

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

BH2011/02186

74 Woodbourne Avenue Brighton

Loft conversion incorporating 5no dormers to create a one bed flat.

Applicant: Mr Whaid

Officer: Aidan Thatcher 292265

Refused on 04/11/11 DELEGATED

1) UNI

The proposal would result in a number of incongruous additions to the building, by virtue of the positioning, design, scale of the dormers and the proposed materials, and, as such, would harm both the character and appearance of the building itself and the wider street scene. Therefore the proposal would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof alterations and extensions.

2) UNI2

The proposed residential unit would result in a poor level of amenity for the future occupants by virtue of a cramped form of development, lack of amenity space and lack of refuse or recycling storage. As such, the proposal would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed residential unit would not meet Lifetime Homes standards where feasible and as such the proposal would be contrary to policy HO13 of the Brighton & Hove Local Plan.

4) UNI4

The proposal makes no provision for cycle parking, and there does not appear to be any space within the application site to provide this and as such the proposal would be contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2011/02482

Unit 6 Crowhurst Road Brighton

Display of internally illuminated and non-illuminated fascia signs.

Applicant: Bestway Cash & Carry

Officer: Helen Hobbs 293335

Approved on 11/11/11 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.

BH2011/02589

138 Cuckmere Way Brighton

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

Applicant: Mr & Mrs Brooks

Officer: Helen Hobbs 293335

Approved on 21/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawings no. CDC/Brooks/1 and CDC/Brooks received on 1st September 2011.

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

BH2011/02621

30 Brangwyn Way Brighton

Erection of first floor side extension and two storey front extension with gable roof.

Applicant: Mr & Mrs O'Hara

Officer: Helen Hobbs 293335

Refused on 03/11/11 DELEGATED

1) UNI

The proposed extensions, by reason of their size, design, bulk, siting, and proximity to the side boundaries would be incongruous features that would adversely affect the appearance and character of the existing property and the spacious Brangwyn Way street scene. Furthermore the proposed extensions in conjunction with the existing extensions to the property, would result in a bulky and overdeveloped appearance. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2011/02633

111 Carden Hill Brighton

Erection of a part 1 part 2 storey side and rear extension.

Applicant: Ms Amanda Stafford

Officer: Helen Hobbs 293335

Approved on 21/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 two storey side extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to or sold as a self-contained unit.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11-039 L2, 11-039 E2 and 11-039 E1 received on 5th September 2011 and drawing nos. 11-039 P1, 11-039 L1 and 11-039 P2 received on 20th September 2011.

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

BH2011/02678

108 Ladies Mile Road Brighton

Provision of a new roof to provide a raised ridge with a hip to gable loft conversion with barn ends, 1 no. dormer and 2 rooflights to the rear elevation, 1 no. dormer and 1 no. rooflight to the front elevation, a Juliet balcony to the first floor side elevation and the erection of a single storey rear extension with a dummy pitched roof.

Applicant: Mr & Mrs Edwards

Officer: Sonia Gillam 292359

Approved on 03/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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 to the eastern side elevation of the property without planning permission obtained from the Local Planning Authority.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 03A received on the 27th October 2011, 02 and the site location plan and block plan received on the 8th September 2011.

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

BH2011/02708

115 Carden Hill Brighton

Certificate of lawfulness for an existing street level off-road parking area and crossover to front.

Applicant: Mr G Guttierrez

Officer: Sonia Gillam 292359

Refused on 11/11/11 DELEGATED

1) UNI

The works that have been undertaken to provide the hard surface have involved the raising of the ground levels of part of the front garden with infill material. As a matter of fact and degree, such works constitute development and have gone beyond that which is permitted by way of Class F above. These works are not permitted by any other class of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

Notwithstanding the changes in ground levels, the applicant has failed to demonstrate that either the hard surface is made of porous materials or that provision has been made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse in accordance with Class F of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2011/02731

Plots 1 & 2 Braypool Lane Brighton

Application for Approval of Details Reserved by Conditions 13 and 15 of application BH2009/01170.

Applicant: Mr D Ince

Officer: Aidan Thatcher 292265

Approved on 09/11/11 DELEGATED

BH2011/02760

15 Lomond Avenue Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, side window and front rooflights

Applicant: Mr Fraser

Officer: Helen Hobbs 293335

Approved on 10/11/11 DELEGATED

BH2011/02777

39 Solway Avenue Brighton

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

Applicant: Mr Matt Woodhart

Officer: Sonia Gillam 292359

Refused on 03/11/11 DELEGATED

1) UNI

The proposed development, by virtue of its size, bulk, siting and inappropriate design would form an incongruous and visually dominant addition in close proximity to the boundary to Braeside Avenue. It would thereby be detrimental to the character and appearance of the building, the visual amenities enjoyed by neighbouring properties and the street scene. The development is therefore

contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2011/02851

66 Larkfield Way Brighton

Certificate of lawfulness for a proposed loft conversion incorporating a hip to gable roof extension, erection of a rear dormer and installation of 3no rooflights to front roof slope.

Applicant: Mr Tony Weller

Officer: Helen Hobbs 293335

Approved on 22/11/11 DELEGATED

BH2011/02914

33 Solway Avenue Brighton

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

Applicant: Mr Chris Miles

Officer: Sonia Gillam 292359

Approved on 04/11/11 DELEGATED

BH2011/02942

33 Larkfield Way Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Nicholas & Elizabeth Klyne

Officer: Jonathan Puplett 292525

Approved on 18/11/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 213.11.01, 02, 03 and 04 received on the 30th of September 2011.

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

BH2011/03152

9 Old Court Close Brighton

Non Material Amendments to BH2011/01987 for the alteration to approved extension to include the squaring-off of the South East corner.

Applicant: Mrs Elizabeth Davy

Officer: Sonia Gillam 292359

Approved on 15/11/11 DELEGATED

PRESTON PARK

BH2011/02188

Flat 3, 39 Port Hall Place Brighton

Replacement of timber door and sash windows with UPVC door and windows to front and side elevations.

Applicant: Mr & Mrs G T Camping

Officer: Helen Hobbs 293335

Refused on 07/11/11 DELEGATED

1) UNI

The introduction of uPVC replacement windows of an unsympathetic design, material and opening arrangement, would cause harm to the character and appearance of the existing property and the street scene, contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan.

BH2011/02423

65 Coventry Street Brighton

Certificate of lawfulness for a proposed single storey rear extension and a loft conversion incorporating a rear dormer and 3no roof lights to front roof slope.

Applicant: Mr Stuart Wilkie

Officer: Sonia Gillam 292359

Approved on 09/11/11 DELEGATED

BH2011/02521

33 Florence Road Brighton

Widening of existing hardstanding and relocation of brick pillar.

Applicant: Mr Robert Gibbins

Officer: Chris Swain 292178

Refused on 16/11/11 DELEGATED

1) UNI

The proposed removal of a section of front boundary wall and the relocation of the associated pier to facilitate the provision of car parking to the front of the property would harm the appearance and character of the building and the wider street scene, disrupting the prevailing rhythm and harming the appearance and character of the Preston Park conservation area, contrary to policies HE6, HE8 and QD16 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2011/02560

27 Florence Road Brighton

Demolition of part of front boundary wall and gatepost and rebuilding to widen driveway. (Retrospective).

Applicant: Ms Wendy Twigger

Officer: Chris Swain 292178

Refused on 11/11/11 DELEGATED

1) UNI

The removal of a section of front boundary wall and the relocation of the associated pier to facilitate the provision of car parking to the front of the property harms the appearance and character of the building and the wider street scene, disrupting the prevailing rhythm and harming the appearance and character of the Preston Park conservation area, contrary to policies HE6, HE8 and QD16 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2011/02604

285 Ditchling Road Brighton

Erection of single storey rear extension and associated alterations.

Applicant: Mr Robert Bowden

Officer: Chris Swain 292178

Approved on 07/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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 to the hereby approved, west facing, side 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 0524-PA-010 received on 1 September 2011, drawing nos. 0524-PA-000, 0524-PA-001, 0524-PA-002 and 0524-PA-003 received on 12 September 2011 and drawing nos. 0524-PA-011A and 0524-PA-012A received 3 November 2011.

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

BH2011/02721

94 Preston Drove Brighton

Conversion of existing residential unit and part of existing retail unit (A1) into 5no one and two bedroom flats including demolition of existing garage and erection of two storey extension.

Applicant: Waremoss Group

Officer: Aidan Thatcher 292265

Refused on 11/11/11 DELEGATED

1) UNI

The proposed rear extension, by reason of its design, footprint, materials, fenestration and prominent location, would form an unsympathetic and excessively dominant extension to the existing building at No. 94 Preston Drove, would form an incongruous and visually intrusive element in the street scene,

would fill the existing characteristic open space between the rear of No. 94 and the side of No. 115 Beaconsfield Villas, would detract from the character and appearance of the Preston Park conservation area and represents overdevelopment of the site and, as such, is contrary to policies QD1, QD2, QD3, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The application fails to demonstrate that an adequate level of sunlight/daylight would reach the basement level of the development and as such there are significant concerns relating to the amenities of the future occupants of these units. As such the scheme is considered to be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed extension, by reason of its siting, proximity, height and orientation, would have an overbearing impact upon the residential unit at No. 92 Preston Drove and, as such, is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The application fails to demonstrate adequate provision of on site amenity space, represents an overdevelopment of the site and as such the scheme is considered to be contrary to policy HO5 of the Brighton & Hove Local Plan.

5) UNI5

The application fails to meet the travel demands that the development would generate and as such would be contrary to policy TR1 of the Brighton & Hove Local Plan.

6) UNI6

The application fails to provide adequate cycle parking provision by virtue of inadequate number of spaces, inadequate sized spaces and a lack of covered provision. As such the proposal is considered to be contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2011/02789

43 Springfield Road Brighton

Formation of hardstanding incorporating alterations to front boundary wall to create vehicle access, crossover and dropped kerb.

Applicant: Mr Alex Godson

Officer: Helen Hobbs 293335

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 car parking space hereby approved shall not be brought into use until decorative caps, to match the existing decorative cap on the western side of the pedestrian entrance to the site, have been reinstated to the remaining three piers on the front boundary wall.

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

4) UNI

No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall include full details of the protection for the Horse Chestnut on-street in close proximity to the proposed development during the course of the development (BS 5837 2005 Trees in Relation to Construction refers). The development shall be carried out in accordance with the approved details.

Reason: To protect the nearby tree in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos 190-03/1, 109-03/2 and 190-03/3 received on 20th September 2011.

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

BH2011/02843

52 Stanford Avenue Brighton

Erection of rear dormer and installation of rooflights to side roofslope.

Applicant: Mr J Napleton

Officer: Sonia Gillam 292359

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 side rooflights 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 747/01 Rev A received on 31st October 2011 and 747/02 received on 21st September 2011.

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

5) UNI

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

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

BH2011/02884

London Road Railway Viaduct Preston Road Brighton

Repair and maintenance to viaduct.

Applicant: Network Rail Infrastructure Limited

Officer: Liz Arnold 291709

Approved on 21/11/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details set out in the drawings listed below, work items 7 and 11 shall be carried out in accordance with the details set out in the letter from Frank Ellis of Network Rail received on the 17th November 2011.

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

BH2011/02951

53 Havelock Road Brighton

Loft conversion incorporating front and rear rooflights and rear dormer and erection of first floor rear extension.

Applicant: Mrs Gillian Haley

Officer: Sonia Gillam 292359

Approved on 17/11/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.05A

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings 1107-01A received on 28th October 2011 and 1107-02A received on 2nd November 2011.

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

5) UNI

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

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

BH2011/02978

6C Florence Road Brighton

Loft conversion incorporating a cut-in dormer with a roof terrace to rear, dormer to side elevation, 2no rooflights to front roofslope and 1no rooflight to roof top.

Applicant: Ms Christabel Harley

Officer: Liz Arnold 291709

Refused on 11/11/11 DELEGATED

1) UNI

The cut in dormer and the formation of a roof terrace within the rear roofslope of the property would result in a contrived and incongruous addition to the existing property to the detriment of the parent property, the pair of semi-detached properties and the wider area, especially the surrounding Preston Park Conservation Area. As such the proposal is contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed side dormer window would result in one half of the semi-detached pair of properties having a heavy appearance and by virtue of its design, size and appearance would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties and the wider area, especially the surrounding Preston Park Conservation Area and would created an imbalance and heavy roof appearance to one half of the semi-detached pair of properties. As such the proposal is contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and Extensions.

3) UNI3

The proposed rooflights, by virtue of the number proposed and their high positioning would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties and the wider area, especially the surrounding Preston Park Conservation Area. As such the proposal is contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and Extensions.

BH2011/03007

Flat 4 91 Stanford Avenue Brighton

Loft conversion incorporating rooflights to front and rear roofslopes.

Applicant: Tanya Moravez

Officer: Jonathan Puplett 292525

Approved on 15/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 10/059/01 and 02 received on the 6th of October 2011.

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

REGENCY

BH2011/01514

Flat 2 17 Powis Square Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2010/01278.

Applicant: Miss Abby Jones

Officer: Jason Hawkes 292153

Approved on 22/11/11 DELEGATED

BH2011/01565

76 West Street Brighton

Change of Use from amusement arcade to indoor sports (D2).

Applicant: Laser Escape Ltd

Officer: Guy Everest 293334

Approved on 04/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

Noise associated with plant, machinery and people incorporated and associated 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, to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The use hereby approved shall not commence until the vent in the rear flat roof has been sealed so that there are no air gaps around the opening. The vent shall be kept sealed thereafter.

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

4) UNI

The ground floor window and door openings to the rear single-storey section of the building shall only be opened for emergencies and maintenance and for no other purpose whatsoever.

Reason: To safeguard the amenities of the occupiers of adjoining properties, to comply 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 location plan and drawing 'Existing & Proposed' received on 31st May 2011.

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

6) UNI

The premises shall only be used as a laser quest entertainment centre, with ancillary staff and customer facilities, as indicated on the approved drawings, and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision

equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

BH2011/02066

86 Upper North Street Brighton

Installation of 7no photovoltaic solar panels to south facing roofslope.

Applicant: Mr Richard Brown

Officer: Christopher Wright 292097

Approved on 11/11/11 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 photovoltaic solar panels hereby permitted shall be fixed to the roof slope a minimum of 400mm below the top of the ridge of the roof and using the slate anchor mounting brackets weathered with lead flashing in accordance with the details submitted on 22 September 2011 and 26 October 2011.

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

BH2011/02184

28A Clifton Terrace Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/00516.

Applicant: Mr Sean Mannion

Officer: Charlotte Hughes 292321

Approved on 10/11/11 DELEGATED

BH2011/02494

85 Upper North Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/01021.

Applicant: Mr Peter Morrison

Officer: Charlotte Hughes 292321

Split Decision on 09/11/11 DELEGATED

1) UNI

Approves the following details pursuant to condition 3 of Planning Application BH2011/01021 subject to full compliance with the submitted details:

- Details of the layout and bonding pattern proposed for the new stone floor.
- Samples of the opaque glass for the roof.

1) UNI

Does not approve the following details pursuant to condition 3 of Planning Application BH2011/01021:

- 1:20 scale sample elevations and 1:1 scale joinery details of all joinery on the extension;
- 1:20 scale sample elevations and 1:1 scale joinery details of all new doors, windows, architraves;
- 1:20 scale sample elevations and 1:1 scale joinery details of the roof light;
- Details of the opening method of the hinged panels to the roof;

- A Method Statement (as proposed) prior to any structural work commencing;
- Details of the proposals for re-using the red brick pavers within the rear garden.
- For the following reasons:
- There are conflicts in the submitted drawings which have not been satisfactorily addressed. Additionally insufficient
- Information has been provided to address all the requirements of the condition.

BH2011/02550

75 - 76 North Street Brighton

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

Applicant: Eat Ltd

Officer: Adrian Smith 290478

Approved on 22/11/11 DELEGATED

1) BH01.01AA

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan received on the 25th August 2011; the approved drawing nos. 3100, 3101 & 2383-10A received on the 12th September 2011; and drawing no. 2383-28 received on the 27th September 2011.

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

BH2011/02553

Unit 81 Churchill Square Brighton

Installation of replacement air conditioning condensers to roof.

Applicant: La Senza C/O Blue Pearl Projects

Officer: Adrian Smith 290478

Approved on 21/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan received on the 26th September 2011 and the approved drawing no.2109/01C received on the 28th September 2011.

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

BH2011/02630

Russell House Russell Mews Brighton

Display of non-illuminated lettering and logo sign on courtyard façade and non-illuminated fascia sign on rear façade.

Applicant: BUPA

Officer: Christopher Wright 292097

Refused on 10/11/11 DELEGATED

1) UNI

The proposed sign on the Regency Mews elevation of the building would have a detrimental impact on amenity and the character of the Conservation Area by reason of its size and colour, and would have an unduly dominant and incongruous appearance unsympathetic with the character and appearance of the immediate locality of Regency Mews. As such the proposal is contrary to the requirements of policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2011/02666

Flat 2 4 Montpelier Terrace Brighton

Internal alterations and refurbishment.

Applicant: Mr Paul Nightingale

Officer: Adrian Smith 290478

Approved on 09/11/11 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 a sample of the timber floor boards hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

3) UNI

No works shall take place until full details of any proposed enclosure to the kitchen/bathroom extract system have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

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

mouldings shall match exactly the existing.

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

BH2011/02686

57 Market Street Brighton

Conversion of vacant retail units (A1) to 2no self-contained flats (C305).

Applicant: West Register (Property Investments) Ltd

Officer: Guy Everest 293334

Approved on 04/11/11 DELEGATED

1) BH01.01

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

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

2) BH06.02

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

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

3) 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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. P/09/007 001 A, P/09/007 002 A & P/09/007 003 received 9th September 2011; and approved drawing no. P/09/007 004 received 15th September 2011.

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

5) UNI

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

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

BH2011/02699

28A Clifton Terrace Brighton

Erection of conservatory to rear.

Applicant: Mr S Mannion

Officer: Charlotte Hughes 292321

Approved on 08/11/11 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 cast iron and painted to match the colour of the background walls, unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

No works shall take place until samples of the York Stone and a layout pattern for the paving have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

Unless otherwise agreed in writing, the painted render finish of the walls within the conservatory extension shall be retained and the walls shall not be boarded over or covered up and their paint shall match exactly the colour of the exterior of the building. The conservatory glazing shall not be painted or covered over.

Reason: So as to retain the external plan form of the building and to ensure that the conservatory retains the character of a visually permeable semi-outdoor space in order to preserve the character of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2011/02700

28A Clifton Terrace Brighton

Erection of conservatory to rear.

Applicant: Mr S Mannion

Officer: Charlotte Hughes 292321

Approved on 22/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. D.01, D.02 and D.03 received on 7th November 2011.

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

BH2011/02702

85 Upper North Street Brighton

Application for Approval of Details Reserved by Condition 2 of Listed Building application BH2011/01066.

Applicant: Mr Peter Morrison

Officer: Charlotte Hughes 292321

Split Decision on 09/11/11 DELEGATED

1) UNI

Approves the following details pursuant to condition 2 of Listed Building application BH2011/01066 subject to full compliance with the submitted details:

- details of the layout and bonding pattern proposed for the new stone floor.
- samples of the opaque glass for the roof.

1) UNI

Does not approve the following details pursuant to condition 2 of Listed Building Application BH2011/01066:

- 1:20 scale sample elevations and 1:1 scale joinery details of all joinery on the extension;
- 1:20 scale sample elevations and 1:1 scale joinery details of all new doors, windows, architraves;
- 1:20 scale sample elevations and 1:1 scale joinery details of the roof light;
- Details of the opening method of the hinged panels to the roof;
- A Method Statement (as proposed) prior to any structural work commencing;
- Details of the proposals for re-using the red brick pavers within the rear garden.
- For the following reasons:
- There are conflicts in the submitted drawings which have not been satisfactorily addressed. Additionally insufficient information has been provided to address all the requirements of the condition.

BH2011/02736

Flat 4 3 Montpelier Terrace Brighton

Internal alterations to layout of flat and associated works.

Applicant: Mr Mikkel Betzer

Officer: Mark Thomas 292336

Approved on 07/11/11 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.

BH2011/02775

151 - 153 Western Road Brighton

Installation of new shopfront to adjoining retail units.

Applicant: Shoe Zone Group

Officer: Clare Simpson 292454

Approved on 23/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.11/1755/004 received on the 15th September 2011.

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

BH2011/02776

151 - 153 Western Road Brighton

Display of 2no internally-illuminated fascia signs and 2no internally-illuminated projecting signs.

Applicant: Shoe Zone Group

Officer: Clare Simpson 292454

Approved on 23/11/11 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.

BH2011/02806

193 Western Road Brighton

Change of use from retail (A1) to mixed use retail/cafe (A1/A3)

Applicant: Costa Coffee

Officer: Adrian Smith 290478

Approved on 22/11/11 DELEGATED

1) BH01.01AA

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

2) UNI

The use hereby permitted relates solely to the ground floor of the premises and not the first floor. The first floor shall not be used as additional seating area and shall not be accessible to the public at all times.

Reason: For the avoidance of doubt as no commercial use of the first floor is proposed in accordance with the email received on the 16th November 2011.

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan and approved drawing no.1.2A received on the 20th September 2011.

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

BH2011/02807

Flat 4 21-22 Montpelier Place Brighton

Installation of gas flue to rear elevation (Retrospective).

Applicant: Mr Alex McCann

Officer: Clare Simpson 292454

Approved on 16/11/11 DELEGATED

BH2011/02808

Flat 4 21-22 Montpelier Place Brighton

Internal and external alterations including the removal of non-original internal wall and installation of gas flue to rear elevation (Retrospective).

Applicant: Mr Alex McCann

Officer: Clare Simpson 292454

Approved on 16/11/11 DECISION ON APPEAL

BH2011/02826

Brighton & Hove High School for Girls Montpelier Road & Temple Gardens Brighton

Replacement of existing flint wall and pillar. (Part retrospective)

Applicant: Brighton & Hove High School for Girls

Officer: Jason Hawkes 292153

Approved on 11/11/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings indicating the proposed layout, replacement walls and pillar received on the 20th & 30th September 2011.

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

2) UNI

The replacement pillar shall match the existing pillar exactly in terms of size, design, finish and materials.

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

3) UNI

Within three months of the date of this permission, the flint wall and brick pillars shall be treated with a spray mix of water, linseed oil, soot and milk in order to match the appearance of the adjacent wall.

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

BH2011/02827

Brighton Town Hall Bartholomew Square Brighton

Installation of external fire doors to South elevation replacing existing window.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 09/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The new joinery and plasterworks and works of making good to the joinery and plasterwork shall match exactly the original work in materials, size, proportions, designs, moulding profiles and finishes.

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 works shall be carried out and completed in their entirety fully in accordance with the approved drawings and maintained as such thereafter unless otherwise 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 development hereby permitted shall be carried out in accordance with the approved drawings no.BTH/H012/struct/01, BTH/H012/SERV/01, 02, 03, 04, BTH/H012/01, 02, 04, 05, 06, 08A,09A, 10A, 11A, 12A, 13B, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 25A, 26A, 27A & 28A received on the 21st September, 11th & 27th October 2011.

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

BH2011/02829

Brighton & Hove High School for Girls Montpelier Road & Temple Gardens Brighton

Replacement of existing flint wall and pillar. (Part retrospective)

Applicant: Brighton & Hove High School for Girls

Officer: Jason Hawkes 292153

Approved on 11/11/11 DELEGATED

1) UNI

The replacement pillar shall match the existing pillar exactly in terms of size, design, finish and materials.

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

2) UNI

Within three months of the date of this permission, the flint wall and brick pillars shall be treated with a spray mix of water, linseed oil, soot and milk in order to

match the appearance of the adjacent wall.

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

BH2011/02834

22 Montpelier Crescent Brighton

Installation of timber glazed door and side lights to replace existing.

Applicant: Mr & Mrs Couchman

Officer: Jason Hawkes 292153

Refused on 22/11/11 DELEGATED

1) UNI

The applicants have failed to justify the proposal and the proposal is based on conjecture and not based on the original front door design or on an appropriate historic precedent. Consequently, the proposal would result in the loss of an important albeit non-original architectural feature and the new door and screen, having regard to their design and details, would not be appropriate to the character of the listed building. The scheme is therefore deemed contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

BH2011/02838

Middle Street Primary School 36-37 Middle Street Brighton

Certificate of Lawfulness for proposed use of existing ancillary residential unit as ancillary office space.

Applicant: Middle Street Primary School

Officer: Charlotte Hughes 292321

Approved on 03/11/11 DELEGATED

BH2011/02842

75 North Street Brighton

Display of 1no internally illuminated fascia, 1no internally illuminated double sided projecting sign and 1no non-illuminated internally applied strip onto glazing.

Applicant: EAT

Officer: Adrian Smith 290478

Approved on 22/11/11 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.

BH2011/03134

32-38 North Street & 40-44 Ship Street Brighton

Non Material Amendment to BH2011/00634 for alterations to proposed corner entrance.

Applicant: CIP Property (AIPT) Limited

Officer: Guy Everest 293334

Approved on 16/11/11 DELEGATED

1) UNI

The amendment to replace a door opening at the junction of Ship Street and North Street, as approved under application BH2011/00634, with a fixed shopfront is not considered so significant that it warrants the submission of a further application for planning permission.

ST. PETER'S & NORTH LAINE

BH2011/01724

13-16 Vine Street Brighton

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

Applicant: Mrs Phoebe Oliver

Officer: Anthony Foster 294495

Approved on 08/11/11 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

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

Thereafter the scheme shall be monitored and maintained

9) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

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

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

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

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

11) UNI

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

occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

BH2011/02247

24 North Gardens Brighton

Installation of new timber window within existing recess at first floor and rendering of walls at front of property (Part retrospective)

Applicant: Ms Vivien Youlten

Officer: Helen Hobbs 293335

Refused on 04/11/11 DELEGATED

1) UNI

The insertion of a window in the blind recess of this property would result in the loss of an original feature and would undermine the architectural unity of the group and therefore would adversely affect the character and appearance of the existing property, the street scene and the conservation area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/02372

88 - 92 Queens Road & 4 Frederick Place Brighton

Application for Approval of Details Reserved by Conditions 8, 9, 11 & 12 of application BH2010/03714.

Applicant: Lesis

Officer: Kate Brocklebank 292175

Approved on 11/11/11 DELEGATED

BH2011/02645

6 Buckingham Lodge Buckingham Place Brighton

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

Applicant: Mr Brian Steinicke

Officer: Sue Dubberley 293817

Approved on 10/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 photograph and Manufacturers details received on 5 September 2011.

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

BH2011/02727

20-21 Trafalgar Street Brighton

Installation of external gas pipe from ground to first floor of front elevation.

Applicant: Trafalgar Street Dental Practice

Officer: Liz Arnold 291709

Refused on 04/11/11 DELEGATED

1) UNI

The proposed gas pipe, by virtue of its positioning on the front elevation, would add further clutter to the existing poorly designed Trafalgar Street frontage and would therefore be of detriment to the visual amenities of the parent property, the Trafalgar Street street scene and the wider area, especially the surrounding Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09 - Architectural Features

BH2011/02796

2 Upper Gardner Street Brighton

Erection of second floor extension to front elevation, formation of roof terrace with glazed balustrading and associated alterations.

Applicant: Mr Matthew Sewell-Rutter

Officer: Chris Swain 292178

Refused on 16/11/11 DELEGATED

1) UNI

The proposed development, by reason of its height, design, scale and massing would relate poorly to the existing property, resulting in a top heavy appearance, that was out of scale with the adjacent buildings and harming the historic skyline and roofline. The incongruous alterations would harm the architectural integrity of the building and detract from the character and appearance of the street scene and the North Laine conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed roof terrace would result in significant overlooking and loss of privacy towards the rear elevations of the neighbouring properties to the western side of Kensington Gardens. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02804

110 London Road Brighton

Change of Use from retail (A1) to licensed betting office (A2).

Applicant: William Hill Organisation Ltd

Officer: Jonathan Puplett 292525

Approved on 11/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 premises shall not be in use except between the hours of 08.00 and 22.00.

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

BH2011/02890

56 London Road Brighton

Application for variation of condition 3 of application BH2010/02854 (Change of use from retail (A1) to hot food take-away (A5) incorporating new shop front and installation of extract duct).

Applicant: Dominos

Officer: Jonathan Puplett 292525

Approved on 21/11/11 DELEGATED

1) UNI

The premises shall not be in use except between the hours of 08.00 and 24.00 Sunday to Thursday, between 08.00 Friday and 02.00 Saturday, and between 08.00 Saturday and 02.00 Sunday.

2) UNI

The ventilation system detailed in the ventilation and extraction system specification documents received on the 21st of December 2010 in relation to application ref. BH2010/02854 shall be operational and shall be maintained in accordance with the specification for the duration of the approved use.

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

3) UNI

The ventilation system detailed in the ventilation and extraction system specification documents received on the 21st of December 2010 in relation to application ref. BH2010/02854 shall be operational and shall be maintained in accordance with the specification for the duration of the approved use.

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

BH2011/03050

Sovereign House Church Street Brighton

Application for Approval of Details Reserved by Conditions 2(v) and 3 (i) (ii) (iii) of application BH2010/02855.

Applicant: Aberdeen Asset Management

Officer: Jonathan Puplett 292525

Approved on 07/11/11 DELEGATED

WITHDEAN

BH2011/02559

Cinderford Cornwall Gardens Brighton

External alterations to front elevation including dropped kerb and alterations to front boundary wall to accommodate widening of vehicle access.

Applicant: Alpha Properties Ltd

Officer: Mark Thomas 292336

Approved on 09/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No works shall take place until existing and proposed elevational drawings of the existing and proposed rebuilt/ relocated retaining wall between the raised garden and the driveway are submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings 'Proposed Ground Plan' and 'Proposed front elevation received on 14th September 2011.

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

BH2011/02579

223B Preston Road Brighton

Installation of patio doors to rear elevation to replace existing door and window. Extension of rear canopy.

Applicant: Mr Mousavi

Officer: Christopher Wright 292097

Approved on 08/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 without a number received on 31 August 2011; and the design and access statement, location plan and block plan, and drawing showing section through patio doors received on 6 September 2011.

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

BH2011/02580

3 Glen Rise Close Brighton

Demolition of existing garage and porch and erection of new garage with extension over. Erection of single storey rear extension and loft conversion incorporating rear and front dormers and roof alterations.

Applicant: Mr D. Hunter

Officer: Wayne Nee 292132

Refused on 17/11/11 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 side extension, by virtue of its bulk, scale and massing would form an inappropriate and incongruous addition that would over dominate the original form of the dwelling, and would appear out of place in context with the neighbouring properties. Furthermore the bulk of the extension would remove the sense of space in between nos. 2 and 3 Glen Rise Close resulting in a cramped appearance to these properties. Overall the proposal would be visually detrimental to the existing property and the character of the street scene. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The advice contained within Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBHI) seeks to ensure proposed dormers are kept as small as possible, should be no wider than the windows below and should have a roof form and detail appropriate to the character of the building. Furthermore the advice states that there should be no large areas of cladding either side of the window or below it. The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope of the property. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

BH2011/02646

17 Friar Road Brighton

Installation of 4no solar panels to flat roof at East elevation. (Retrospective).

Applicant: Mrs Sylvia Wright

Officer: Mark Thomas 292336

Approved on 16/11/11 DELEGATED

BH2011/02668

16 Tongdean Rise Brighton

Demolition of existing garage and erection of new garage with pitched roof.

Applicant: Mr Steven Johnson

Officer: Wayne Nee 292132

Approved on 03/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. P11/016/01 and P11/016/02 received on 07 September 2011.

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

BH2011/02718

12 Colebrook Road Brighton

Demolition of existing detached garage and erection of a detached two storey annex.

Applicant: Mr Sean Bleach

Officer: Mark Thomas 292336

Refused on 07/11/11 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 annex, by virtue of its height, bulk, scale and positioning is considered an incongruous and cramped form of development which would result in significant harm to the character and setting of the parent property and the character and appearance of the wider street scene. The proposal is therefore contrary to the above policy.

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 annex by virtue of its bulk, scale, positioning, height and proximity to the shared boundary would represent an unneighbourly and overbearing impact on the occupiers of no. 10 Colebrook Road. As such the development is considered to be contrary to the Aforementioned planning policy.

BH2011/02965

152 Tivoli Crescent North Brighton

Demolition of existing utility room and erection of new single storey rear extension with roof terrace over.

Applicant: Mr & Mrs Osborne

Officer: Steven Lewis 290480

Approved on 22/11/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The proposed full height obscured glass screen adjoining the north west side elevation shall be constructed concurrently with the balustrade to the proposed rear roof terrace and shall thereafter be retained at all times.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved Ordnance Survey Site Plan, Graham Watts Partnership drawings nos. 1712/D10, 1712/D11 Rev A, 1696/SS1 Rev A, 1696/SS2 & 1696/SS3 received on 30/09/2011.

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

BH2011/03001

96 Wayland Avenue Brighton

Erection of timber framed porch to front elevation and alterations to windows.

Applicant: Mrs Alison Bryan

Officer: Steven Lewis 290480

Approved on 07/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 847/01A received on 10/10/2011.

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

EAST BRIGHTON

BH2011/02557

11A Belgrave Place Brighton

Removal of internal pipe work and radiators, alterations to floor height and internal door to accommodate under floor heating system and associated works.

Applicant: Mr Adam King

Officer: Liz Arnold 291709

Approved on 21/11/11 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 replacement skirting boards hereby approved shall be simple square edged boards.

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

BH2011/02647

179A Whitehawk Road Brighton

Display of 2no non-illuminated fascia signs at front and rear entrances.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 08/11/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

BH2011/02802

109 Wilson Avenue Brighton

Certificate of Lawfulness for proposed detached garage.

Applicant: Mr D Williett

Officer: Sonia Gillam 292359

Approved on 03/11/11 DELEGATED

BH2011/02803

83 St Georges Road Brighton

Installation of fire resistant stud wall and fire doors. (Part retrospective)

Applicant: Proud Ltd

Officer: Kate Brocklebank 292175

Approved on 14/11/11 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.

BH2011/03029

Belle Vue Court Belle Vue Gardens Brighton

Replacement of existing louvred ventilators and windows to staircase landings.

Applicant: D K Majo Estates Limited

Officer: Jonathan Puplett 292525

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. B156WD/FP/01, 02, 03A, 04B, and the window and louvre details received on the 7th of October 2011.

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

HANOVER & ELM GROVE

BH2011/02506

151 Elm Grove Brighton

Change of use of ground and first floors from doctors surgery (Use Class D1) to 2 self contained flats.

Applicant: Downside Developments (Brighton) Ltd

Officer: Jonathan Puplett 292525

Approved on 03/11/11 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH06.02

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

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

4) UNI

The development hereby permitted shall not be commenced until drawings and details of a front boundary wall have been submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed in accordance with the approved details prior to the first occupation of the development hereby permitted and shall be retained as such thereafter.

Reason: To ensure an acceptable appearance to the approved development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the Sustainability Checklist and Waste Minimisation Statement received on the 23rd of August 2011, and drawing nos. 31806/3A, 4 and 5 received on the 20th of September 2011.

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

6) UNI

The environmental sustainability measures detailed in the submitted Sustainability Checklist shall be carried out prior to the first occupation of the dwellings hereby approved.

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

BH2011/02920

9 Hanover Mews Brighton

Erection of rear conservatory extension.

Applicant: Mrs A Bramwell

Officer: Helen Hobbs 293335

Approved on 23/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 noH84PW/HP/04, H84PW/HP/03, H84PW/HP/02 and H84PW/HP/01 received on 28th September 2011.

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

BH2011/03012

Basement Flat 27 Upper Wellington Road Brighton

Erection of rear conservatory extension.

Applicant: Ms Wook Hamilton

Officer: Liz Arnold 291709

Approved on 09/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 001 and 101 received on the 6th October 2011.

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

HOLLINGDEAN & STANMER

BH2011/02681

Falmer House Gardner Centre Road University of Sussex Brighton

Internal alterations including removal of existing demountable partitions and erection of metal stud partitions and general refurbishment.

Applicant: University of Sussex

Officer: Louise Kent 292198

Approved on 09/11/11 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) BH13.12

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

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

BH2011/03196

2 Freehold Terrace Brighton

Application for Approval of Details Reserved by Condition 5 and 6 of Application BH2008/01061.

Applicant: Mrs Margaret Anderson

Officer: Hamish Walke 292101

Approved on 10/11/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2011/02800

Checkland Building University of Brighton Village Way Brighton

Replacement of existing entrance doors with revolving doors and installation of two additional doors to front. Alterations to existing fire exits to provide wheelchair access.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 23/11/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. A-300, A-301, A-302, A-303 and A-400 received on 19.09.11 and drawing nos. A-200A and A-201 received on 28.09.11.

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

QUEEN'S PARK

BH2011/01322

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

Application for approval of details reserved by conditions 3c, 8a,8b and 8c of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 07/11/11 DELEGATED

BH2011/01460

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

Application for Approval of Details Reserved by Condition 5 of application BH2009/01477.

Applicant: Sir Robert McAlpine

Officer: Mick Anson 292354

Approved on 07/11/11 DELEGATED

BH2011/02466

141 Edward Street Brighton

Conversion of existing first and second floor maisonette to form 2no two bed self contained flats and associated works.

Applicant: Mr Clive James

Officer: Aidan Thatcher 292265

Refused on 07/11/11 DELEGATED

1) UNI

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

2) UN12

The proposed development has an inadequate number of cycle parking spaces Therefore the proposal would be contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2011/02594

8 East Drive Brighton

Erection of first floor rear extension.

Applicant: Mr Eric Tyrer

Officer: Helen Hobbs 293335

Approved on 10/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 first floor window in the east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 26, 27, un-numbered site plan and un-numbered block plan received on 1st September 2011.

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

BH2011/02607

178 Edward Street Brighton

Display of non-illuminated painted fascia signs.

Applicant: McMillan Williams

Officer: Helen Hobbs 293335

Refused on 15/11/11 DELEGATED

1) UNI

The proposed signs on the side elevation of 178 Edward Street, by reason of size and prominent siting, would be incongruous features that would be detrimental to the visual amenities of the locality, contrary to policies QD12 and HE9 of the Brighton and Hove Local Plan and Supplementary Planning Document 07: Advertisements.

BH2011/02642

Greek Orthodox Church Carlton Hill Brighton

Internal alterations to ground floor incorporating formation of classroom, new pews, revisions to existing toilet block and installation of steps. Formation of access to North elevation.

Applicant: Chairman for the Greek Orthodox Church

Officer: Sue Dubberley 293817

Approved on 09/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.2566.1-1, 2, 4 and 6 received on 5 September 2011 and no.2566.1-3A and 5A received on 3 November 2011.

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

BH2011/02643

Greek Orthodox Church Carlton Hill Brighton

Internal alterations to ground floor incorporating formation of classroom, new pews, revisions to existing toilet block and installation of steps. Formation of access to North elevation.

Applicant: Chairman for the Greek Orthodox Church

Officer: Sue Dubberley 293817

Approved on 10/11/11 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 commencement of development 1:20 scale details of the proposed timber panelling to the new screen wall and details of the design and material of all new internal doors shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2011/02683

106 Edward Street Brighton

Certificate of Lawfulness for existing use of ground floor and basement as hot food take-away (A5).

Applicant: New China

Officer: Aidan Thatcher 292265

Approved on 08/11/11 DELEGATED

BH2011/02704

15 Crescent Place Brighton

Demolition of part of boundary wall to front.

Applicant: Mr & Mrs Bolsover

Officer: Anthony Foster 294495

Refused on 09/11/11 DELEGATED

1) UNI

The demolition of the wall would involve the loss of the existing characteristic rendered wall and result in a gap in the frontage which would detract from the historic character and appearance of the surrounding East Cliff Conservation Area, and as such the proposal is contrary to advice given within PPS5 - (Planning for the Historic Environment) and policies HE6 and HE8 of the Brighton & Hove Local Plan.

BH2011/02705

15 Crescent Place Brighton

Installation of double gates to front boundary wall and formation of vehicle parking area.

Applicant: Mr & Mrs Bolsover

Officer: Anthony Foster 294495

Refused on 09/11/11 DELEGATED

1) UNI

The proposed development, by virtue of the loss of part of the existing rendered wall, the resultant wide gap in the traditional frontage and the proposed gate appearance and materials, would form an incongruous and unsympathetic feature out of keeping with the prevailing street scene and detracting from the historic character and appearance of the surrounding East Cliff Conservation Area. The development is therefore contrary to advice given within PPS5 - (Planning for the Historic Environment) and to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2011/01773

68-70 High Street Rottingdean Brighton

Erection of 8no 3 bedroom 3 storey town houses with gardens and off road parking.

Applicant: Novus Properties

Officer: Liz Arnold 291709

Approved on 21/11/11 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 approved shall not be occupied until details of visibility mirrors and sufficient signage have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and the safety of pedestrians and to comply with policies TR1 and TR8 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 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.

4) UNI

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

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

5) UNI

Notwithstanding the information submitted, the windows in the north facing elevation of the northern terrace hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

6) 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.

7) 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.

8) UNI

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

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

9) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as 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 prior consent in writing by the Local Planning Authority.

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

10) UNI

All new rainwater goods, soil and other waste pipes shall be in traditional cast iron or aluminium replicas and shall be painted black within 1 month of their installation 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.

11) UNI

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

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

12) UNI

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

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

13) UNI

No development shall take place until further details of the proposed windows (and dressings), doors (and dressings) eaves, and boundary walls, including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be

implemented in strict accordance with the agreed details and maintained as such thereafter.

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

14) UNI

Notwithstanding the details shown in drawing no. 11-003(08)001RevF the western most boundary wall of the northern terrace shall be a 1.8m high flint wall.

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

15) UNI

Prior to the commencement of the development, a sample of the flintwork shall be constructed on site and shall be viewed by and approved in writing by the Local Planning Authority. Works shall be carried out and completed to match the approved sample flint panel.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until a method statement, setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.

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

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 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.

18) UNI

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

19) UNI

No development shall take place until details of the ventilation grilles and ventilation tiles hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

20) UNI

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority 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) above that any remediation scheme required and approved under the provisions of (i) 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).

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.

21) UNI

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

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

22) UNI

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

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

23) 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.

24) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans and referred to in an e-mail from Dale Mayhew received on the 14/10/2011 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.

25) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.11-003(004)001 and 11-003(04)002 received on the 17th June 2011, 11-003(01)001RevA received on the 28th June 2011, 11-003(07)101RevA, 11-003(07)003RevC, 11-003(07)004RevC, 11-003(07)005RevA, 11-003(09)001RevA, 11-003(09)002RevA and 11-003(09)003RevA received on the 13th September 2011, 11-003(07)200 received on the 10th October 2011 and 11-003(07)100RevC, 11-003(08)001RevF, 11-003(08)002RevE and 100-003(08)003RevD received on the 14th October 2011.

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

BH2011/02231

15 Bishopstone Drive Saltdean Brighton

Erection of single storey rear extension with raised terrace, glazed balustrading and steps to garden. Loft conversion incorporating raised ridge height, hip to barn end roof extensions, rear dormer, rooflights and associated works.

Applicant: Ms Frankie Yallop

Officer: Liz Arnold 291709

Refused on 03/11/11 PLANNING COMMITTEE

1) UNI

The proposed new roof form, by virtue of its appearance and the resulting bulk is considered to be incongruous within the Bishopstone Drive street scene and a development which adversely affects the appearance and character of the host building, the Bishopstone Drive street scene and the wider street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed rear dormer window, by virtue of its excessive size and design, which includes large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2011/02431

22 Sussex Square Brighton

Alteration to front steps to provide ramped access to front entrance door.

Applicant: Beaufort House Ltd

Officer: Helen Hobbs 293335

Approved on 16/11/11 DELEGATED

1) BH01.05

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

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

2) UNI

The works hereby permitted shall be implemented only on behalf of Mr Alastair

Hignell. The ramp shall be wholly removed from the premises and the steps reinstated within 3 months of the cessation of occupation of the ground floor flat by Mr Alastair Hignell.

Reason: This permission is granted exceptionally in view of the personal circumstances of the occupier of the ground floor flat and to protect the historic character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2011/02440

Garages 53 & 54 14 Church Place Brighton

Demolition of existing double garage and erection of new 2 storey two bed dwelling house.

Applicant: Mr Ash Southgate

Officer: Liz Arnold 291709

Approved on 03/11/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

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 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.

4) UNI

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

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

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as 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 prior consent in writing by the Local Planning Authority.

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

6) UNI

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

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

7) 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.

8) 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.

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement, received on the 30th August 2011, 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 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.

10) UNI

All new 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding information submitted as part of the application hereby approved, the front curtilage area shall not be used for the parking of vehicles.

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

12) UNI

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

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

13) UNI

Prior to the commencement of the development, a sample of the flintwork shall be constructed on site and shall be viewed by and approved in writing by the Local Planning Authority. Works shall be carried out and completed to match the approved sample flint panel.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

15) UNI

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.

16) 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 the residential unit 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 the residential unit 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.

17) UNI

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

18) 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 and means of enclosure.

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.

19) UNI

No development shall take place until details of the treatments to all boundaries to the site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

20) UNI

No development shall take place until further details of the proposed windows and doors (including reveals, eaves, walls and gates, including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

21) UNI

Notwithstanding the details shown on the approved drawings, 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: As the shown facilities are considered to be of an inadequate size and to ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

22) UNI

Notwithstanding the details shown on the approved drawing, 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: As the shown facilities are considered to be of an inadequate size and 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.

23) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings titled Existing Elevations, Existing Floor Plan, received 30th August 2011, and drawing nos. 11150/01RevF and 11150/100RevA received on the 18th October 2011.

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

BH2011/02652

Flat 2 22 Sussex Square Brighton

Application for Approval of Details Reserved by Conditions 2 of application BH2008/02508.

Applicant: Beaufort House Building Ltd

Officer: Helen Hobbs 293335

Approved on 03/11/11 DELEGATED

BH2011/02653

Flat 2 22 Sussex Square Brighton

Application for Approval of Details Reserved by Conditions 2 of Listed Building application BH2008/02521.

Applicant: Beaufort House Building Ltd

Officer: Helen Hobbs 293335

Approved on 03/11/11 DELEGATED

BH2011/02719

The Elms Cottage The Green Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 9 and 11 of application BH2011/00035.

Applicant: Mr Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 03/11/11 DELEGATED

BH2011/02725

The Elms Cottage The Green Rottingdean Brighton

Application for Approval of Details Reserved by Condition 5, 7 & 8 of Listed Building application BH2011/00036.

Applicant: Mr Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 03/11/11 DELEGATED

BH2011/02832

66 High Street Rottingdean Brighton

Removal of condition 1 of application BH2011/00251 (Change of use of ground floor from retail (A1) to residential (C3) for temporary period of 3 years (retrospective).) to allow the current occupier to use the property as C3 residential use.

Applicant: Mrs Marion Briggs

Officer: Chris Swain 292178

Refused on 18/11/11 DELEGATED

1) UNI

The removal of condition 1 of application BH2011/00251 would amount to a fundamental alteration to the proposal put forward in the original planning application. Insofar as application BH2011/00251 specifically sought a three year temporary permission, the Local Planning Authority could not have granted a permission pursuant to that application for a longer duration. Neither can it now agree to allow the removal of a condition under section 73 of the Town & Country Planning Act 1990 that would have the effect of fundamentally altering the original proposal for which consent was granted.

2) UNI2

The removal of condition 1 could potentially result in the loss of an A1 retail unit on a long term basis, harming the health and vitality of the Rottingdean Local Centre and impacting negatively on the local community, contrary to policy SR6 of the Brighton & Hove Local Plan.

BH2011/02855

The Elms Cottage The Green Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 8, 9, 10, 12, 13, 14, 15 and 16 of application BH2011/00035.

Applicant: Mr Frank Wenstrom

Officer: Sue Dubberley 293817

Split Decision on 17/11/11 DELEGATED

BH2011/02856

The Elms Cottage The Green Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 6, 7 and 9 of Listed Building application BH2011/00036.

Applicant: Mr Frank Wenstrom

Officer: Sue Dubberley 293817

Approved on 17/11/11 DELEGATED

BH2011/02924

41 The Cliff Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2008/03611 Appeal Decision.

Applicant: Ms Rebecca North

Officer: Aidan Thatcher 292265

Approved on 11/11/11 DELEGATED

BH2011/03005

11 Coombe Vale Brighton

Erection of conservatory extension to side. (part retrospective).

Applicant: Mr Alex White

Officer: Chris Swain 292178

Approved on 04/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.1 and 3 and an unnumbered drawing received on 6 October 2011.

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

BH2011/03207

40-40A Bristol Gardens Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/03334.

Applicant: Cross Construction

Officer: Kate Brocklebank 292175

Approved on 11/11/11 DELEGATED

BH2011/03207

40-40A Bristol Gardens Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/03334.

Applicant: Cross Construction

Officer: Kate Brocklebank 292175

Approved on 11/11/11 DELEGATED

WOODINGDEAN

BH2011/02261

24 Brownleaf Road Brighton

Erection of dormer to front roofslope.

Applicant: Mr Simon Corrigall

Officer: Aidan Thatcher 292265

Approved on 11/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 423(PL)2 received on 01.08.11 and drawing no. 423(PL)1A received on 08.11.11.

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

BH2011/02290

Woodingdean Business Park Sea View Way Brighton

Application for variation of condition 19 of BH2011/00255 (Erection of industrial and storage buildings with associated offices and a wind turbine together with provision for access, servicing, parking and landscaping) to amend the permitted wind speeds specified for the wind turbine.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 08/11/11 DELEGATED

1) BH02.07

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

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

2) BH05.10

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

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

3) BH06.02

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

permitted and shall thereafter be retained for use at all times.

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

4) BH07.03

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

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

5) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of 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

6) BH07.05

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

7) BH07.06

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

8) BH07.07

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

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

9) BH07.10

No panel beating or paint spraying shall be carried on at the premises at any time.

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.

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) BH15.01

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

13) BH15.02

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble.

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

14) BH15.05

Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

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

15) BH15.07

Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work must be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets must be detailed to discharge into the bund. All works and facilities as referred to above shall be constructed and completed in accordance with plans submitted to and approved in writing by the Local Planning Authority.

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

16) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: This site lies on the chalk a principal aquifer a valuable groundwater resource and it must be ensured that all works carried out in relation to this planning application are carried out with the up most care to ensure the protection of groundwater and to safeguard the health of future occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

17) UNI

The development hereby approved shall be constructed in strict accordance with the method of piling foundations as approved under application BH2011/00974 on 07.07.11.

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

18) UNI

The development hereby approved shall be constructed in strict accordance with the scheme of surface water drainage details as approved under application BH2011/00974 on 07.07.11.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing how public art can be incorporated into the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in strict accordance with the approved details and retained as such.

Reason: In order to provide adequate public art provision proportional to the works taking place and to comply with Policy QD6 of the Brighton & Hove Local Plan.

20) UNI

Prior to first occupation of the site, a Travel Plan shall be submitted to, and be approved in writing by, the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a time frame which shall have been agreed with the Local Planning Authority. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. The travel plan shall make reference to the travel plans produced for the earlier phases of development. Should the travel plan reviews indicate a need for additional wheelchair user parking to be provided on the site, this shall be implemented through the conversion of existing spaces, in agreement with the Local Planning Authority.

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

21) UNI

The development shall be implemented in strict accordance with the feasibility study of the proposed wind turbine and windcatcher/passive ventilation system as approved under application BH2011/00974 on 07.07.11.

Reason: To ensure adequate protection of the amenities of the adjoining occupiers, a sufficient level of sustainability and to comply with policies QD27, SU10 and SU2 of the Brighton & Hove Local Plan.

22) UNI

The development hereby approved shall not be occupied until the wind turbine and windcatcher/passive ventilation system have been installed within the development.

Reason: To ensure the scheme has an acceptable level of sustainability and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

23) UNI

The development be constructed in accordance with the Considerate Constructors Scheme which confirmation of registration with was approved under application BH2011/00974 on 07.07.11.

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

24) UNI

No development shall commence until full details of a scheme to improve the biodiversity of the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved scheme prior to the occupation of the buildings and thereafter retained as such.

Reason: To ensure the scheme achieves an acceptable level of biodiversity and to comply with policy QD17 of the Brighton & Hove Local Plan.

25) UNI

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

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

26) UNI

The Class B8 buildings (Blocks 3 and 4) hereby approved, may only be used for such use in connection with the main occupier of the site, as ancillary accommodation to B1(c) and B2 uses.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of protecting the Identified Employment Sites and to safeguard the amenities of the area and to comply with policies EM1 and QD27 of the Brighton & Hove Local Plan.

27) UNI

The premises shall only be used for B1(c), B2 and B8 uses and for no other purpose (including any other purposes in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) except ancillary facilities.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of protecting the Identified employment sites and to safeguard the amenities of the area and to comply with policies EM1 and QD27 of the Brighton & Hove Local Plan.

28) UNI

The development must be completed in strict accordance with the external lighting details approved under application BH2011/00974 on 07.07.11.

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.

29) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the bottling plant hereby approved (Block 2) shall only use plastic bottles.

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

30) UNI

The free-field noise level from the installation must not exceed L90, 10min 35dB(A) up to wind speeds of 6.5m/s measured at 10m above ground level at the turbine. The noise limits apply at 3.5m from the window of a habitable room in the façade of any neighbouring residential property. The measured noise level from the wind turbine should be corrected for the effects of background noise to give a free-field noise level which is not influenced by other noise sources in the vicinity. The above noise limit includes the noise effects of blade modulation but a penalty

for tonal noise based on ETSU-R-97 Figure 16 should be added to the measured level if an audible tone is identified in accordance with the Joint Nordic Method described in ETSU-R-97.

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

31) UNI

The combined rating noise level of all plant and equipment associated with the proposed development, shall be 5dB below the typical background noise level when assessed in accordance with BS4142:1997 "Method for Rating industrial noise affecting mixed residential and industrial areas" or LAeq,T 35dB whichever is higher. Noise levels shall be assessed at 3.5m from the window of a habitable room in the façade of any neighbouring residential property over a time period (T) of 1-hour during the day and 5 minutes at night.

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

32) UNI

No deliveries nor any loading or unloading of vehicles shall take place on the site except between the hours of 07.00 - 19.00 on Monday to Friday, 08.00 - 13.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

33) UNI

The openings to the B1(c), B2 and B8 parts of the development hereby approved must be kept shut when not in use.

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

34) UNI

The use of the premises shall not be open to customers except between the hours of 07:00 to 19:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

35) UNI

Notwithstanding the details shown on the approved drawings (specifically drawing no. 103 N), there shall be no bollards located on the outside corners of the vehicle parking bays and provision shall be made for a dropped kerb at the pedestrian entrance to the site.

Reason: To ensure a safe development and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

36) UNI

The car and motorcycle parking spaces and loading areas shall be permanently marked out as shown on the approved plans prior to the first occupation of any of the units hereby approved, including the designation of disabled spaces, and shall thereafter be retained and used for such purposes only.

Reason: To ensure adequate parking provision and the effective provision for the needs of those with mobility impairment, and to comply with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

37) 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 60% in 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.

38) 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 60% in 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 60% in water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

39) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 103N, 104M, 105F, 106K, 107F, 108F, 109G, 110D, 111B, 112A, 113, 07/709/01, 202, 203, 03B, 04A, LLD295/01/02 and LLD295/02/05 received on 28/01/11.

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

40) UNI

The development shall be completed in accordance with the materials approved under application BH2011/00974 approved on 07.07.11.

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

BH2011/02676

Land at Rear of 107, 109 & 111 Cowley Drive

Erection of two bedroom detached residential dwelling with access from Pinfold Close.

Applicant: Ms Christine Cross

Officer: Kate Brocklebank 292175

Refused on 08/11/11 DELEGATED

1) UNI

The proposed development has failed to address previous concerns regarding siting and awkward relationship to number 13 Pinfold Close. The building's roof as a result of its height and form would appear overly dominant in relation to the dwelling. The proposed and resultant restricted plot sizes fail to pay proper regard to the established characteristics of the locality or enhance the positive qualities of the local neighbourhood, causing harm to the character of the Pinfold Close street scene contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2011/02735

29 Balsdean Road Brighton

Erection of single storey rear extension.

Applicant: Mr Holmes

Officer: Sonia Gillam 292359

Approved on 03/11/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. ADC450/LP, ADC450/BP, ADC450/01, 02, 03 received on the 14th September 2011.

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

BH2011/02798

Land Adjoining 48 Lockwood Crescent Brighton

Erection of two storey 2no bed house adjoining 48 Lockwood Crescent.

Applicant: Russell Glover

Officer: Aidan Thatcher 292265

Refused on 09/11/11 DELEGATED

1) UNI

The proposed development, by reason of its positioning on an important corner spacious plot, is considered to be an overdevelopment of the site which would be detrimental to the open character of the area, contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

2) UNI2

The proposed development, by reason of its significant rear projection would cause an overbearing impact on the occupiers of no. 48 Lockwood Crescent and as such would cause harm to their amenity, contrary to Brighton & Hove Local Plan policy QD27.

3) UNI3

The proposed development, by reason of its significant set back from no. 48 would cause overshadowing to the front facing rooms within the proposed unit and as such would harm their amenity, contrary to Brighton & Hove Local Plan policy QD27.

BH2011/02911

11 Briarcroft Road Brighton

Erection of conservatory and extension of timber sun deck to side of property.

Applicant: Mr & Mrs Ambridge

Officer: Sonia Gillam 292359

Refused on 23/11/11 DELEGATED

1) UNI

The development, by virtue of its design, height, size and inappropriate siting in this highly prominent corner location, would form a visually intrusive and incongruous element in the street scene. It would be of detriment to the character and appearance of the existing property and the visual amenities of the area generally. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2011/01723

3 Brunswick Place Hove

Reinstatement of balustrading to front parapet wall. (Retrospective)

Applicant: 3 Brunswick Place Residents Ltd

Officer: Wayne Nee 292132

Approved on 10/11/11 DELEGATED

BH2011/02517

Flat 91 Embassy Court Kings Road Brighton

Internal alterations to layout of flat.

Applicant: Mr James Lance

Officer: Christopher Wright 292097

Approved on 10/11/11 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.

BH2011/02711

9A Cambridge Road Hove

Replacement of existing timber windows and doors with UPVC windows and patio doors to rear elevation.

Applicant: Mr Joel Ariaman

Officer: Wayne Nee 292132

Approved on 23/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 01 and 02, and the supporting information received on 27 September 2011.

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

BH2011/03031

54B Cambridge Road Hove

Replacement of existing UPVC window and French doors at rear with new timber frame units.

Applicant: Sir William Housego-Woolgar

Officer: Christopher Wright 292097

Approved on 17/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and doors shall have concealed trickle vents that are not visible externally and shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall be implemented and completed within 2 calendar months of the date of this permission unless otherwise agreed in writing.

Reason: To remove the existing unauthorised development, in the interests of visual amenity and the character of the building 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 design and accessed statement and approved drawing nos. DFS/11.006/03 and DFS/11.006/05.A received on 7 October 2011; and the location plan, five photographs and drawing no. DFS/11.006/04 received on 13 October 2011.

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

BH2011/03135

Flat 8 Palmeira Avenue Mansions 17 - 19 Church Road Hove

Application for Approval of Details Reserved by Condition 1 of Listed Building application BH2011/00841.

Applicant: Mrs Freya Bohea

Officer: Clare Simpson 292454

Approved on 08/11/11 DELEGATED

BH2011/03322

14 Holland Mews Hove

Non Material Amendment to BH2010/02830 to reduce size of rooflight from 815mm x 875mm to 660mm x 980mm.

Applicant: Miss Jessica Williams

Officer: Clare Simpson 292454

Approved on 21/11/11 DELEGATED

CENTRAL HOVE

BH2011/01642

Flat 8 10 -11 Kings Gardens Hove

External alterations to front and rear elevations including replacement of existing windows and doors with timber windows and doors.

Applicant: Mr Jason Smith

Officer: Jason Hawkes 292153

Approved on 03/11/11 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the submitted details, no development shall commence until an amended plan of the rear kitchen window (window 2 on drawing SCE1092-004 Rear Elevations), showing a proposed timber sliding sash window with a small meeting rail, has been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

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

3) UNI

All new doors and windows shall be wooden framed and painted white.

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

4) UNI

The rooflight 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2011/02344

Flat 4 66 St Aubyns Hove

Replacement of aluminum framed window with timber framed sash window.

Applicant: Mrs Diane Beals

Officer: Mark Thomas 292336

Approved on 08/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 submitted elevational drawing, which is not accurate or to scale, the window hereby approved shall be a vertical sliding sash timber window with mid-rail, and should not feature internal horn detail to the lower sash. No works shall take place until a revised, large-scaled (1:10), elevational drawing of the proposed window, and 1:1 scale joinery profiles of the external horns are submitted to, and approved in writing by, the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered sectional drawings and cutting sheet received on 13th September 2011.

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

BH2011/02457

143 - 145 Church Road Hove

Application for removal of condition 4 of application BH2010/03709 (Change of Use from bank (A2) to café (A3) with external alterations including bi-folding doors, installation of awnings at ground floor level, wall mounted lantern, new fire escape and ventilation and extract equipment) which states that unless otherwise agreed in writing by the Local Planning Authority no alcohol shall be sold or supplied except to persons who are taking meals on the restaurant premises and who are seated at tables.

Applicant: Loungers Ltd

Officer: Guy Everest 293334

Approved on 23/11/11 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2010/03709 (24th March 2010).

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. P/10/013 001, P/10/013 002 & P/10/013 004 received 29th November 2010; and drawing no. LNG2630.OS & LNG2630.02B received 18th August 2011.

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

3) UNI

The casings into which the awnings retract shall be finished in a colour to match that of the main shopfront fascia and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to comply with policy QD11 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 02: Shop Front Design.

4) UNI

The total area of customer floorspace within the premises at ground floor and basement level shall not exceed 150 sq metres.

Reason: For the avoidance of doubt and to minimise opportunities for harm to neighbouring amenity and to comply with policies QD27 and SR12 of the Brighton & Hove Local Plan.

5) 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 nearby residents and to comply with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:30 and 00:00 (midnight) on Mondays to Saturdays and 08:00 and 22:30 on Sundays and Bank or Public Holidays.

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

BH2011/02670

14-20 Albany Villas Hove

Installation of metal railings to retaining wall to front elevation.

Applicant: Southern Housing Group Ltd

Officer: Wayne Nee 292132

Approved on 21/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. WSL.AV.PL01 and WSL.AV.PL02 received on 21 September 2011, drawing no. WSL.AV.PL03 received on 23 September 2011, and drawing nos. WSL.AV.PL04 and WSL.AV.PL05 received on 13 October 2011.

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

BH2011/02759

Flat D 21 St Aubyns Hove

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

Applicant: Mr Alex Dallos

Officer: Adrian Smith 290478

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and window specifications received on 14th September 2011.

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

BH2011/02791

Second Floor Flat 12 Clarendon Villas Hove

Loft conversion incorporating rooflights to front and rear.

Applicant: Mr David Miele

Officer: Mark Thomas 292336

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 11.08.02/3A received on 19th September 2011.

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

BH2011/02840

25 Medina Villas Hove

Raising of roof height.

Applicant: Mr Jerry Tilden-Smith

Officer: Jason Hawkes 292153

Approved on 17/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The new render shall match the existing exactly in texture and colour and be retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.AC/25MV/03 & 04 received on the 6th October 2011.

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

BH2011/03057

Connaught School Connaught Road Hove

Erection of 4no timber sheds.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 22/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Brighton & Hove drawings no. ED215 030, ED215 031, ED215 032, ED215 033, ED215 034 & ED215 035 received on 11/11/2011.

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

GOLDSMID

BH2011/02220

Hove Station Goldstone Villas Hove

Application for Approval of Details Reserved by Condition 2 of application BH2011/00978.

Applicant: Southern Railway Ltd

Officer: Charlotte Hughes 292321

Split Decision on 11/11/11 DELEGATED

1) UNI

Approves the following details pursuant to condition 2 of Listed Building application BH2011/00978:

Elevations and joinery profiles of the new four panelled door on Platform 3.

1) UNI

Does not approve the following details pursuant to condition 2 of Listed Building Application BH2011/00978:

Elevations and joinery profiles of the new four panelled doors on Platforms 1 & 2.
For the following reason:
No details of these doors have been submitted.

BH2011/02449

35 Wilbury Crescent Hove

Conversion of loft to create 1no studio flat incorporating demolition of a chimney stack, 2no dormers to rear roof slope and 2no roof lights to front roof slope. Erection of fence to rear garden and cycle storage.

Applicant: Mr Izi Muraben

Officer: Wayne Nee 292132

Approved on 17/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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) UNI

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

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

4) UNI

Notwithstanding the approved plans, 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1/WC/200 and 11/WC/202 received on 18 August 2011, and drawing no. 1/WC/301 received on 01 November 2011.

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new flat hereby permitted shall be constructed to Lifetime Homes standards prior to their

first occupation and shall be retained as such thereafter.

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

BH2011/02749

Flat 1 75 The Drive Hove

Removal of side projection at lower ground floor incorporating replacement of existing window/door with window.

Applicant: Mrs A Hayes

Officer: Jason Hawkes 292153

Approved on 04/11/11 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 window shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall match the existing basement window. The window shall be retained as such thereafter.

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

3) UNI

The external finishes of the new side wall of 75 The Drive, and the side boundary wall adjacent to No. 73 as exposed as a result of the development hereby permitted, shall be finished in brickwork to match the existing brickwork in terms of colour, style, bonding and texture.

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

BH2011/02750

Flat 1 75 The Drive Hove

Removal of side projection at lower ground floor incorporating replacement of existing window/door with window.

Applicant: Mrs A Hayes

Officer: Jason Hawkes 292153

Approved on 04/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 side wall of 75 The Drive, and the side boundary wall adjacent to No. 73 as exposed as a result of the development hereby permitted, shall be finished in brickwork to match the existing brickwork in terms of colour, style, bonding and texture.

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

3) UNI

The new window shall be painted softwood, double hung vertical sliding sash with concealed trickle vents and shall match the existing basement window. The window shall be retained 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.07/05/11-1, 2, 3, 4 & 5 received on 16th September 2011.

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

BH2011/02751

9 Oxford Mews Hove

Conversion of integral garage into habitable room and installation of part glazed screen.

Applicant: Mr Patrick Sullivan

Officer: Mark Thomas 292336

Refused on 08/11/11 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 replacement of an existing garage door with a timber screen featuring an upper frame level which is lower than the existing door together with the proposed glazing above would detract from the current unity of appearance between properties within Oxford Mews. As such the proposed development would result in an uncharacteristic and incongruous alteration which would significantly detract from the character and appearance of the street scene. The proposal is therefore contrary to the above policy.

BH2011/02782

14 Cambridge Grove Hove

Application for removal of condition 7 of application BH2009/01696 (conversion of existing garages and residential flat over to form 2no houses) which states that no development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority.

Applicant: Sparks Property Developments Limited

Officer: Guy Everest 293334

Approved on 07/11/11 DELEGATED

1) 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.

2) BH05.09

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority the existing garage doors shall be retained and adapted as part of the hereby approved conversion. No development shall take place until large scale joinery details of the altered garage doors 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 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. TA434/01, 02, 03 & 04 received on 13th July 2009.

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

5) UNI

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

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority all existing original timber sash windows shall be retained and the new reinstated front sash window shall match exactly the existing windows in their joinery details and dimensions and shall have concealed trickle vents and shall be single glazed.

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

7) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of permission BH2009/01696 (16th September 2009).

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

8) UNI

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

- a) the treatment of the paving of the ground floor recess, door threshold and entrance way;
- b) the rear conservation style rooflights, which shall be traditional steel or cast iron and fitted flush with the adjoining roof surface;
- c) samples and details of materials;
- d) 1:20 scale sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors, their cills, reveals, thresholds and steps.

The works shall thereafter be implemented in full in accordance with the agreed details.

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

BH2011/02849

9 Eaton Grove Hove

Removal of dormers to front and rear roof slopes. Installation of roof lights to rear roof slope.

Applicant: SD Holdings Ltd

Officer: Adrian Smith 290478

Approved on 18/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The rooflights hereby approved shall be of traditional proportions, design and construction and have steel or cast metal frames fitted flush with the roof covering,

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 site plan and approved drawing no.P03 received on the 22nd September 2011.

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

BH2011/02893

108 Goldstone Road Hove

Conversion of existing rear garage/storage building to form one bedroom dwelling.

Applicant: Mr T Kozdon

Officer: Adrian Smith 290478

Approved on 21/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

Reason: The Local Planning Authority considers that further development could cause detriment to the 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.

4) 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.

5) UNI

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

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

6) UNI

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

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

7) 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 26th 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.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.GSG304, GSG305, GSG306 & GSG307 received on the 26th September 2011.

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

9) UNI

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

Reason: In the interests of protection of controlled waters (groundwater) and to ensure compliance with Local Plan Policy SU3, SU11 and National Policy PPS23.

BH2011/02905

Flat 1 70 Denmark Villas Hove

Replacement UPVC door and window to rear.

Applicant: Ms Gillian Unsworth

Officer: Steven Lewis 290480

Approved on 21/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, photographs and technical brochure received on 12/010/2011.

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

BH2011/03198

7 Hartington Villas Hove

Certificate of Lawfulness for proposed single storey rear extension and hip to gable loft conversion incorporating front rooflights and rear dormer with Juliet balcony.

Applicant: Mr Ian May

Officer: Charlotte Hughes 292321

Approved on 07/11/11 DELEGATED

HANGLETON & KNOLL

BH2011/02298

60 West Way Hove

Application for approval of details reserved by conditions 4, 5 and 8 of application BH2010/00751.

Applicant: Mr Darren Dorrington

Officer: Guy Everest 293334

Refused on 10/11/11 DELEGATED

BH2011/02626

14 Amberley Drive Hove

Conversion of existing house to form 2no two bed flats.

Applicant: Mrs Linda Moore

Officer: Wayne Nee 292132

Refused on 04/11/11 DELEGATED

1) UNI

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115m sqm or with three or more bedrooms as originally built. The dwelling subject to this application had 3 bedrooms as originally built, and the original internal floor area equates to approximately 82sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision and as such the principle of the development is unacceptable, and as such is contrary to the above policy.

2) UNI2

The proposed reduction in the size of the front lounge window and insertion of a front door would appear cramped and would disrupt the rhythm of the detail of the front elevation of the bungalow. Furthermore, the positioning of the door in very close proximity to the window of the neighbouring property (no. 16 Amberley Drive) would be detrimental to the amenity of the occupier through increase noise, disturbance and loss of privacy. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2011/03044

Acorn Nursery The Rise Portslade

Installation of 24 photovoltaic solar panels to roof.

Applicant: Brighton & Hove City Council

Officer: Mark Thomas 292336

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 'Elevations as proposed' and 'Roof plan Existing & Proposed' received on 10th October 2011 and product specification document by 'Sovello' received on 14th October 2011.

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

SOUTH PORTSLADE

BH2011/01789

17 Benfield Way Portslade

Roof alterations including formation of a rear hip to barn end roof extension to facilitate loft conversion incorporating side dormer extensions and rooflights to side and front (revised design).

Applicant: Mr Nabi

Officer: Steven Lewis 290480

Approved on 07/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Roberts and Wrigley Associates drawings no. Drawing 1 & 2 received on 20/06/2011 & 19/10/2011.

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

4) UNI

The windows in the north and south elevation (side elevations) 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.

BH2011/02793

City Coast Church North Street Portslade

Installation of 156 solar panels to existing flat and pitched roof.

Applicant: Brighton Energy Co-Op

Officer: Adrian Smith 290478

Approved on 17/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 01, 05, 06 & 07 received on the 19th September 2011.

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

BH2011/02839

28 - 46 Church Road Portslade

Display of internally illuminated wraparound fascia sign to front and side elevations, non illuminated tyre sign to front elevation and internally illuminated double sided totem sign.

Applicant: ATS Euromaster

Officer: Guy Everest 293334

Approved on 03/11/11 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.

BH2011/02850

50 Benfield Way Portslade

Erection of side extension at first floor level. Installation of rooflight to side elevation. Erection of single storey side extension.

Applicant: Mr David Marshall

Officer: Wayne Nee 292132

Refused on 22/11/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. 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 neighbouring residents, and that residents and occupiers can be seriously affected by changes in overlooking, privacy, daylight, sunlight, disturbance and outlook. The proposed first floor side extension, by virtue of its bulk in an elevated position and its proximity to the site boundary, would result in an un-neighbourly form of development that would have an overbearing impact on the residents of the neighbouring property at no. 52 Benfield Way to the detriment of their residential amenity. The scheme is therefore contrary to policies QD14 and QD27.

HOVE PARK

BH2011/02564

71 Old Shoreham Road Hove

Installation of repositioned front entrance door. (Retrospective).

Applicant: Spice Tandoori

Officer: Mark Thomas 292336

Approved on 08/11/11 DELEGATED

BH2011/02679

1A Onslow Road Hove

Erection of single storey side extension with pitched roof incorporating 2no rooflights.

Applicant: Mr & Mrs Collins

Officer: Wayne Nee 292132

Approved on 08/11/11 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 received on 09 September 2011, and drawing no. 02A received on 06 October 2011.

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

BH2011/02742

25 Tredcroft Road Hove

Creation of additional storey to existing bungalow including balcony to front and associated roof alterations. Erection of conservatory extension to rear, porch to front and associated works.

Applicant: Mr & Mrs M Anthony

Officer: Jason Hawkes 292153

Approved on 15/11/11 DELEGATED

1) BH01.01

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

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

2) BH03.02

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

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

3) BH05.08A

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.

4) UNI

The rooflights in the east facing roofslopes 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 windows are installed and thereafter retained as such.

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

5) UNI

Unless otherwise agreed with the local planning authority in writing, the front tree to be retained on site shall be protected to standard BS 5837 (1991) and (2005) during the works and retained as such thereafter.

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

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 first floor windows shall be installed to the side elevations of the dwelling without planning permission obtained from the Local Planning Authority.

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

7) 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 roof extensions or alterations to the side roofslopes of the dwelling, 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 considered that further development could cause detriment to the amenities of the occupiers of nearby properties and the visual amenity of the area, for this reason the Local Planning Authority would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.01, 02, 03, 04, 05A, 06A, 07A, 08A, 09A & 10 received on the 14th September and 10th November 2011.

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

BH2011/02781

18 Sandringham Drive Hove

Change of use from residential dwelling (C3) to residential dwelling with day child care facilities (C3/D1). (Retrospective)

Applicant: Mrs Louise Adams

Officer: Jason Hawkes 292153

Approved on 10/11/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings named 'Upstairs Floor Plan' and 'Downstairs Floor Plan' received on the 21st September 2011.

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

2) UNI

The total number of children attending the child care facility shall not exceed 10 children at any time. This excludes the children of the applicant who live in the dwelling.

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

3) UNI

The child care facility use hereby permitted shall not be operational except between the hours of 0730 and 1800hrs Mondays to Fridays and not at anytime on Saturday, Sundays, Bank or Public Holidays.

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

4) UNI

Within one month of date of this permission, a written Management/Action Plan for the outdoor play area as prescribed by City Early Years Childcare (CEYC) shall be submitted for the approval of the Local Planning Authority. The plan shall be implemented as approved. The plan must show how the outside area is managed, including details of staff supervision and layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting, etc). The Plan must be annually reviewed by the nursery, and submitted in writing for approval by the CEYC and the Local Planning Authority. Any amendments to the original plan as a result of this review need to be approved and made as necessary.

Reason: To ensure that an acceptable standard of care is provided and to protect the amenity of adjoining residential properties and to comply with policies HO26 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Within one month of the date of this decision, details of an appropriate soft play surface area, to minimise the generation of noise, shall be submitted to the Local Planning Authority. The scheme as approved shall be implemented and retained as such thereafter.

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

6) UNI

No amplified music or musical equipment shall be used in the outdoor play area.

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

7) UNI

The use of the outdoor play area shall be not be used for the child care facility except between the hours of 0900 to 1700 Monday to Friday and not at anytime on Saturday, Sundays or Bank Holidays.

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

BH2011/02792

23 Lullington Avenue Hove

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

Applicant: Mr & Mrs P Hampton

Officer: Mark Thomas 292336

Approved on 16/11/11 DELEGATED

BH2011/02901

Becks Peugeot Newtown Road Hove

Alterations to existing car showroom including demolition of existing valet building, installation of profiled cladding and new entrance to showroom.

Applicant: Becks Peugeot (Vehicle Dealership)

Officer: Adrian Smith 290478

Approved on 07/11/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan and drawing nos. PF/Q7414b rev C & PF/Q7414c rev A received on the 26th September 2011.

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

WESTBOURNE

BH2011/02618

First Floor Flat 28 Reynolds Road Hove

Loft conversion incorporating rear dormers, rooflight to front elevation and associated external alterations.

Applicant: Lisa Gillam & S. Bates

Officer: Mark Thomas 292336

Approved on 08/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 09/RR/201 B received on 2nd September 2011.

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

BH2011/02619

36 Walsingham Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/01431.

Applicant: Mr R Pook

Officer: Jason Hawkes 292153

Approved on 03/11/11 DELEGATED

BH2011/02766

Fairlawns 159 Kingsway Hove

Installation of new gas riser at front elevation to serve 8no flats.

Applicant: Southern Gas Network

Officer: Mark Thomas 292336

Approved on 08/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 pipework and brackets hereby permitted shall be painted to match the colour of the external brickwork of the existing building and retained as such thereafter.

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. 02C, 05B, 06B received on 15th September 2011.

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

BH2011/02918

18A Arthur Street Hove

Installation of 68no photovoltaic solar panels.

Applicant: Duncan Henderson

Officer: Clare Simpson 292454

Approved on 22/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 courtyard elevation received 4th November 2011, roof plans received on the 18th October 2011.

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

WISH

BH2011/02263

Gala Bingo Hall & Adjacent Car Park 193 Portland Road Hove

Application for variation of conditions 3 and 13 of application number BH2009/03154 Appeal Decision (Demolition of existing building. Redevelopment of site to provide new GP surgery at part ground floor level and part first floor level, new D1/D2 unit at ground floor level and 35 residential units above in part 2, 3, 4 and 5 storey building to include 14 affordable units. Provision of surface parking for 18 cars, cycle parking and landscaping) to revise arrangements for refuse storage and cycle parking.

Applicant: Downland Housing/Affinity Sutton

Officer: Clare Simpson 292454

Approved on 14/11/11 DELEGATED

1) UNI

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

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

2) UNI

Within 6 months of the date of this permission, full details of the plant shown on approved drawing number VC02 shall be submitted to and approved by the Local Planning Authority in writing. The details shall include soundproofing details which shall be undertaken prior to the occupation of any units on site and retained thereafter.

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

3) UNI

The first and second floor windows hereby permitted in the northern elevation of the building and facing the external walkways shall be fitted with obscure glazing up to a minimum height of 1800mm above the walkway level in accordance with the details shown on drawing number P21 as approved under application

BH2009/03154. The obscure glazing shall thereafter be fitted prior to the first occupation of those rooms and shall thereafter be retained as such.

Reason: To protect the residential amenity of occupiers in accordance with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

The dwellings hereby permitted shall be constructed to Lifetime Homes standards.

Reason: To ensure the development is accessible and in accordance with policy HO13 of the Brighton & Hove Local Plan.

6) UNI

The development shall be carried out in accordance with the external materials samples approved under application BH2011/01396 and retained as such thereafter.

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

7) 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 for standard residential units and Code level 4 for the wheelchair units has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) 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 60% in energy and water sections of relevant BREEAM assessment within overall rating of 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

9) UNI

The landscaping works shall be carried out in accordance with the landscaping scheme approved under application BH2011/01396.

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

10) UNI

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

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

11) UNI

The ground floor area marked as 'surgery' and 'pharmacy' on drawing 02VC shall only be used for the purposes of a medical practice with ancillary pharmacy and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country planning (use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking an re-enacting that order with or without modification, and first floor area indicated as 'surgery' on drawing and P08 shall only be used for the purposes of provided a medical practice and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country planning (use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking an re-enacting that order with or without modification.

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

12) UNI

The surface water drainage works shall be carried out in accordance with the details approved under BH2009/03154 and retained as such thereafter.

Reason: to ensure adequate provision is provided and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

13) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles. The disabled user spaces shall at all times be allocated for use by disabled residents of the site.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

14) 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.

15) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed access road, surface water drainage, street lighting and off site highway works to be provided, shall be

submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been fully implemented in accordance with the agreed details.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

16) UNI

Within 6 months of the occupation of the medical centre, a travel plan for medical centre staff and visitors shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and patients and include measures to encourage travel by sustainable modes of transport. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

Reason: To comply with policies TR1, TR2, TR4 and TR7 of the Brighton & Hove Local Plan.

17) UNI

The medical practice hereby permitted shall not be open to patients and clients except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 1230 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

18) UNI

The DI/D2 unit hereby permitted shall not be open to customers/users except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 12.30 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

19) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.P01A, P02A, received on the 11th January 2010. P03, P04, P05, P06, P07, P08, P09, P10, P11, P12, P13, P14, P15, P16, P17, P18, P20, P21, submitted on the 23rd December 2009, and drawing number VC02 .submitted on the 29th July 2011

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

BH2011/02283

25 Woodhouse Road Hove

Installation of photovoltaic solar panels to existing flat roof to side elevation.

Applicant: Mr Des O'Dell

Officer: Mark Thomas 292336

Refused on 08/11/11 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 solar panels, by virtue of their scale, positioning and prominence on the street scene when approaching the property from the south, are considered to represent an incongruous and unsympathetic development which would result in significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy.

BH2011/02701

Portslade Railway Station Portland Road Hove

Installation of smart ticket readers at station entrances and exits.

Applicant: Southern Rail

Officer: Steven Lewis 290480

Approved on 07/11/11 DELEGATED

1) BH01.05

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

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

2) UNI

Within three months of the smart readers becoming no longer required, they shall be removed and the site returned to its former condition.

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

3) UNI

Prior to the commencement of development, details of the proposed details of wiring, proposed cable routes, ducting or surface mounted conduits shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and thereafter be retained as such.

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

BH2011/02730

65 St Leonards Gardens Hove

Erection of single storey rear extension with raised rear decking. Erection of single storey side extension. Enlargement of front porch.

Applicant: Mrs Kirstie Edbrooke

Officer: Mark Thomas 292336

Approved on 08/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 flat-roof areas as shown on the approved drawings, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. CH439/004 received on 13th September 2011 and drawing no. CH439/005 B received on 25th October 2011.

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

BH2011/02811

4 Western Esplanade Portslade

Erection of part one part two storey rear extensions with glazed balcony, formation of rear timber decking with plunge pool, alterations and canopy to front entrance, revised fenestration and associated works.

Applicant: Dr Malcolm Vandenburg

Officer: Adrian Smith 290478

Approved on 07/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 solar water and solar voltaic panels hereby permitted shall not extend above the adjacent parapet roofline.

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 roof over the recessed section to the west side of the ground floor rear extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the site plan and approved drawing no.1304.05B received on the 20th September 2011.

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

5) 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.

BH2011/02846

The Cottage Mainstone Road Hove

Erection of single storey rear extension and decking to rear.

Applicant: Ms Lee Spearpoint

Officer: Guy Everest 293334

Approved on 16/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 unnumbered and untitled site location plan, block plan and drawing no. 1151 01 received on 21st September 2011.

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

BH2011/03049

20 Braemore Road Hove

Proposed alterations and extensions to existing garage.

Applicant: Mr M Barrett

Officer: Steven Lewis 290480

Approved on 21/11/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Beecham Moore Partnership drawing no. 2278/01 Rev A received on 10/10/2011.

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