongue and groove wainscot boarding to the walls shall be retained and all overboarding of the walls and wainscot boarding shall be removed and the boarding shall be made good and missing sections shall be replaced exactly like for like.

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

10) UNI

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

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

BH2011/01593

Grand Ocean Longridge Avenue Saltdean

Application for approval of details reserved by condition 3 of listed building application BH2010/00212.

Applicant: Explore Living

Officer: Anthony Foster 294495

Approved on 03/10/11 DELEGATED

BH2011/01656

Ovingdean Hall College Greenways Ovingdean Brighton

Display of externally illuminated information panel sign at front entrance. (Retrospective)

Applicant: Ovingdean Property Limited

Officer: Sue Dubberley 293817

Approved on 07/10/11 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 posts to be painted in a green colour to blend in with the background vegetation within 2 month from the date of this approval.

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

BH2011/01701

Grand Ocean Longridge Avenue Saltdean

Application for Approval of Details Reserved by Condition 4 of application BH2010/00211 Appeal Decision.

Applicant: Explore Living

Officer: Anthony Foster 294495

Approved on 03/10/11 DELEGATED

BH2011/01795

32 Longhill Road Brighton

Demolition of existing garage and erection of new garage and car port. Erection of two storey rear extension and first floor front extension with associated roof alterations including increased ridge height. Demolition of existing front boundary wall and erection of new boundary wall and gates (Part Retrospective).

Applicant: Mr & Mrs M Jones

Officer: Liz Arnold 291709

Refused on 29/09/11 DELEGATED

1) UNI

The submitted plans are inaccurate with regards to the proposed roof extension as there are discrepancies between the two proposed side elevations with regards to the new roof ridge of the main ridge, in addition to there being discrepancies between the proposed elevational drawings and proposed floor plans with regards to the insertion/replacement of windows, thus not giving the opportunity for the proposal to be fully assessed. Therefore it is not possible to determine whether the scheme complies with policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the first reason for refusal the proposed first floor front development, as a result of its design, appearance, relationship with the existing property and the resulting creation of a valley roof form, would form an inappropriate and awkward development which would result in an incoherent appearance to the dwelling, of detriment to the visual amenities of the parent property, the Longhill Road street scene and the surrounding area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2011/01857

7 Chorley Avenue Saltdean Brighton

Certificate of lawfulness for proposed single storey infill extension to rear.

Applicant: Mr M Chapman

Officer: Louise Kent 292198

Approved on 10/10/11 DELEGATED

BH2011/02005

Badgers Walk Ovingdean Road Brighton

Certificate of lawfulness for proposed conversion of existing detached garage into habitable accommodation.

Applicant: Mr Peter McDonnell

Officer: Liz Arnold 291709

Refused on 26/09/11 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the detached garage is situated on land forward of a wall forming the principal elevation of the original dwellinghouse, would result in the provision of self-contained living accommodation and the ridge height of the dual pitched roof exceeds 4m.

BH2011/02107

1 Roedean Way Brighton

Certificate of lawfulness for proposed erection of single storey extension to front with extension of existing balustrade above.

Applicant: Mr John Austin

Officer: Louise Kent 292198

Refused on 26/09/11 DELEGATED

BH2011/02200

12 Welesmere Road Rottingdean Brighton

Amendment to previously approved application BH2008/02139 for change to front elevation material from tile hung to 'Mock Tudor' render panels with stained timber. Change to side elevation (North west) from tile hung to brickwork to match existing.

Applicant: Mr Perry Blackmore

Officer: Sonia Gillam 292359

Approved on 04/10/11 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. L-01 and L-07 received on the 25th July 2011, L-06 revision a received on the 9th August 2011, and L-03 received on the 10th August 2011.

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

BH2011/02204

25 Falmer Road Rottingdean Brighton

Remodelling of existing dwelling to include: raising ridge height, roof dormers, rooflight, photovoltaic panels, side extension, rear raised terrace. Rear extension with basement level, balcony, dormers and rooflights.

Applicant: Mr Paddy O'Doherty

Officer: Sonia Gillam 292359

Approved on 27/09/11 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 rooflight and dormer window in the southern roofslope of the main dwelling hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The rear extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of no. 25 Falmer Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

5) UNI

All trees to be retained on site, as well as hedges to the sides of the garden that create screening, should be protected to BS 5837 (2005) Trees on Development Sites as far as is practicable during the course of the development. An Arboricultural Method Statement regarding this should be submitted to and approved by the Arboricultural Section prior to any development commencing.

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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01, 04, 05, 06, 07, 08, 09, 10, 14, 15 received on the 29th July 2011, and 02 received on 25th July 2011.

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

7) UNI

The windows in the northern elevation of the rear extension hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2011/02274

82 Longhill Road Brighton

Erection of single storey rear extension and associated works.

Applicant: Mr Stephen Shaw

Officer: Helen Hobbs 293335

Approved on 30/09/11 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

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. At least three weeks notice in writing shall be given to the Local Planning Authority and their nominated representatives of the date when work on site will commence. Reasonable facilities, including regular rights of access, shall be given to the archaeologist during any construction work in order to prepare archaeological records. 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: As the site lies within an area of recognised archaeological interest, in order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings numbered 82LONG - Existing Right Elevation, 82LONG - Existing Site Layout, 82LONG - Existing Rear Elevation, 82LONG - Building Ground Layout, 82LONG - Existing Left Elevation, 82LONG-2 - Proposed Left Elevation, 82LONG-2 - Proposed Ground Layout, 82LONG-2 - Proposed Rear Elevation, 82LONG-2 - Proposed Right Elevation, 82LONG-2 - Proposed Site Layout and 82long os - Ordnance received on 1st August 2011 and 82long os - Ordnance Survey Block Plan received on 4th August 2011.

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

BH2011/02305

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 29/09/11 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 information submitted, the glazing bars of the roof of 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 policies HE6 and HE1 of the Brighton & Hove Local Plan.

3) 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 retained as such thereafter.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. CH431/002 received on the 4th August 2011, 9 unnumbered drawings received on the 17th August 2011 and drawing no. CH431/003RevA received on the 5th September 2011.

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

BH2011/02328

Unit 3B Waterfront Brighton Marina Village Brighton Marina Brighton

Display of internally-illuminated fascia signs, menu stands and boxes, totem sign and non-illuminated projecting sign, information sign and awning signage.

Applicant: The Restaurant Group PLC

Officer: Chris Swain 292178

Split Decision on 04/10/11 DELEGATED

1) BH10.01

advertisement consent for the proposed free standing menu stands (Signs 1 and 8), the proposed decals to the glass screens (Sign 4), the wall mounted menu box (Sign 7), rear fascia sign (Sign 9) and the valances to the proposed awning (Sign 6) shown on drawing nos. 412-04 and 412-05, subject to the following conditions and informatives:

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

1) UNI

Advertisement consent for the proposed illuminated main fascia sign (Sign 5), the proposed projecting sign (Sign 2) and the proposed illuminated totem sign (Sign

3) shown on drawing nos. 412-04 and 412-05 for the following reasons:

The proposed illuminated fascia sign (Sign 5), by reason of design, siting, method of fixture and excessive size, would result in an unsympathetic, discordant and overly dominant feature that would obscure part of the existing shopfront, detracting from the appearance and character of the building and the wider marina waterfront frontage, contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

2) UNI2

The proposed projecting sign (Sign 2), by reason of design, siting and excessive size, would result in an unsympathetic and overly dominant feature that would result in excessive clutter to the restaurant frontage, detracting from the appearance and character of the building and the wider marina waterfront frontage, contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

3) UNI3

The proposed illuminated totem sign (Sign 3), by reason of design, siting and excessive size, would result in an unsympathetic, discordant and overly dominant feature that would detract from the appearance and character of the building and the wider marina waterfront frontage, contrary to policy QD12 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Advertisements (SPD07).

BH2011/02339

6 Lenham Avenue Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Hammond

Officer: Jonathan Puplett 292525

Approved on 22/09/11 DELEGATED

BH2011/02341

Unit 3B The Waterfront Brighton Marina Village Brighton Marina Brighton

Installation of partial new shopfront.

Applicant: The Restaurant Group PLC

Officer: Chris Swain 292178

Approved on 06/10/11 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. 412-11 and a design and access statement received on 11 August 2011.

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

BH2011/02355

27 Lewes Crescent Brighton

Installation of internal timber window shutters to ground floor front windows and first floor rear windows.

Applicant: Mr Charles Wilson

Officer: Sonia Gillam 292359

Approved on 04/10/11 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.

BH2011/02365

11 Coombe Vale Brighton

Certificate of Lawfulness for proposed conservatory to side.

Applicant: Mr Alex White

Officer: Chris Swain 292178

Refused on 04/10/11 DELEGATED

BH2011/02426

Ocean Heights 40 Roedean Road Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2009/01489.

Applicant: Brighton Construction

Officer: Anthony Foster 294495

Approved on 11/10/11 DELEGATED

BH2011/02474

17 Courcels Arundel Street Brighton

Installation of glazed balcony enclosure with sliding / folding windows and pitched roof to east elevation. Installation of sliding / folding windows to form balcony enclosure to west elevation.

Applicant: Mr Ray Norman

Officer: Liz Arnold 291709

Approved on 12/10/11 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 frames of the windows hereby approved shall be finished in aluminium in accordance with the e-mail from Nicola Thomas received on the 6th October 2011 and shall be retained as such.

Reason: As such detail is not stated on the plans submitted and 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.E02, E03, P02A and P03B received on the 19th August 2011.

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

BH2011/02611

Land Rear of 25 Oaklands Avenue Saltdean Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2010/02926.

Applicant: Mrs Jan Trafford

Officer: Aidan Thatcher 292265

Approved on 22/09/11 DELEGATED

WOODINGDEAN

BH2011/01818

412 Falmer Road Brighton

Demolition of existing conservatory to allow erection of two storey rear extension. Erection of part one part two storey side extension. Installation of solar panels to flat roof and South facing roof slope. (Part Retrospective)

Applicant: Dr Adrienne Nnadi

Officer: Helen Hobbs 293335

Approved on 27/09/11 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. P09/049/02 (excluding proposed elevation drawings), P09/049/03A and 188.10.01 22nd June 2011 and un-numbered drawings submitted on 2nd August 2011.

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

BH2011/02009

Land North of 1 & 3 Rudyard Road Brighton

Erection of new two storey 3 bed dwelling.

Applicant: Raygone Ltd

Officer: Aidan Thatcher 292265

Refused on 12/10/11 DELEGATED

1) UNI

The proposal, by virtue of its design and excessive height would fails to respect the immediately surrounding form of development and would result in an uncharacteristic development causing harm to the character and appearance of the surrounding area, thus being contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of its two storey nature would result in direct overlooking and loss of light to a number of surrounding properties and as such would be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by virtue of the access driveway would cause an unacceptable level of noise and disturbance to the occupiers of nos. 1 and 3 Rudyard Road and thus would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/02271

132 The Ridgway Brighton

Erection of single storey extension to front.

Applicant: Mr Carl Meek

Officer: Helen Hobbs 293335

Approved on 10/10/11 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. 11/1140/01 rev A, 11/1140/02 and 11/1140/03 received on 1st August and drawing no. 11/1140/04 received on 15th August.

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

BH2011/02277

24 Brownleaf Road Brighton

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer and window to side elevation.

Applicant: Mr Simon Corrigall

Officer: Aidan Thatcher 292265

Approved on 29/09/11 DELEGATED

BH2011/02284

83 Crescent Drive South Brighton

Certificate of lawfulness for a proposed rear dormer.

Applicant: Mr Mike Smith

Officer: Helen Hobbs 293335

Approved on 03/10/11 DELEGATED

BH2011/02285

Woodingdean Reservoir Norton Drive Brighton

Installation of 1no 300mm diameter microwave dish to existing telecommunications mast. (Development is in the South Downs National Park).

Applicant: T-Mobile (UK) Ltd

Officer: Chris Swain 292178

Approved on 30/09/11 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 three months of the equipment becoming obsolete and no longer required for the purpose for which it is to be erected, the equipment shall be permanently removed and the site reinstated to its former condition.

Reason: The development hereby permitted is not considered suitable as a permanent form of development and in the interests of the visual amenity of the area, the setting of the South Downs National Park and to accord with policies QD23, QD24, NC7 and NC8 of the Brighton & Hove Local Plan.

BH2011/02353

Nuffield Hospital Grounds Warren Road Brighton

Erection of detached outbuilding.

Applicant: Mr Stephen Atkins

Officer: Anthony Foster 294495

Approved on 11/10/11 DELEGATED

1) UNI

The temporary building and structures hereby permitted shall be permanently removed from the site before 5 years from the date of this permission and the land reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structures hereby approved are not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies QD1, QD2 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. WYFC1, WYFC2, WYFC3 received on 8 August 2011 and drawings no. WYFC4 received on 16 August 2011

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

3) UNI

Notwithstanding the details provided on the approved plans, the external paintwork and colourwash of the proposed fencing and building shall be dark green in colour unless otherwise agreed in writing with the Local Planning Authority, and retained as such thereafter.

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

BH2011/02386

Sussex Nuffield Hospital Warren Road Brighton

Erection of temporary single storey reception building with glazed walkway linked to hospital, alterations to existing terrace, alterations to fenestration and associated works.

Applicant: Mr David Eglington

Officer: Anthony Foster 294495

Approved on 11/10/11 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

If during development, contamination not previously identified is found to be present at the site, no further development shall be carried out unless otherwise agreed in writing with the Local Planning Authority, 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 temporary buildings hereby permitted shall be permanently removed from the site before 2 years from the date of this permission and the land reinstated to its former condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structures hereby approved are not considered suitable as a permanent form of development and permission is granted for a temporary period only and to comply with policies QD1, QD2 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no: 2142-D-90-003 Rev A, received on 12 August 2011 and drawings no. 2142-D-90-001 Rev B, 2142-D-90-002 Rev B, 2142-D-90-003 Rev B, 2142-D-20-001 Rev B, 2142-D-20-002 Rev B, 2142-D-20-201 Rev B, 2142-D-22-002 Rev B, 2142-D-20-050 Rev B, 2142-D-22-201 Rev B, received on 16 August 2011.

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

BRUNSWICK AND ADELAIDE

BH2011/01822

39 Salisbury Road Hove

Application for variation of conditions 9,10 and 12 of application BH2010/01782. Variation of conditions 9 and 10 to allow the insertion of clear glazed doors and clear glazed lower panels of the bedroom windows and the creation of roof terraces, both at third floor level. Variation of condition to 12 to state that the development hereby permitted shall be carried out in accordance with the approved drawing nos. BRX 100 01, BRX 210 0, BRX 211 01 and BRX 212 01 and the drawings previously approved as part of Planning Application No BH2010/01782 except where the details at the third floor level have subsequently been amended and approved as part of Planning Application No. BH2011/01822.

Applicant: Brightwell Homes

Officer: Guy Everest 293334

Refused on 28/09/11 DELEGATED

1) UNI

The proposal, and resulting additional height at third floor level, would appreciably increase the massing and prominence of the building when viewed in conjunction with projecting lower levels. This would result in an excessively overbearing impact for the occupiers of properties on Palmeira Avenue, both within rear gardens and windows to habitable rooms at upper floor levels of these properties, to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/01831

Kerrison Mews 3 Lower Market Street Hove

Replacement of existing windows and doors and installation of new extract vents and grilles.

Applicant: Worthing Homes Limited

Officer: Wayne Nee 292132

Approved on 30/09/11 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 approved drawings, the extract grilles hereby permitted shall consist of metal, and shall be painted to match the finishes of the existing building walls.

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 unnumbered drawings and drawing nos. 2507-01A, 02A, 03A, 04A, 05A, 06A, 07A and 08A received on 05 August 2011.

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

BH2011/02302

Palmeira Mansions 29 Church Road Hove

Application to extend time limit for implementation of previous approval BH2008/03081 for the change of use from offices (B1) to 3no flats (C305). Refurbishment of existing maisonette and the provision of cycle store.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 28/09/11 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) BH05.03

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 and a Design Stage Assessment Report showing that the development will achieve an Ecohomes 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 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) BH05.04

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 and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.03

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

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

7) 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

8) 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.

9) BH13.03

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

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

10) UNI

No development shall take place until details of the proposed external basement door, including joinery details and elevation drawings, have been submitted to and approved by the Local Planning Authority. The scheme 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 HE1 and HE6 of the Brighton & Hove Local Plan.

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.A408/01B, 02D, 03F, 04B & 05D received on the 16th September and 3rd December 2008.

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

BH2011/02304

Palmeira Mansions 29 Church Road Hove

Application to extend time limit for implementation of previous approval BH2008/03091 for internal and external alterations in connection with the change of use from offices (B1) to 3no flats (C305). Refurbishment of existing maisonette and the provision of cycle store.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 22/09/11 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.

3) BH13.03

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

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

4) BH13.11

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

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

5) BH13.13

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

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

6) UNI

No works shall take place until details of the proposed external basement door, including joinery details and elevation drawings, and details of all new drainage and ventilation for all proposed kitchens have been submitted to and approved by the Local Planning Authority. The scheme 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 HE1 of the Brighton & Hove Local Plan.

BH2011/02346

Flat 2 33 Adelaide Crescent Hove

Internal and external alterations including alterations to layout, formation of a mezzanine level and creation of a roof terrace over existing flat roof at rear with balustrading.

Applicant: Ms Polly Borland

Officer: Clare Simpson 292454

Approved on 06/10/11 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 development shall take place until a sample of the obscured glass balustrade has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be carried out in full as approved prior to first occupation of the roof terrace and balustrade shall thereafter be retained in place at all times.

Reason: As insufficient information has been submitted and in order to protect adjoining properties from overlooking and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The external finishes of the new wall on the western balustrade 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.

4) UNI

The glass to the mezzanine balustrade shall be clear glass only and shall be retained as such thereafter.

Reason: to minimise the visual impact of the mezzanine level and protect the historic character of the listed building; in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Prior to works commencing on the internal alterations, full details of the proposed spiral staircase shall be submitted to and approved by the Local Planning Authority in writing.

Reason: As insufficient information has been submitted and in order to protect the historic character of the listed building; in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2011/02347

Flat 2 33 Adelaide Crescent Hove

Creation of roof terrace over existing flat roof at rear with balustrading.

Applicant: Ms Polly Borland

Officer: Clare Simpson 292454

Approved on 06/10/11 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 new wall on the western balustrade hereby permitted shall match in material, colour, style, bonding and texture those of the existing

building.

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

3) UNI

No development shall take place until a sample of the obscured glass balustrade has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be carried out in full as approved prior to first occupation of the roof terrace and balustrade shall thereafter be retained in place at all times.

Reason: As insufficient information has been submitted and in order to protect adjoining properties from overlooking and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no0130.PL.001D, 003, 004, 005a, 006b, received on 8th August 2011

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

BH2011/02452

57 Holland Road Hove

Conversion of first floor offices into a 1no bedroom self-contained flat.

Applicant: Mr Patrick Moorhead

Officer: Jason Hawkes 292153

Approved on 07/10/11 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) BH04.01

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

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

4) BH06.05

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) UNI

The development hereby permitted shall be carried out in accordance with the approved existing and proposed layout drawings received on 17th August 2011.

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

CENTRAL HOVE

BH2011/01057

Coach House Norton Close Hove

Demolition of garages and conversion of single storey extension to existing coach house to form 1no two bedroom dwelling and erection of 1no detached single storey two bedroom dwelling.

Applicant: JCS Enterprises

Officer: Guy Everest 293334

Approved on 07/10/11 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 development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

3) UNI

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

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

4) UNI

All new and replacement rainwater goods, soil and other waste pipes on the coach house building shall be in cast iron or exact aluminium replicas of cast iron and painted in a colour that shall be approved in writing by the Local Planning Authority prior to the commencement of works.

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

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the local planning authority.

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

6) UNI

The existing boundary walls of the site shall be retained and repaired and made good using matching materials, pointing, mortar colour, texture, composition coursing and bonding, and in the case of the existing flint walls the type of flints and density of stones, unless otherwise agreed in writing by the local planning authority.

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

7) UNI

The existing boundary walls shall be protected, maintained, repaired and stabilised during and after demolition and construction works in accordance with the hereby approved method statement, as indicated on drawing no. 719 PA 102 B.

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

8) 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.

9) 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.

10) UNI

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

- i) samples and details of all materials, colours and finishes,
- ii) 1:20 sample elevations and sections and 1:1 scale sectional profiles of all the new and replacement windows and doors and their cills, reveals, thresholds and steps, including those in the internal courtyards;
- iii) Details of the eaves if the coach house and the eaves and copings of the new buildings including a section at 1:2 scale
- iv) a landscaping scheme, including hard and soft landscaping, level changes, reinstated paths, paving, retaining walls and gates at 1:50 scale;

The works shall be carried out in strict accordance with the approved details prior to occupation of the residential dwellings and shall be maintained as such thereafter.

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

11) UNI

No development shall commence until details of extract vents and flues have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenity of the occupiers of the adjoining property and to comply with policies SU10, QD14 & QD27 of the Brighton & Hove Local Plan.

12) UNI

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

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

13) UNI

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

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new build residential development hereby permitted shall not 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.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential conversion of the coach house shall not 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 proposed conversion 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

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

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

17) UNI

- (i) The development hereby permitted shall not be commenced until there as 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 under (i) (c).

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new-build residential unit hereby approved shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the converted coach house shall not 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.

20) UNI

The development hereby permitted shall be carried out in accordance with the approved site location plan and approved drawings no. 805 PA 100 & 805 PA 103 received 7th April 2011; approved drawings no. 719 PA 102 & 719 PA 105 received on 14th April 2011; and approved drawing no. 719 PA 102 B received on 11th July 2011.

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

BH2011/01729

Flat 2 8 St Aubyns Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/02102 Appeal Decision.

Applicant: Ms Sue Nimmy

Officer: Adrian Smith 290478

Approved on 05/10/11 DELEGATED

BH2011/01820

Connaught School, Connaught Road Hove

Application for Approval of Details Reserved by Condition 4, 6, 7 and 8 of application BH2011/00268.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Split Decision on 07/10/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 4, 6 and 8 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to condition 7 for the following reasons:

1. The submitted details fail to preserve or enhance the special architectural and historical character and appearance of the listed building. This is contrary to policy HE1 of the adopted Brighton & Hove Local Plan.

BH2011/02121

64 Church Road Hove

Conversion of lower ground floor to form self contained flat incorporating enlargement of existing doorway to rear.

Applicant: Mr Alan Bull

Officer: Clare Simpson 292454

Refused on 30/09/11 DELEGATED

1) UNI

The proposed conversion of the basement level to a residential unit would, by reason of the site level and limited number and position of windows and openings in relation to the floor plan, receive inadequate natural light and ventilation and provide a poor outlook 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 and is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would result in a loss of designated storage area for the ground floor retail unit and the existing residential flats in the above ground floor level. The proposal is considered contrary to policies SR5 and SU2 respectively and TR14 of the Brighton & Hove Local Plan.

BH2011/02125

82 Church Road Hove

Conversion of first, second, third floor and roof space to form 4no one bedroom flats incorporating alterations to provide roof terrace with Juliet balcony at third floor rear, 2no dormers to rear and installation of rooflight to front. Relocation of existing first floor offices to basement.

Applicant: Thatchers Freehold

Officer: Adrian Smith 290478

Refused on 03/10/11 DELEGATED

1) UNI

Policy EM5 of the adopted Local Plan states that office and small business and industrial sites (under 235 sq m) will be retained for employment purposes unless the premises have (amongst others) been assessed and are genuinely redundant. No evidence has been submitted with the application to demonstrate that the reduced and relocated office space represent viable office accommodation for either the existing occupiers or future occupiers. For this reason it is considered that the proposal represents a loss of viable office accommodation contrary to the above policy.

2) UNI2

Policy HO9 of the Brighton & Hove Local Plan states that planning permission for the conversion of dwellings into smaller units of self-contained accommodation will be permitted in instances where (amongst others) the original floor area is greater than 115sqm and at least one unit of accommodation is provided which is suitable for family accommodation and has a minimum of two bedrooms. Policy HO3 requires residential conversions to incorporate a mix of dwelling types and sizes to reflect the housing needs of the City. The proposed conversion to four one-bedroom flats represents a poor mix of housing types that fails to include at least one unit of residential accommodation suitable for family occupation with a minimum two bedrooms,. The proposed development is therefore contrary to policies HO3 and HO9 of the Brighton & Hove Local Plan.

3) UNI3

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 roof terrace, by virtue of the loss of the original pitched roof and ornamental fascia, and the introduction of a raised parapet, railings and access doors, represents an incongruous and poorly designed alteration that would be detrimental to the symmetry, continuity and general appearance of the building, and the character and appearance of the Avenues Conservation Area, contrary to the abovementioned policies.

4) UNI4

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development 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. The proposed top floor flat, by virtue of its limited usable floor area within the converted loft space, represents a cramped and generally poor standard of residential accommodation that would be harmful to the amenities of future residents, contrary to the above policy.

BH2011/02242

2B Hove Place Hove

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

Applicant: Mr Sam Eden-Green

Officer: Mark Thomas 292336

Approved on 27/09/11 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 [26th July 2011].

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

BH2011/02244

First & Second Floor Maisonette 6 Albany Villas Hove

Installation of UPVC lantern light to replace existing timber framed lantern light.

Applicant: 6 Albany Villas Ltd

Officer: Charlotte Hughes 292321

Approved on 04/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.2011/07/100 received on 28th July 2011.

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

BH2011/02282

39 Sackville Road Hove

Replacement of existing timber framed window/door at ground floor and bay window at first floor to rear with UPVC units. (Retrospective)

Applicant: Bristow Still Chartered Accountants

Officer: Mark Thomas 292336

Refused on 06/10/11 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. The rear first floor casement window does not relate well to the proportions of the bay window it has replaced or the sliding sash windows which have been retained to the rear elevation. It is considered that the window is an unsympathetic and incongruous addition which has resulted in significant harm to the character and appearance of the recipient property. As such the development is contrary to the aforementioned policy.

BH2011/02314

Connaught School, Connaught Road Hove

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 5 of Listed Building application BH2011/00269.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Split Decision on 30/09/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 2, 4 & 5 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to condition 3 for the following reasons:

1. The submitted details fail to preserve or enhance the special architectural and historical character and appearance of the listed building. This is contrary to policy HE1 of the adopted Brighton & Hove Local Plan.

BH2011/02335

Upper Maisonette 32 Seafield Road Hove

Replacement of existing timber windows with UPVC windows.

Applicant: Mr & Mrs Bailey

Officer: Mark Thomas 292336

Approved on 12/10/11 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 sectional drawing received on 8th August 2011 and unnumbered window schedule received on 17th August 2011.

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

BH2011/02402

77 George Street Hove

Conversion of first floor to form 1no two bed flat with first floor extension and roof terrace.

Applicant: Patrick Moorhead

Officer: Jason Hawkes 292153

Approved on 10/10/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) BH04.01

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

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

4) BH06.05

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1, 2, 3 & 4A received on 11th August and 30th September 2011.

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

6) UNI

Access to the remaining flat roof area adjacent the approved roof terrace shall be for maintenance or emergency purposes only and this roof shall not be used as roof gardens, terraces, patios or similar amenity areas.

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.

BH2011/02467

Flat 2 Victoria Court 16 Grand Avenue Hove

Non Material Amendment to BH2010/02548 for a drip rail to be fitted to top of windows.

Applicant: Mrs Diane Overs

Officer: Wayne Nee 292132

Approved on 04/10/11 DELEGATED

GOLDSMID

BH2011/01837

Flat 7 8 Eaton Gardens Hove

Application for Approval of Details Reserved by Condition 2 of Listed Building application BH2008/02983.

Applicant: Mrs Merlyn Farley

Officer: Guy Everest 293334

Approved on 05/10/11 DELEGATED

BH2011/01994

Hove Railway Station Station Approach Hove

Installation of 4no access hatches in the canopy roof glazing of platforms 1 & 2.

Applicant: Network Rail Infrastructure Limited

Officer: Charlotte Hughes 292321

Approved on 22/09/11 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.

BH2011/02123

Beresford Court Somerhill Road Hove

Conversion of basement garage/store room into 2no bedroom flat incorporating associated revised entrances and insertion of windows.

Applicant: Geneva Investment Group Ltd

Officer: Adrian Smith 290478

Refused on 11/10/11 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity by way of overlooking, daylight, sunlight and outlook to the proposed, existing and/or adjacent users, residents and occupiers. The proposed basement level flat, by virtue of its close proximity to retaining walls and high flank walls to the south, and its principal outlook onto a car park to the west, would suffer from poor levels of natural light and outlook to all windows. The proposal would therefore result in a gloomy and oppressive living environment for future residents and a poor standard of residential accommodation, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/02124

Hove Service Station Denmark Villas Hove

Replacement of existing single skin metal underground fuel tanks with double skinned fuel tanks and replacement of existing single skinned fuel pipework with secondary contained plastic pipework.

Applicant: Esso Petroleum Co. Ltd

Officer: Charlotte Hughes 292321

Approved on 22/09/11 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

Unless otherwise agreed in writing, no development approved by this permission shall be commenced until the following components of a scheme, to deal with the risks associated with contamination of the site, shall be submitted to and approved in writing by the Local Planning Authority:

- i. 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.
- ii. A site investigation scheme based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii. The results of the site investigation and detailed risk assessment referred to in (ii) 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.
- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identify any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components would require the consent of the Local Planning Authority. The scheme shall be carried out in strict accordance with the approved details.

Reason: To ensure the protection of controlled waters, specifically the ground water source protection zone 2, from any historic contamination relating to former and recent site activities and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence on site until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

4) 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 by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that any contamination identified during the demolition and construction phases of the development is fully characterised and assessed and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence on site until details of the measures which will be undertaken to protect the public sewers, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: In order to protect existing infrastructure on the site and to comply with policies SU3 and SU5 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1905/1001/A received on 28th July 2011 and 1905/2000B, 1905/4000B received on 20th September 2011

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

7) UNI

The development hereby permitted shall not be occupied/operated unless and until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that any required remediation, if deemed necessary, is satisfactorily completed and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

BH2011/02185

8 Richmond Court 28 Osmond Road Hove

Replacement of existing metal framed windows and balcony door with new uPVC double glazed units.

Applicant: Ms Kerry Leask

Officer: Wayne Nee 292132

Approved on 07/10/11 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 supporting information received on 21 July 2011.

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

BH2011/02266

78 Goldstone Villas Hove

Display of externally illuminated fascia sign and internal window vinyl.

Applicant: Saga Group Ltd

Officer: Mark Thomas 292336

Approved on 27/09/11 DELEGATED

1) BH10.02

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2011/02350

35 Lyndhurst Road Hove

Installation of timber French doors and balcony with galvanised steel guard rails.

Applicant: Mrs Susan Lytle

Officer: Adrian Smith 290478

Approved on 05/10/11 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 QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 101 received on the 9th August 2011; and drawing no.200 received on the 4th October 2011.

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

BH2011/02359

Flat 16 72 The Drive Hove

Replacement of existing timber windows to side and rear with UPVC windows.

Applicant: Mrs Danesh

Officer: Wayne Nee 292132

Approved on 03/10/11 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 supporting information received on 08 August 2011.

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

BH2011/02363

66 Livingstone Road Hove

Erection of single storey rear extension at basement level.

Applicant: Ms Susan Fenwick

Officer: Steven Lewis 290480

Approved on 29/09/11 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) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) BH03.03

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan, unnamed drawings no.10, 11A & 12A received on 09/08/2011 and 16/08/2011.

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

BH2011/02637

16 Cambridge Grove Hove

Application for Approval of Details Reserved by Conditions 8 and 9 of application BH2011/00833.

Applicant: Mr Kevin Crouch

Officer: Adrian Smith 290478

Approved on 12/10/11 DELEGATED

HANGLETON & KNOLL

BH2011/01777

Arqiva Transmitting Station Hangleton Way Brighton

Retention of existing transmitting station and installation of 1no panel antenna to replace 2no log periodic antennas on existing monopole for Digital Switchover.

Applicant: Arqiva Limited

Officer: Wayne Nee 292132

Approved on 23/09/11 PLANNING COMMITTEE

1) UNI

The telecommunications equipment hereby approved shall be removed if at any time in the future the equipment becomes obsolete or no longer required for the purpose for which it was erected.

Reason: To protect the appearance of the building and the surrounding area in accordance with policies QD23 and QD24 of the Brighton & Hove Local Plan.

2) UNI

1) The development hereby permitted shall be carried out in accordance with the approved drawing nos. 16775_00_002_M15_15, 16775_50_100_M15_15, 16775_50_160_M15_15, 16775_50_150_M15_15, and 16775_00_000_M15_15 received on 17 June 2011, and drawing no. 16775_00_004_01 received on 28 June 2011.

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

BH2011/02215

52 Lark Hill Hove

Demolition of existing single garage to allow the erection of a single storey side extension with pitched roof. Widening of existing crossover and driveway entrance by 2000mm.

Applicant: Mr & Mrs Holdstock

Officer: Mark Thomas 292336

Refused on 26/09/11 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 single storey extension due to its excessive scale and projection would represent a bulky and incongruous addition to the recipient property, which would result in the property having an overextended appearance. Further, the proposed extension would sit forward of the front elevation of the main house which would result in the extension having an increased prominence, and would not appear as a subservient addition to the recipient property. The proposed extension would significantly detract from the character and appearance of the recipient property and the wider street scene, and would visually unbalance the relationship with the adjoining bungalow. As such, the proposed development would be contrary to the aforementioned policy.

BH2011/02383

179 Hangleton Road Hove

Erection of conservatory to rear

Applicant: Mr Brian Woolley

Officer: Wayne Nee 292132

Approved on 11/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. HR179PRO/01, 02, 03 and 04 received on 12 August 2011.

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

BH2011/02542

368 Old Shoreham Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extension, rear dormer roof extension and rooflights to front roof slope.

Applicant: Mr Maurice Kifford

Officer: Christopher Wright 292097

Approved on 07/10/11 DELEGATED

NORTH PORTSLADE

BH2011/02309

Hillside School Foredown Road Portslade

Installation of 20 PV solar panels to south-west facing roofslope of main school building.

Applicant: Brighton & Hove City Council

Officer: Charlotte Hughes 292321

Approved on 29/09/11 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 'Elevations as Proposed' received on 5th August 2011 and the 'Roof Plan as Proposed' received on 4th August 2011.

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

BH2011/02316

407 Mile Oak Road Portslade

Erection of single storey rear and side extension.

Applicant: Mr Jon Hill

Officer: Mark Thomas 292336

Approved on 05/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. ADC438/02 received on 5th August 2011.

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

BH2011/02412

Mile Oak Primary School Graham Avenue Portslade

Replacement of existing aluminium window with aluminium door to South elevation.

Applicant: Brighton & Hove City Council

Officer: Charlotte Hughes 292321

Approved on 07/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.220/102 received on 16th August 2011.

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

BH2011/02697

Land adjacent to 481 Mile Oak Road Portslade

Application for Approval of Details Reserved by Condition 8 of application BH2010/01967 Appeal Decision.

Applicant: Wilson Hunt

Officer: Guy Everest 293334

Approved on 07/10/11 DELEGATED

SOUTH PORTSLADE

BH2011/01690

31 Carlton Terrace Portslade

Construction of new vehicular crossover.

Applicant: Mr Gary Knight

Officer: Mark Thomas 292336

Approved on 29/09/11 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 drawing received on 15th August 2011.

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

BH2011/01764

Benfield County Junior School Old Shoreham Road Portslade

Erection of single storey extension to North elevation to provide 4no additional classrooms and additional toilet facilities. Erection of temporary classroom to South of site.

Applicant: Ms Gillian Churchill

Officer: Guy Everest 293334

Approved on 29/09/11 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 four classrooms within the single-storey rear extension hereby permitted shall not be occupied until the cycle and scooter parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle and scooter parking facilities shall thereafter be retained for use by pupils and staff of, and visitors to, the school at all times.

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

3) UNI

The hereby approved temporary classroom building, as indicated on drawing nos. ED 217 2 & ED 217-7, shall be permanently removed from the site and the land restored to its former condition by 31st August 2015 or when it is no longer required, whichever is the earlier.

Reason: The building hereby approved is not considered suitable as a permanent form of development and to comply with policy QD2 of the Brighton & Hove Local

Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. ED 217 1, ED 217 2, ED 217 3, ED 217 4, ED 217 5, ED 217 6 & ED 217-7 received 16th June 2011.

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

BH2011/02205

30A Vale Road Portslade

Erection of single storey rear extensions.

Applicant: Mr & Mrs Thaxter-Noble

Officer: Mark Thomas 292336

Approved on 04/10/11 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

With the exception of the face brick areas as annotated on the approved drawing, 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. TG100/02 B received on 26th July 2011.

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

BH2011/02496

56A Trafalgar Road Portslade

Alterations to existing 2 bed dwelling to form 1 bed dwelling. Demolition of existing storage and creation of 1 no part one/two storey 2 bed dwelling to rear.

Applicant: Downside Developments (Brighton) Ltd

Officer: Adrian Smith 290478

Refused on 12/10/11 DELEGATED

1) UNI

Policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan require that all developments make effective use of a site and are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed development is of a design and scale that fails to compliment the site or the scale, design and proportions of the adjoining properties. It is considered to represent an overdevelopment of the site and an unsympathetic, disproportionate and incongruous addition to the local realm, contrary to policies QD1, QD2, QD3 & QD14 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity by way of overlooking, daylight, sunlight and outlook to the proposed, existing and/or adjacent users, residents and occupiers. Policy HO5 requires the provision of private useable amenity space in new development. The proposed development, by virtue of its cramped layout and proximity to Nos.56 & 56A Trafalgar Road, would result in a loss of privacy to adjoining occupiers and would oppress their outlook. Furthermore, the cramped layout, limited floor space, private amenity

space and poor outlook to the new dwelling fails to provide a suitable form of accommodation for future residents, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

BH2011/02997

86 Trafalgar Road Portslade

Non Material Amendment to BH2011/04013 to move the central stairway approximately 1200mm East, reposition proposed 1st floor bathroom and removal of proposed roof window. Move proposed window at side of rear entrance approximately 150mm from door.

Applicant: Mr N Patel

Officer: Steven Lewis 290480

Approved on 12/10/11 DELEGATED

HOVE PARK

BH2011/01919

42 Hove Park Road Hove

Application to extend time limit for implementation of previous approval BH2008/01754 for the construction of two storey four bedroom house fronting Rigden Road.

Applicant: Mr Dominic Boon

Officer: Steven Lewis 290480

Approved on 11/10/11 DELEGATED

1) BH01.01

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

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

2) BH02.01

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

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

3) 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 dwelling[*s*] hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) BH06.01

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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 162-200 rev. B, 164-201 rev. C, 164-202 rev. B, tree survey drawing CBA 6967.01, and supporting information, submitted on the 24th of June 2008 & correspondence 09/09/2011.

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

7) UNI

No development shall commence until an arboricultural method statement has been submitted to and agreed in writing by the Local Planning Authority. The statement shall demonstrate how the existing street Elm tree located on the verge to the west of the application site, and all existing trees to be retained on site, as indicated on drawing 162-200 B are to be protected during construction works. The scheme shall be in accordance with BS 5837 (2005) Trees on Development Sites and shall thereafter be implemented and retained throughout the construction period.

Reason: In order to secure the satisfactory preservation of trees within and adjoining the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until further information regarding the minimisation of Construction and demolition waste, including details of the waste carrier(s) to be employed during the construction of the scheme hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

No works shall commence until full details of a landscaping scheme, which includes hard surfacing, means of enclosure, and planting along the boundaries of the site, have been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details 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 five 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 interests of the visual amenities of the area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

10) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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

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

12) UNI

Unless otherwise approved in writing by the Local Planning Authority, all first floor windows shown as obscure glazed on drawing no. 164-201 shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: For the avoidance of doubt, to safeguard the amenity of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02108

83 Shirley Drive Hove

Certificate of Lawfulness for proposed single storey extension and new roof over existing rear porch.

Applicant: Mrs Alicia Hannaford

Officer: Wayne Nee 292132

Approved on 26/09/11 DELEGATED

BH2011/02230

14 Goldstone Crescent Hove

Erection of single storey side extension.

Applicant: Mr & Mrs R Johnson

Officer: Adrian Smith 290478

Approved on 23/09/11 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 in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 11353-Loc & 11353-01A received on the 27th July 2011.

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

BH2011/02238

24 Lloyd Road Hove

Erection of a two storey rear extension and associated works.

Applicant: Mr Peter Sanders

Officer: Adrian Smith 290478

Refused on 26/09/11 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 and adjoining properties. The proposed two storey side/rear extension, by virtue of its position set directly off the rear outrigger, its unsympathetic roof form, and its failure to retain a suitable separation to the boundary, represents a poorly scaled, cramped and incongruous addition that fails to reflect the character and appearance of the host building, and the spacious separations that exist between the houses within the wider street. It would therefore be harmful to the appearance of the property and the wider street scene, contrary to the above policy.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan seek to ensure that extensions and alterations to buildings do not harm the residential amenities of neighbouring properties. The proposed two storey extension, by reason of position set directly on the boundary wall to the rear of the main building at No.26 Lloyd Road, represents an unneighbourly and oppressive form of development that fails to respect the spacious character of the area and thereby would be harmful to the amenity of the adjacent residents, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02289

43 Cobton Drive Hove

Erection of single storey rear extension.

Applicant: Mr Alan Laurent

Officer: Mark Thomas 292336

Approved on 11/10/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 11/018/01 received on 3rd August 2011.

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

BH2011/02311

19 Mallory Road Hove

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

Applicant: Jeary Developments

Officer: Charlotte Hughes 292321

Approved on 04/10/11 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.07

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

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

4) BH03.01

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

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

5) BH04.01A

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

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

6) BH05.01B

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

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

Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02B

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

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

8) BH06.01

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

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

9) BH06.03

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

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

10) BH11.01

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

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

11) 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.

12) UNI

All trees to be retained, including the on-street Elm, shall be protected to BS 5837 (2005) Trees in Relation to Construction. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the area 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.

13) UNI

The window of bedroom 3 in the east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the part of the window which can be opened are more than 1.7m above the floor of the room in which they are 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.

14) UNI

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no. 602/07/A received on 13th September 2011.

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.

15) UNI

Prior to development commencing, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority detailing how the construction of the hardstanding and the new crossover are to be constructed.

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.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.604/01 received on 4th August 2011, 602/02A and 602/03C, 602/05B, 602/06/D and 602/07/A received on 13th September 2011.

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

BH2011/02338

69 Hove Park Road Hove

Erection of a two storey rear extension, a single storey rear extension, a rear dormer and a front dormer with associated alterations. Construction of a vehicular cross over.

Applicant: Mr Ives

Officer: Mark Thomas 292336

Approved on 29/09/11 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 Wheatley Elm and its root plate on the verge at the front of the property shall be protected to BS 5837 (2005) Trees in Relation to Construction as far as is practicable. The cross-over shall be constructed as per the same British Standard. No development shall commence until an Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The approved method of tree protection shall be implemented prior to commencement of works on site and retained until the completion of the development hereby permitted.

Reason: To protect the existing street tree in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1392/1495B, 1392/1496B received on 15th September 2011.

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

BH2011/02520

60 The Drove Way Hove

Erection of detached garage with room above to replace existing outhouse.

Applicant: Mr George O'Toole

Officer: Jason Hawkes 292153

Refused on 05/10/11 DELEGATED

1) UNI

The proposed garage, by virtue of its excessive size and design in a prominent position, would form an incongruous and unsympathetic feature poorly related to the appearance of the adjacent buildings which would be detrimental to the visual amenity of the surrounding area. The proposal would therefore be contrary to the objectives of development plan policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

2) UNI2

Due to the position and bulk of the garage, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to a ground floor habitable room at 10 Bishops Road with a north facing window. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

BH2011/02595

Blatchington Mill School Nevill Avenue Hove

Application for Approval of Details Reserved by Conditions 9 and 10 of application BH2011/01264.

Applicant: Blatchington Mill School & Brighton & Hove Hockey Club

Officer: Christopher Wright 292097

Approved on 10/10/11 DELEGATED

WESTBOURNE

BH2011/02171

Ground Floor 2 New Church Road Hove

Change of use of Dental Surgery (D1) to form 1no 4 bed flat (C3)

Applicant: Dr Abraham Askari Yagane

Officer: Steven Lewis 290480

Approved on 12/10/11 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) BH04.01A

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) BH05.09A

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

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

5) BH06.02

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved unnamed site plan and drawings nos. AA0A & AA-0A received on 19/07/2011.

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

BH2011/02343

20 & 20A Raphael Road Hove

Replacement of existing timber windows to ground and first floor flats with double glazed PVCU units.

Applicant: Mr Barton

Officer: Wayne Nee 292132

Approved on 03/10/11 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 supporting information received on 08 August 2011.

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

BH2011/02491

Flat 3 29 Westbourne Street Hove

Erection of pitched roof extension at second floor level to rear elevation.

Applicant: Mr Kerem Yilmaz

Officer: Steven Lewis 290480

Approved on 10/10/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.03

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved David Chetwin Architects drawings no. 426(PL)1 Rev A & 426(PL)2 received on 22/08/2011 & 30/08/2011.

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

BH2011/02509

Ground Floor Flat 67 Westbourne Street Hove

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

Applicant: Miss Clare Halligan

Officer: Mark Thomas 292336

Approved on 30/09/11 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 Retail Survey Report by 'Anglian' and unnumbered sectional drawings received on 23rd August 2011.

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

WISH

BH2011/01462

383 Portland Road Hove

Application for approval of details reserved by conditions 2, 4, 5, 6, 10, 11, 12 and 13 of application BH2010/00369.

Applicant: Banberg Developments Ltd

Officer: Paul Earp 292193

Split Decision on 07/10/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 4, 5, 6, 11 and 12 subject to full compliance with the submitted details.

1) UNI

Refuse to discharge condition 2 for the following reason:

This condition requires information to be submitted in respect of landscaping. Details submitted pursuant to this condition indicate on-site car parking which is subject to a further application BH2011/2450. It is considered that the landscaping scheme cannot be determined until the access is resolved as any approval could impact on the revised access.

2) UNI2

Refuse to discharge condition 13 for the following reason:

This condition requires information to be submitted in respect of land contamination. A validation report to demonstrate that the remedial works have been undertaken needs to be submitted before the condition may be discharged.

BH2011/01513

Land to the rear of 30/31 Boundary Road Hove

Application to extend time limit for implementation of previous approval BH2008/00611 for the erection of an eco-house, partially underground.

Applicant: Grant Marshall Associates

Officer: Guy Everest 293334

Approved on 05/10/11 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) BH05.01B

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

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

A completed pre-assessment estimator will not be acceptable.

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

3) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the

residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

4) BH05.08A

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

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

5) BH08.01

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

6) 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.

7) UNI

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

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

8) UNI

No development shall commence until existing and proposed ground levels at the application site showing the extent and depth of excavation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To safeguard the visual amenities of the area, and residential amenity of occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

9) 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.

10) UNI

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

11) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building 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 or to the character of the area, and for this reason would wish to control any future development to comply with QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings no. ADC235/01 & 02 received on the 20th February 2008; and drawing nos. ADC235/03 A & 04 received on the 20th March 2008.

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

13) UNI

No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of new planting, hard surfacing, means of enclosure and any other items as required by the Local Planning Authority.

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

BH2011/01932

Land East of Hove Deep Sea Anglers Club Western Esplanade Hove

Erection of boat house.

Applicant: Lagoon Watersports

Officer: Adrian Smith 290478

Approved on 07/10/11 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

No development shall commence until a scheme for the replacement of the existing shingle vegetation displaced by the positioning of the boathouse has been submitted to and agreed in writing by the Local Planning Authority before development commences. The agreed scheme shall thereafter be implemented in the first planting season following installation of the boathouse, and in the event that any vegetation fails within the first five years, it shall be replaced in accordance with the agreed scheme unless the Local Planning Authority gives written consent to any variation.

Reason: To secure adequate replanting of vegetation native to this location, in accordance with policy SU7 of the Brighton & Hove Local Plan

3) UNI

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

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 QD4 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the site plan and approved drawing no. ONE received on the 11th July 2011.

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

BH2011/02126

9 Tandridge Road Hove

Erection of new residential dwelling to replace existing.

Applicant: Mr Andrew Vary

Officer: Adrian Smith 290478

Approved on 05/10/11 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

Access to the flat roof over the rear ground floor of the building hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

3) UNI

The rooflights in the north side roof plane shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001, 203A, 204A & 206 received on the 18th July 2011; and drawing no. 200 received on the 12th August 2011.

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

6) UNI

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

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

BH2011/02152

19 Cranley Court Aldrington Close Hove

Replacement of metal framed windows with UPVC windows.

Applicant: Ms Geraldine Wachholz

Officer: Mark Thomas 292336

Approved on 04/10/11 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 'Flat Plan', 'FB70 Profile Chart' and photos received on 19th July 2011 and window schedule received on 5th August 2011.

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

BH2011/02288

269 Kingsway Hove

Erection of side and rear extension at basement and ground floor level. (Part retrospective).

Applicant: Mr Vic Marchant

Officer: Charlotte Hughes 292321

Approved on 28/09/11 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.LH10-181-201RevA, 202RevA, 203RevB received on 3rd August 2011.

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

BH2011/02404

25 Welbeck Avenue Hove

Single storey flat roof rear extension with provision for roof terrace over.

Applicant: Mr Seroj Janiyan

Officer: Christopher Wright 292097

Refused on 12/10/11 DELEGATED

1) UNI

The proposal would, by reason of the scale, siting and form of the extension, detract from the character and appearance of the host building and would be detrimental to visual amenity. As such the proposal is not considered appropriately designed and sited in relation to the property to be extended and is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof terrace would, by reason of its position and height, give rise to overlooking and loss of privacy such that neighbouring occupiers' living conditions would be adversely affected to the detriment of residential amenity. As such the proposal conflicts with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02458

2 Western Esplanade Portslade

External alterations to north elevation including repositioning of roof access staircase, formation of new entrance to ground floor, repositioning and replacement of windows and extension of roof parapet. Removal of boundary wall to facilitate new parking arrangements with crossover and infilling of basement to provide street level parking.

Applicant: Mr D Walliams

Officer: Adrian Smith 290478

Approved on 11/10/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved photomontage and drawing no. P04B received on the 18th August 2011; and drawing nos. LO3B, PO1B, PO2B & PO3B received on the 25th August 2011.

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

Withdrawn Applications

BH2011/02113

Garages South Of 4 Norman Road Hove Demolition of existing garages and erection of new two storey 1 bed dwelling.

Applicant: Mr Steven & Mrs Nicola Jenkins

Officer: Adrian Smith 290478

WITHDRAWN ON 27/09/11