

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

BH2011/01611

Block B The Priory London Road Brighton

Erection of additional storey to form 2no three bedroom flats each with roof garden and associated cycle store.

Applicant: Anstone Properties Ltd

Officer: Sue Dubberley 293817

Approved on 07/12/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.A1510/01, 03, 04, 05, 06 (note:06 is for information only) received on 6 June 2011 and A1510/07 received on 19 October 2011.

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

3) 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.

4) UNI

During the construction period of the development hereby approved the flight corridor of the Pipistrelle Bats to nearby trees along the northern boundary of the access road shall be kept clear of all obstructions (cranes, scaffolding etc) from sunset to sunrise, no removal or other works to the trees along the northern boundary of the access road shall be undertaken, no additional lighting shall be installed along the access road, whether permanent or temporarily, and no obstructions shall be erected above the access road to the north of Block D.

Reason: To ensure the protection of the Pipistrelle Bat colony and to comply with policy QD18 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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

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

7) UNI

No development shall take place until 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.

8) UNI

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) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until the mitigation measures against rail and traffic noise set out in the report by Anderson Acoustics dated 11th September 2011 have been implemented. The measures shall be implemented in strict accordance with the approved measures prior to the occupation of the development and shall thereafter be retained as such.

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

10) UNI

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

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

BH2011/02929

102A Old London Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Anthony Mandeville

Officer: Liz Arnold 291709

Approved on 29/11/11 DELEGATED

BH2011/02968

11 Beechwood Avenue Brighton

Erection of single storey extensions to side and rear. Loft conversion incorporating hip to barn end roof extension, rooflights and associated alterations.

Applicant: Mr Robin Davey

Officer: Helen Hobbs 293335

Refused on 02/12/11 DELEGATED

1) UNI

The proposed rear extension and hip to gable roof conversion, in conjunction with the proposed side extension, would result in a complicated and bulky form that would have an awkward and intrusive appearance within the Beechwood Avenue and Beechwood Close street scenes. The proposal would therefore be detrimental to the character and appearance of the bungalow and the surrounding area and is contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed first floor window on the rear extension would lead to overlooking and a significant loss of privacy to the adjoining property, No. 1 Beechwood Close. The proposal would adversely impact on residential amenity, and is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02969

87 Greenfield Crescent Brighton

Erection of single storey rear extension with storage below replacing existing conservatory with storage below.

Applicant: Mr Chris Jones

Officer: Chris Swain 292178

Approved on 28/11/11 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 single window to the rear of the hereby approved extension, adjacent to the shared boundary with No.85 Greenfield Crescent, shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 11015/10.001, 11015/11.001, 11015/11.002, 11015/11.003, 11015/11.004 and a site location plan received on 3 October 2011.

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

5) UNI

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

BH2011/02974

25 Stoneleigh Avenue Brighton

Erection of two bedroom semi-detached residential dwelling to replace existing garage.

Applicant: Mr R Laundon

Officer: Anthony Foster 294495

Refused on 13/12/11 DELEGATED

1) UNI

The proposed extensions are considered poorly designed by reason of their scale, bulk, massing and detail, which unbalances the existing property and do not emphasise the key design principles of the local neighbourhood, failing to take into account the design of existing buildings and the layout and character of the street scene, as such would have harmful impact upon the character and appearance of the property and street scene, contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

BH2011/02984

177 Carden Avenue Brighton

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

Applicant: Mr & Mrs Norris

Officer: Jonathan Puplett 292525

Refused on 01/12/11 DELEGATED

1) UNI

The proposed roof extensions and alterations are not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2011/03045

6 Mayfield Crescent Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Fairclough

Officer: Chris Swain 292178

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 drawing nos. 31/2353 SL/1 and 31/2353 PL-1 and a waste minimisation statement received on 10 October 2011.

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

5) UNI

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

BH2011/03055

20 Old London Road Brighton

Application for Approval of Details Reserved by Condition 4 of Application BH2010/02328.

Applicant: Mr Jeff Southern

Officer: Aidan Thatcher 292265

Approved on 07/12/11 DELEGATED

BH2011/03121

Site Between Bonheur & Rocklands Braypool Lane Brighton

Erection of 2no three bed semi-detached houses with cycle/bin stores and parking areas.

Applicant: Mr John Blankson

Officer: Aidan Thatcher 292265

Refused on 13/12/11 DELEGATED

1) UNI

The proposed development, by virtue of the subdivision of the existing plot would result in an overdevelopment of the plot by virtue of the excessive site coverage and footprint and number of units, and as such would cause harm to the open and spacious character of the existing area and result in harm to this part of the open countryside and thus would be contrary to policies QD1, QD2 and NC6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwellings would result in an overly dominant development with an excessive, scale, bulk and massing and would be of a design that would relate poorly to their surroundings and as such which would cause harm to the character and appearance of the locality and thus be contrary to policies QD1,

QD2 and NC6 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would result in harm to the amenities of the occupiers of the neighbouring properties by virtue of actual overlooking (perceived if obscure glazing used), loss of light, outlook and overshadowing. Therefore the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development could result in harm to the amenity of the occupiers of the proposed units by virtue of a high level of noise and disturbance from the A23. An inadequate noise assessment has been provided which fails to address the issue and provides no details of mitigation measures. As such the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/03238

1 Audrey Close Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormers to side and rear and rooflights to front, side and rear and installation of French doors to rear (Part-Retrospective).

Applicant: Mr John Clarke

Officer: Liz Arnold 291709

Refused on 05/12/11 DELEGATED

1) UNI

The applicant has failed to demonstrate that the development is permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as no sectional or elevational details of the proposed rear decking have been submitted to show that the decking would not constitute a raised platform, as defined within the General Permitted Development Order as a platform with a height greater than 300mm.

PRESTON PARK

BH2011/02609

31 Florence Road Brighton

Widening existing pillared entrance to boundary wall (Retrospective).

Applicant: Mr Peter Maddalena

Officer: Chris Swain 292178

Refused on 25/11/11 DELEGATED

1) UNI

The removal of a section of front boundary wall and the relocation of the associated pier to facilitate the provision of vehicle 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).

BH2011/02841

13 Preston Road Brighton

Application for variation of condition 6 of application BH2010/01864 (Change of Use from retail (A1) to hot food take away (A5) incorporating extraction flue) that the premises shall not be open or in use except between the hours of 11am-1am Sunday to Wednesday and 11am-3am Thursday to Saturday.

Applicant: Papa John's (GB) Ltd

Officer: Chris Swain 292178

Refused on 24/11/11 DELEGATED

1) UNI

The proposed extension of opening hours would result in an increased opportunity for noise disturbance and anti-social behaviour during the early hours of the morning to the detriment of the amenity of neighbouring residential occupiers and contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/02953

68 Stanford Avenue Brighton

Certificate of Lawfulness for proposed installation of rooflights to side and rear roofslopes.

Applicant: Mrs Sara Chong Kwan

Officer: Anthony Foster 294495

Approved on 01/12/11 DELEGATED

BH2011/02956

88 Havelock Road Brighton

Variation of conditions 4 and 14 of application BH2011/00428 (Conversion of existing residential accommodation at first and second floors to form 1no two bed flat, 1no one bed flat and 3no bedsits. Associated external alterations including rooflights and access stairs) to allow the new staircase to be painted grey and to allow the configuration of pipes, flues and vents to be as shown on drawing number 2258/04A.

Applicant: Stanford Inns Ltd

Officer: Liz Arnold 291709

Approved on 29/11/11 DELEGATED

1) BH05.03B

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

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

A completed pre-assessment estimator will not be acceptable.

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

2) BH05.04B

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

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

3) UNI

No works shall take place until details of the new staircase at 1:20 scale 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.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new staircase hereby approved shall be painted grey (RAL Reference 7004) within one month of 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.

5) UNI

The external staircase and related landings hereby approved shall be used for access to and egress from the new residential units only and shall not be used at any time as a raised amenity area.

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

6) UNI

No works shall commence until details of the new gate within the west boundary wall at 1:20 scale 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.

7) UNI

The new gate to the west boundary wall hereby approved shall be painted black within one month of 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.

8) 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.

9) UNI

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

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

10) UNI

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

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

11) UNI

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.

12) UNI

No pipes, flues or vents, other than those shown in drawing no. 2258/04RevA received on 29 September 2011, shall be installed on the east, west or north elevations of the property.

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

13) UNI

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

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

14) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Basic Site Waste Management Plan, received on 11 February 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.

15) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of granting of planning permission ref. BH2011/00428 on 15 April 2011.

Reason: In accordance with the condition applied to permission BH2011/00428 and to comply with Section 91 of the Town and Country Planning Act 1990.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.2258/01, 2258/02 and 2258/03 received on 11 February 2011 and drawing no. 2258/04RevA received on 29 September 2011.

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

BH2011/03122

55 Old Shoreham Road Brighton

Certificate of lawfulness for the proposed conversion from two self contained flats to a single dwelling house.

Applicant: Mr Chris Wheatcroft

Officer: Jonathan Puplett 292525

Approved on 13/12/11 DELEGATED

REGENCY

BH2011/02489

11 Regency Square Brighton

External alterations including renewal of existing roof coverings, installation of thermal insulation and removal of rear fire escape.

Applicant: Regency Property Partnership Ltd

Officer: Mark Thomas 292336

Approved on 12/12/11 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 roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, concealed ridge and eaves ventilators and breathable micro-porous roofing underfelt shall be used.

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

3) UNI

The new renderwork shall be smooth rendered in a cement/lime/sand render mix and any mouldings or bandings replicated to match the original work and shall not have bell mouth drips and shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

4) UNI

Unless otherwise agreed in writing, the works shall be carried out fully in accordance the details set out in the submitted design and access statement.

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

5) UNI

Before any development commences details and a sample of the natural slate roof covering shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details and sample.

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

BH2011/02561

54-55 Meeting House Lane Brighton

Erection of first floor rear extension, formation of balustraded roof terrace to first floor, new shop front, and internal alterations including creation of ground/first floor mezzanine level in entrance lobby, revised ground floor fire exit and associated works (part retrospective).

Applicant: Mr Paul Craig

Officer: Wayne Nee 292132

Approved on 02/12/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos 2011/0030/A, 0030-2/C, 0030-3/A, 0031/C, 0031-2/D, 0031-3/A received on 06 September 2011.

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

2) UNI

No development shall take place in connection with the new shopfront hereby permitted until large scale drawings of the new shopfront have been submitted to and approved in writing by the local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

The roof terrace hereby permitted shall only be used by customers between the hours of 09.30 and 03.30 the following day and chairs on the terrace shall be stacked and unavailable for the use by customers between the hours of 23.00 and 09.30 the following day.

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

4) UNI

The roof terrace hereby permitted shall not be brought into use until details of the opaque glass balustrade panels 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 safeguard the amenities of the occupiers of neighbouring properties and to comply with policies HE6 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The external finishes to the first floor rear extension hereby permitted shall be carried out within 6 months from the date of this permission in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

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

BH2011/02672

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Display of 3no non-illuminated hoarding signs.

Applicant: Taylor Wimpey

Officer: Guy Everest 293334

Refused on 08/12/11 DELEGATED

1) UNI

The proposed advertisement hoardings, by virtue of their size, location and material, would appear unduly dominant and incongruous features in short and medium views along Dyke Road and Clifton Hill. The hoardings would appear unduly obtrusive commercial elements out of place and harmful to the character and appearance of the site and wider Conservations Areas. The advertisements would therefore significantly harm the amenity of the area and are also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 07 (Advertisements).

BH2011/02828

Brighton Town Hall Bartholomew Square Brighton

Installation of new passenger/evacuation lift within existing lift shaft, with associated internal alterations to create fire-resisting lobbies and alternative emergency access and egress to the lift at basement, ground, first and second floor levels. Installation of external fire doors to South elevation replacing existing window.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 05/12/11 SECRETARY OF STATE

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 and relocated cabling and other service pipework and trunking shall be run in unobtrusive positions in a neat and tidy manner and the redundant pipework, cabling and trunking in the rooms, lobbies and corridors affected by the works shall be removed and the walls and ceilings made good.

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

3) UNI

All 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.

4) 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.

BH2011/02909

24 Castle Street Brighton

Application for Approval of Details Reserved by Condition 2 of Conservation Area Consent application BH2010/00337.

Applicant: Olivia Group

Officer: Jason Hawkes 292153

Approved on 29/11/11 DELEGATED

BH2011/02926

5 Pool Valley Brighton

Erection of two storey rear extension over existing single storey, internal and external alterations incorporating removal of flue and revised fire escape to rear.

Applicant: Mr Roderick Downer

Officer: Adrian Smith 290478

Approved on 09/12/11 DELEGATED

1) BH01.01

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. pl01, pl02c & pl04d received on the 29th 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2011/02966

12D Bedford Towers Kings Road Brighton

Enclosure of existing balcony with double glazed white UPVC windows.

Applicant: Miss Fang Yao

Officer: Steven Lewis 290480

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 & unnamed unnumbered drawings received on 30/09/2011 & 31/11/2011.

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

BH2011/03003

Rear of 42 East Street Brighton

Change of use from retail (A1) to maisonette (C3) on first, second and third floors.

Applicant: West Register (Property Investments) Ltd

Officer: Christopher Wright 292097

Approved on 12/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 sustainability checklist and drawing nos. 002 and 003 received on 6 October 2011; the design and access statement and drawing no. 001 received on 7 October 2011; and drawing no. 005 received on 28 October 2011.

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

BH2011/03040

22 Prince Albert Street Brighton

Display of internally-illuminated fascia, projecting, menu box and poster box signs (retrospective).

Applicant: Pizza Express

Officer: Wayne Nee 292132

Split Decision on 05/12/11 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.

GRANT advertisement consent for replacement fascia signs, Nile Street projecting sign, menu box and poster box signs, subject to the following:

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

1) UNI

Refuse Prince Albert Street projecting sign, for the following reason:

The premises are a Grade II Listed Building and lie within the Old Town Conservation Area. Policy QD12 of the Brighton & Hove Local Plan states that advertisements and signs should be sensitively designed and located, and should contribute to the visual amenity of the area. Policy HE9 states that advertisements and signs within conservation areas and on a listed building should not have an adverse effect on the architectural and historic character of the building. Supplementary Planning Document 7 on Advertisements also outlines the Council's approach to advertisements. The Prince Albert Street projecting sign, which incorporates a suspended swing bracket, represents an unsympathetic and bulky addition which interferes with the cornice above.

Furthermore the use of the suspended bracket results in the projecting sign extending further from the building than the pre-existing sign. This is to the detriment of the visual amenity of the recipient building and the wider street scene. The sign is therefore contrary to the above policy and supplementary planning document.

Informatives:

1. This decision is based on the drawing no. 297880-6 received on 10 October 2011.

BH2011/03041

22 Prince Albert Street Brighton

Erection of awnings to Nile Street and Prince Albert Street elevations.

Applicant: Pizza Express

Officer: Wayne Nee 292132

Refused on 09/12/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that consent will not be granted for alterations to listed buildings which have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. Policy QD10 and Supplementary Planning Document 02 provide further advice regarding shop front design. QD11 states that awnings will only be permitted where they are sensitively designed and located with respect for the appearance of the building. The proposed awning on the Nile Street elevation is considered to be an inappropriate feature which would harm the appearance and character of the building, by reason of its location on the façade, its width and its colour scheme. Furthermore the applicant has provided insufficient evidence that the proposed awning would not obscure or damage important architectural detail on this listed building. Conflicting detail has been submitted regarding exactly where the awning box would be located and how this would be integrated into the building frontage. The scheme is therefore contrary to the above policies and guidance.

BH2011/03048

22 Prince Albert Street Brighton

Erection of awnings to Nile Street and Prince Albert Street elevations and internally-illuminated fascia, hanging, menu box and poster box signs and non-illuminated plaque sign (part retrospective).

Applicant: Pizza Express

Officer: Wayne Nee 292132

Refused on 09/12/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that consent will not be granted for alterations to listed buildings which have an adverse effect on the architectural and historic character or appearance of the interior or exterior of the building. The proposed awning on the Nile Street elevation is considered to be an inappropriate feature which would harm the appearance and character of the building, by reason of its location on the façade, its width and its colour scheme. Furthermore the applicant has provided insufficient evidence that the proposed awning would not obscure or damage important architectural detail on this listed building. Conflicting detail has been submitted regarding exactly where the awning box would be located and how this would be integrated into the building frontage. The scheme is therefore contrary to policy HE1.

2) UNI2

The Prince Albert Street projecting sign, which incorporates a suspended swing

bracket, represents an unsympathetic and bulky addition which interferes with the cornice above. Furthermore the use of the suspended bracket results in the projecting sign extending further from the building than the pre-existing sign. This is to the detriment of the architectural and historic character of the recipient grade II listed building. Furthermore, the proposed LED lighting strips along the bottom of the fascias, the wall plaque, and the black and white stripes painted on part of the façade on Nile Street are considered unsympathetic and detract from the character of this historic building. The proposal is therefore contrary to the above policy and supplementary planning document.

BH2011/03064

26 Marlborough Street Brighton

Erection of single storey rear extension and enlargement of existing ground floor front window.

Applicant: Mr Andrew Plant

Officer: Jason Hawkes 292153

Approved on 05/12/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) UNI

The new front window shall be timber framed and match the glazing style and joinery of the existing front windows with concealed trickle vents and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14 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.067/01A & 02A received on the 2nd December 2011.

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

5) UNI

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

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

BH2011/03071

76 West Street Brighton

Display of internally illuminated fascia signs.

Applicant: Lazerzone (Brighton) Ltd

Officer: Guy Everest 293334

Approved on 07/12/11 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

For the avoidance of doubt only the lettering to the fascia hereby approved shall be internally illuminated and the remainder of the fascia shall be unlit.

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

BH2011/03075

42 Montpelier Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/01248.

Applicant: Mr Timothy & Mrs Jane Andrews

Officer: Mark Thomas 292336

Approved on 05/12/11 DELEGATED

BH2011/03106

38 West Street Brighton

Installation of glass canopy and boxing in of rainwater pipes.

Applicant: Selits Ltd

Officer: Adrian Smith 290478

Refused on 13/12/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all alterations to buildings are well designed, sited and detailed reflecting the scale, character or appearance of the area. The proposed box housing to the rainwater pipework and the glazed canopy, by virtue of their excessive scale and poor visual relationship with the frontage of the building, represent incongruous additions that would add visual clutter and be generally harmful to the appearance of the building and wider street scene, contrary to the above policy.

BH2011/03141

Suite 1 3rd Floor Phoenix House 32 West Street Brighton

Change of Use from office (B1) to medical clinic/consulting rooms. (D1)

Applicant: Passion Corporation Ltd TA Phoenix House Clinic

Officer: Jason Hawkes 292153

Approved on 13/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 only be used as medical clinic/consulting rooms (Class D1) and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the existing and approved floor layout drawings received on the 18th October 2011.

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

BH2011/03289

Land fronting Brighton Place Brighton

Display of non-illuminated directional post.

Applicant: Donatellos Restaurant

Officer: Steven Lewis 290480

Refused on 07/12/11 DELEGATED

1) UNI

The use of a public directional sign for the use of commercial advertisement is an

unsuitable form of advertisement, would fail to sufficiently enhance the appearance of the Old Town conservation area given the forthcoming expected removal of the sign, would be likely to result in a proliferation of similar off-site commercial signage and would not improve the navigation of 'The Lanes' for visitors unfamiliar with the area. This would harm the amenity of the area contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07 (Advertisements).

BH2011/03399

Royal York Buildings 41 - 42 Old Steine Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/01796.

Applicant: Max Hotels Limited

Officer: Guy Everest 293334

Approved on 25/11/11 DELEGATED

BH2011/03412

Royal York Buildings 41 - 42 Old Steine Brighton

Application for Approval of Details Reserved by Condition 2 of Listed Building application BH2011/01797.

Applicant: Max Hotels Limited

Officer: Guy Everest 293334

Approved on 29/11/11 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/03999

Site J Land East of Brighton Station New England Quarter Brighton

Mixed use development comprising 2973sqm commercial office space (Class B1), 94 bedroom hotel (Class C1), 147 residential units (Class C3) and 255sqm retail floorspace/cafe/office (flexible use Class A1/A2/A3/B1) accommodated within 3 blocks (6-8 storey southern block and 5-8 storey central and northern blocks), Southern Site of Nature Conservation Interest, public square, private and public open spaces, associated landscaping, access, servicing, car and cycle parking, and provision of station link, including lift and stair access.

Applicant: Square Bay Properties Limited

Officer: Paul Vidler 292192

Approved after Section 106 signed on 09/12/11 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH02.07

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

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

3) 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) BH11.02

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

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

5) UNI

Vehicular movements for the purposes of loading and unloading, and loading of vehicles for commercial units (except for the hotel), shall only take place between the following hours: 07.00 and 19.00 Mondays to Saturdays, and at no time on Sundays or Bank Holidays. Loading/unloading associated with the hotel shall only take place between the following hours: 06.00 and 19.00 Mondays to Saturdays, and at no time on Sundays or Bank Holidays.

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

6) 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.

7) UNI

Unless otherwise first agreed in writing by the Local Planning Authority, the acoustic protection of the buildings and end residents shall be as per figure 5.11, page 31 of the RSK Group Plc Noise and Vibration Assessment Report, reference: 291667-2, dated 15 April 2011.

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

8) UNI

The crime prevention measures contained within the Design and Access Statement shall be implemented within the development and a Secure By Design (Part 2) certificate for each respective block in the development shall be submitted to and approved in writing by the Local Planning Authority within 3 months of first occupation of each respective block.

Reason: In the interests of crime prevention and, to comply with policies QD2 and QD7 of the Brighton & Hove Local Plan.

9) UNI

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise first agreed in

writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

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

10) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall thereafter be carried out in accordance with the approved details.

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

11) UNI

Unless otherwise approved in writing by the Local Planning Authority, no plant or equipment shall be erected or installed on the roofs except where specifically shown on the drawings hereby approved.

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

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards and 7 of the affordable dwellings shall be constructed to wheelchair accessible standards. The dwellings shall be retained as such thereafter.

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

13) UNI

The sustainable measures contained within the development as indicated within the application and on the drawings, including the 904sqm photovoltaic panel array on the roofs, brown roofs, air source heat pumps and rainwater harvesting system for the residential blocks shall be implemented within the development unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate mix of sustainable measures to comply with policy SU2 of the Brighton & Hove Local Plan and SPD08.

14) UNI

No parking shall take place within the site except in those dedicated spaces identified on the submitted plans and no vehicles shall access or park within the public square from Fleet Street or Mangalore Way except for refuse collection and general maintenance vehicles.

Reason: To ensure the public square and realm is prioritised for pedestrians and cyclists and in the interests of visual amenity and highway safety, to comply with policies QD15 and TR7 of the Brighton & Hove Local Plan.

15) UNI

Notwithstanding the drawings hereby permitted, no development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades and signs, handrails, boundary treatments within the proposed areas of public open space, communal roof areas, allotments and courtyards;
- ii) Detailed specification of green walls including a maintenance programme;
- iii) Detailed specification for the external stairs and lift (which shall be capable of

- carrying wheelchairs, mobility scooters, bicycles and prams) and bridge, forming the station link, including maintenance proposals;
- iv) Detailed specification for the provision of the equipped children's play area, which shall include a permanent covered, illuminated area and a minimum of 10 pieces of play equipment including bouldering wall and general seating and litter bins.

The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.

Reason: To secure a satisfactory external appearance, ecological and sustainable features and satisfactory outdoor recreation provision to comply with policies QD1, QD2, QD3, QD4, QD15, QD17, SU2, HO6, QD25 and EM13 of the Brighton & Hove Local Plan.

16) UNI

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

- i) Details and samples of all materials to be used in the external surfaces of the buildings;
- ii) Details of fenestration and entrances;
- iii) Details of brise soleil, balconies and solar panels;
- iv) Details of external lighting to be affixed to the buildings.
- v) Details of entrances and shopfronts to the commercial buildings
- The development shall be carried out in accordance with the details hereby approved prior to the occupation of the development and retained as such thereafter.

Reason: To secure a satisfactory external appearance and to comply with policies QD1, QD2, QD3, QD4, QD15, QD25 and EM13 of the Brighton & Hove Local Plan.

17) UNI

Notwithstanding the drawings hereby approved, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping within the Southern SNCI as defined on the DHA drawings. The scheme shall include the following elements:

- i) A planting plan at a suitable scale to show the location, extent and type of all tree, shrub and other new planting, with areas of current SNCI to be retained unchanged;
- ii) A list of plant species,
- iii) A method statement with appropriate techniques for plant establishment to include land forming, soil preparation, use of materials, types of plant material to be used (eg seed, plant plugs) and timing of works;
- iv) An aftercare statement to describe the operations to be carried out following creation in order to maintain the SNCI in good condition and to ensure all trees, structures and other features on site are maintained in a safe condition for public access;
- v) Construction and lighting details of the footpath/cycle path link through the SNCI to ensure it is accessible for less mobile and disabled people and those with children and pushchairs, including dimensions, gradients, materials, tactile paving, signage handrails, street furniture and details of the steps. The details shall include channels for bicycles;
- vi) Details of any seating and other features to be provided, to include designs, locations and materials to be used;
- vii) Type, location and number of nest/bird/bat/insect/bumble bee boxes to be installed;
- viii) Details of existing and proposed ground levels from a fixed, known Ordnance Datum Point.

The landscaping scheme shall be implemented in accordance with the agreed

details prior to the occupation of the development and retained as such thereafter.

Reason: To enhance the landscape and ecological value of the site and ensure it is accessible, and enhance the appearance of the development in the interests of visual amenity, in accordance with policies QD1, QD15 and QD17 of the Brighton & Hove Local Plan and SPD11.

18) UNI

No development shall take place until a Wind Mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the development before first occupation of each respective block. The Scheme shall include the provision of screens, tree planting, canopies where necessary to mitigate against adverse wind effects identified within the application.

Reason: In the interests of amenity and good design, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan and SPGBH15.

19) UNI

No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

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

20) UNI

No development shall commence, until the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

- i) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination of the site.
- ii) A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.
- iii) The site investigation results and the detailed risk assessment ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
 - iii) A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The scheme shall be implemented in accordance with the approved details.

Reason: Previous historical activities associated with this site may have potentially caused, or have potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

21) UNI

No development shall commence until details of the external lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

22) UNI

No development shall commence until details showing the type, location and timescale for implementation of the compensatory bird, bat, bumble bee and bug boxes included within the development (excluding Southern SNCI) hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

23) UNI

No development shall commence until details of the construction of the brown roofs has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

Reason: To ensure that the development contributes to ecological enhancement on the site, in accordance with policy QD17 and SU2 of the Brighton & Hove Local Plan.

24) UNI

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

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

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.

25) 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 bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 60% in energy and water

sections of relevant BREEAM assessment within overall 'Excellent' for the offices and 'Very Good' for the hotel, have been submitted to the Local Planning Authority; and

- b) a BRE Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for the offices and 'Very Good' for the hotel, 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.

26) UNI

Within 6 months of commencement of development of each respective block of the residential units and commercial units, a Feasibility Study for rainwater harvesting and grey water recycling shall be undertaken and submitted to the Local Planning Authority for written approval. Should the Studies demonstrate that it is technically feasible to achieve rainwater harvesting and grey water recycling, the agreed details/measures shall then be incorporated fully into the construction/operation of the development.

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

27) UNI

No development shall take place until a scheme demonstrating the accessible measures to be incorporated within the development have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all entrances (including those to roof terraces and balconies) with level thresholds, all stair handrails extending 300mm beyond the top and bottom risers of each flight; details of lift sizes, details of car park roller shutter controls, details of access to all communal facilities such as refuse storage and gardens, provision of a wheelchair/scooter storage & charging facility (1.7m x 1.1m open on a long side) within each of the wheelchair accessible units. The approved measures shall be implemented.

Reason: To ensure the development is accessible to all, to comply with policies QD1 and HO13 of the Brighton & Hove Local Plan.

28) UNI

Within 6 months of commencement of development of the hotel, a feasibility study for renewable forms of energy for the hotel, shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The agreed details/measures shall then be incorporated fully into the operation of the hotel.

Reason: To ensure that the development is sustainable and maximises the use of renewable forms of energy, and to comply with policy SU16 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

29) UNI

Seven of the disabled parking spaces in the undercroft parking area shall be allocated and used solely by occupiers of the 7 wheelchair accessible units hereby approved.

Reason: To ensure there is satisfactory disabled parking for occupiers of those units, in accordance with policies TR18 and TR19 of the Brighton & Hove Local Plan.

30) UNI

The development hereby permitted shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the

approved plans, have been fully implemented and made available for use. The cycle parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter. The cycle parking in the public square shall be covered.

Reason: To ensure that adequate parking provision is retained and satisfactory facilities for the parking of cycles are provided, to comply with policies TR14 and TR19 of the Brighton & Hove Local Plan.

31) UNI

Details of how the 7 parking spaces and 'no parking' area to be provided on Mangalore Way to serve the hotel and B1 uses in the southern block shall be submitted to and approved in writing by the Local Planning Authority. The details shall ensure the spaces are labelled, signed and designed for disabled users. The approved spaces shall be solely used for use by disabled drivers and shall be implemented before the hotel and B1 southern blocks are first occupied.

Reason: To ensure that adequate parking provision is retained for those with disabilities to serve the demand created by the occupiers of those blocks, to comply with policies TR18 and TR19 of the Brighton & Hove Local Plan.

32) UNI

Notwithstanding the details shown on the submitted plans, the development shall not be occupied until details of a minimum of 3 bollards on Mangalore Way and the undercroft of the Southern block have been submitted to and approved in writing by the Local Planning Authority. The approved bollards shall be implemented and retained as such thereafter.

Reason: To ensure satisfactory access for refuse vehicles and to prevent general parking in the undercroft and public square, to comply with policies TR7 and QD15 of the Brighton & Hove Local Plan.

33) UNI

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

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

34) UNI

The use of the commercial premises located at ground floor level in the central block, within Use Classes A1, A2, A3 and B1, shall not be open or in use except between the hours of 07.00 and 22.00 Mondays to Fridays, 08.00 and 21.00 hours on Saturdays, Sundays and Bank Holidays.

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

35) UNI

The area shown as Southern SNCI shall be used as an informal wildlife and amenity space with public access, and shall not be used for any other purpose and, 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 buildings, fences, walls or other structures shall be erected, or surfaces laid, without the prior express written consent of the Local Planning Authority.

Reason: To conserve and enhance the wildlife and nature conservation interest of the site and in the interest of visual amenity and to comply with policies QD19 and EM13 of the Brighton & Hove Local Plan.

36) UNI

No intoxicating liquor shall be sold or supplied within any A3 unit of over 150sqm, except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

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

37) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development in each respective block hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the offices and hotel has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Excellent' for the offices and within overall 'Very Good' for the hotel, 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

The development hereby permitted shall be carried out in accordance with the following approved drawings unless otherwise indicated in the conditions below: PL01, PL02 received 21/1/11, PL03D, PL06G, PL07D, PL08D, PL09D, PL10D, PL11D, PL12E, PL13F, PL15E, PL16E, PL17H, PL18D, PL19E, PL20F, PL21F, PL22C, PL25B, PL26C, PL27C, PL28B, PL29A, PL30B, PL31B, PL32A, PL33A, PL34A, PL35B, PL36C, PL41B, PL42A received 28/7/11, PL05J received 26/9/11 and 615-DHA-001K received 13/9/11.

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

BH2011/02046

4 Mayo Road Brighton

Replacement wooden double glazed sash windows to front elevation.

Applicant: R Parker & V Smith

Officer: Louise Kent 292198

Approved on 07/12/11 DELEGATED

1) BH01.01

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

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

2) BH12.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings no. received on 8 July 2011 and 13 October 2011.

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

BH2011/02281

36 Church Street Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2010/02604.

Applicant: Mr Nigel Dowsing

Officer: Liz Arnold 291709

Approved on 29/11/11 DELEGATED

BH2011/02381

Basement and Ground Floor Lydean House 43-46 Queens Road Brighton

Change of use of basement and ground floors from offices (B1) to retail (A1). Installation of a new shop front and access ramp.

Applicant: Zurich Assurance Ltd

Officer: Aidan Thatcher 292265

Refused on 02/12/11 DELEGATED

1) UNI

The premises have not been adequately demonstrated as genuinely redundant as the marketing letter submitted is inaccurate and does not include sufficient information. As such the application fails to comply with Policy EM5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would cause a harmful impact on the character and appearance of the existing building, street scene and wider West Hill Conservation Area by virtue of inappropriate alterations namely the access ramp and handrail, new fenestration detailing and new grills. As such the proposal is contrary to policies QD1, QD2, QD5, QD10, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed ramp would encroach onto the publicly owned highway (pavement) restricting pedestrian movement within an area of extremely high activity. As such the proposal would be contrary to policy TR7 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to provide any cycle parking for workers within the proposed retail unit or its customers and as such is contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2011/02501

64A Dyke Road Brighton

Installation of timber cladding to shopfront (Retrospective).

Applicant: Firestores

Officer: Jonathan Puplett 292525

Refused on 24/11/11 DELEGATED

1) UNI

The cladding which has been attached to the façade of the building has obscured the traditional appearance of the building behind and is out of keeping with the prevailing traditional character of the surrounding street scene and the wider West Hill Conservation Area, contrary to policies QD1, QD2, QD5 QD10, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2011/02555

The Level Ditchling Road Brighton

Erection of single storey building comprising of café, public toilets and gardeners mess room with associated landscaping.

Applicant: City Infrastructure

Officer: Liz Arnold 291709

Approved on 05/12/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. LEV.P.11RevA received on the 13th October 2011, drawing no. LEV.P.12 received in the 7th October 2011, drawing nos. LEV.P.05 and LEV.P.08 received on the 30th August 2011 and drawing titled The Level Tree Survey and drawing nos. LEV.P.00RevB, LEV.P.01RevA, LEV.P.02RevA, LEV.P.03RevA, LEV.P.04RevA, LEV.P.06RevA and LEV.P.09RevB received in the 27th October 2011.

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

3) UNI

The café use hereby permitted shall not be open to customers except between the hours of 08.00 and 20.00 each day.

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

4) UNI

Deliveries to the café hereby approved shall only be made between the hours of 07.30 and 13.30 Monday to Saturday and at no times Sunday or Bank Holidays.

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

5) 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.

6) 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.

7) UNI

No development shall take place until details of security shutters 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.

8) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site, including the number and positioning of bat and

bird boxes, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

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

9) 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 a scheme for the planting of 7 trees in compensation for the 7 trees to be removed as a result of the development hereby approved, 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.

10) UNI

Notwithstanding the details submitted, no development shall commence until details of revised secure cycle parking facilities for the customers of the café hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities and those within the service yard for staff shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority the sustainability measures set out in the application, including the ground source heat pump, solar thermal panels and green roof, shall be installed prior to the first occupation of the development 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.

12) UNI

No development shall commence until details of the construction of the green roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, species mix to be used and a maintenance plan. The scheme shall then be carried out in accordance with the approved details.

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

BH2011/02847

Units 1 & 3 North Street Quadrant Brighton

Display of 3no non-illuminated vinyl film logo applied to external face of glazing (Retrospective)

Applicant: TJX Europe

Officer: Liz Arnold 291709

Split Decision on 25/11/11 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) UNI

GRANT advertisement consent for the vinyl film signs applied to the North Street and North Street Quadrant frontages shown on drawing no. 1264-PP-AD-C51 RevA received on the 14th October 2011 subject to the following conditions and informatives:

REFUSE advertisement consent for the Air Street fronting vinyl film sign shown on drawing no. 1264-PP-AD-C51RevA received on the 14th October 2011 for the following reason(s):

1. The vinyl film attached to the exterior of the ground floor Air Street frontage, by virtue of its excessive size, colour, design and prominence within this street scene, is of detriment to the visual amenities of the parent property, the Air Street street scene and the wider area, contrary to policy QD12 of the

BH2011/02868

18A Guildford Road Brighton

Erection of two bedroom residential dwelling.

Applicant: Mr Toby Carrington

Officer: Aidan Thatcher 292265

Refused on 05/12/11 DELEGATED

1) UNI

The proposed development would cause harm to the character and appearance of the street scene and wider West Hill Conservation Area by virtue of the loss of an important historic gap between buildings together with a proposal which would not satisfactorily replicate the neighbouring form of development. As such the development would be contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would result in a harmful impact on the amenities of the neighbouring occupiers by virtue of loss of light, overshadowing, poor outlook, sense of enclosure and overbearing impact. As such the development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to provide for the provision of private, usable external amenity space for the future occupiers of the unit and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the internal layout of the proposed residential units would fully comply with Lifetime Homes Standards and as such the development is contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advisory Note 03 'Accessible Housing and Lifetime Homes'.

5) UNI5

A lack of information has been submitted in relation to sustainability, particularly the application fails to demonstrate that the required level of the Code for Sustainable Homes could be achieved and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 08: Sustainable Building Design.

BH2011/02903

17-19 Oxford Street Brighton

Demolition of existing building and erection of four storey building comprising 5no one bedroom flats, 4no two bedroom flats and 2no commercial units to be used as either Retail (A1), Financial and Professional Services (A2) or Restaurant and Cafe (A3).

Applicant: Art Leisure Ltd

Officer: Sue Dubberley 293817

Approved on 02/12/11 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

retained for use at all times.

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

3) BH03.01

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

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

4) BH04.01A

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

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

5) BH05.01B

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02B

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

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

7) BH05.05A

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

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

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.06A

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

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

9) BH06.02

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

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

10) UNI

The ground floor commercial units shall not be open to customers except between the hours of 08.00 to 20.00 Monday to Saturdays and 10.00 to 16.00 on Sundays.

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

11) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2011-04-01, 04-02, 04-03, 04-04, 04-05 and 04-06 and 07/771/01, 02, 04, 05 and 06 received on 27 September 2011 and approved drawing nos. 2011/04/07, 08, 09 and 07/771/03 received on 7 October 2011.

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

BH2011/02987

39 Upper Gardner Street Brighton

Installation of extraction duct to rear elevation to facilitate refrigeration cooling system.

Applicant: Thornes Foods

Officer: Aidan Thatcher 292265

Approved on 09/12/11 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. PL3658-04, 02, 04 and 05 received on 04.10.11 and site

location plan (unreferenced) received on 10.10.11.

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

BH2011/03004

46 Rose Hill Close Brighton

Erection of single storey rear extension.

Applicant: Mr Bob Patton

Officer: Chris Swain 292178

Approved on 29/11/11 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. 331/P1, 331/P2 and 331/P3 received on 5 October 2011.

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

WITHDEAN

BH2011/02436

31 Regency Court Withdean Rise Brighton

Replacement of existing timber framed windows with UPVC double glazed windows.

Applicant: Kevin Woolley

Officer: Wayne Nee 292132

Approved on 28/11/11 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 supporting information received on 03 October 2011.

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

BH2011/02693

46 Highcroft Villas Brighton

Certificate of lawfulness for existing use as repair garage (B2).

Applicant: Elite Garages (S & M Tyres Ltd)

Officer: Christopher Wright 292097

Approved on 29/11/11 DELEGATED

BH2011/02769

Cinderford Cornwall Gardens Brighton

Application for Approval of Details Reserved by Conditions 3, 5 and 7 of application BH2005/01975.

Applicant: Alpha Properties Ltd

Officer: Mark Thomas 292336

Approved on 24/11/11 DELEGATED

BH2011/02891

Flat 27 Monterey Court Varndean Drive Brighton

Replacement of existing windows and door with UPVC windows and door.

Applicant: Patricia Carroll

Officer: Christopher Wright 292097

Approved on 06/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved location plan, profile details and un-numbered drawings of the replacement windows and door (x 3) received on 26 September 2011; and the brochure received on 11 October 2011.

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

BH2011/02940

54 Highbank Brighton

Increase to width of driveway and alterations to front garden tiers and retaining walls. Enlargement of existing garage and rebuilding of balcony above.

Applicant: Mr Matt Pearce

Officer: Steven Lewis 290480

Approved on 25/11/11 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 planter located within the extend balcony and indicated on drawing nos. CH445/007 Rev A & CH445/008 Rev A received on 15/11/2011, shall be constructed at the same time and the balcony hereby approved, be built in strict accordance with the approved details and thereafter retained.

Reason: In the interests of the residential amenity of adjacent occupiers and to accord 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 Claire Haigh Associated Ltd Design and Access Statement and drawings no. CH445/001, CH445/002, CH445/003, CH445/007 Rev A &

CH445/008 Rev A received on 30/09/2011 & 15/11/2011.

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

BH2011/02948

55 Surrenden Crescent Brighton

Erection of two storey rear and single storey side extensions.

Applicant: Mrs Madeleine Babicki

Officer: Wayne Nee 292132

Approved on 29/11/11 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 first floor side (north elevation) window hereby approved shall not be glazed otherwise than with obscured glass. The lower 2 rows of window panes shall be fixed shut unless in the case of an emergency. The window shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of 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. 01 - 11 received on 30 September 2011.

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

BH2011/02958

14 Fairview Rise Brighton

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

Applicant: Mr K McCormick

Officer: Mark Thomas 292336

Approved on 24/11/11 DELEGATED

BH2011/02973

69 Bramble Rise Brighton

Erection of single storey front extension with pitched roof including creation of entrance porch and extension of existing rear balcony.

Applicant: Mr George Higgs

Officer: Mark Thomas 292336

Refused on 06/12/11 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed front extension by virtue of its excessive scale, bulk and positioning represents an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property and 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 balcony would provide for a large area of sitting/ standing out space which has potential to result in significant overlooking towards neighbouring gardens at nos. 67 and 71 Bramble Rise and increased levels of noise and disturbance to these properties. Further, the balcony, by virtue of its increased depth, would provide for significantly harmful views towards the living room of no. 71 Bramble Rise. As such the development is considered to be contrary to the aforementioned planning policy.

BH2011/03062

29 Surrenden Road Brighton

Application for Approval of Details Reserved by Conditions 4, 6, 7, 8 and 9 of Application BH2009/00821.

Applicant: Mr Chiedozie Nwawudu

Officer: Christopher Wright 292097

Split Decision on 01/12/11 DELEGATED

BH2011/03092

27 Gableson Avenue Brighton

Erection of six tier timber decking area in rear garden with support posts and rope hand rails. (Retrospective).

Applicant: Mr Rowland Wood

Officer: Mark Thomas 292336

Refused on 13/12/11 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. Whilst the principle of timber decking is not considered unacceptable in principle that installed; by virtue of its excessive garden coverage, scale, bulk and positioning; is considered to represent an uncharacteristic and incongruous alteration, which has resulted in significant harm to the recipient property and 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 decking has provided for new elevated views towards neighbouring properties, and in particular no. 29 Gableson Avenue, the neighbouring property to the north. The result has been a situation of significantly harmful overlooking and loss of privacy to this neighbouring property. As such the development is considered to be contrary to the aforementioned planning policy.

BH2011/03124

14 Fairview Rise Brighton

Erection of garage on existing rear parking space and creation of roof terrace over.

Applicant: Mr Keith McCormick

Officer: Mark Thomas 292336

Refused on 13/12/11 DELEGATED

1) UNI

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 wooden fencing to the northern side of the proposed garage, by virtue of its height, projection and proximity to the neighbouring boundary, represents an inappropriate addition. The development would result in an overbearing impact and significant increased sense of enclosure to the rear garden of no. 16 Fairview Rise. The proposal therefore leads to a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2011/03126

17 Varndean Holt Brighton

Erection of single storey side/rear extension and associated alterations.

Applicant: Mr Charlie Walker

Officer: Mark Thomas 292336

Approved on 12/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 proposed external brickwork, roof tiling and door/window frames 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. CH433/005, 006, 007 received on 18th October 2011.

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

BH2011/03176

Land Adjoining 9 Woodside Avenue Brighton

Non Material Amendment to BH2009/00803 to add kitchen window to South elevation, North elevation, utility window to become glazed door and to reduce the width of the West elevation clerestory window over living area.

Applicant: John Goodison & Anna Harvey

Officer: Clare Simpson 292454

Refused on 12/12/11 DELEGATED

1) UNI

The formation of additional terrace and associated access points would result in material change to the design and appearance of the approved scheme. A formal assessment would need to be made to look at the impact of the design change and the impact on the amenity of neighbouring occupiers. This would need to be assessed under a planning application.

BH2011/03223

1 Gableson Avenue Brighton

Erection of timber shed in North corner of garden area. (Retrospective)

Applicant: Mr Tate

Officer: Adrian Smith 290478

Approved on 13/12/11 DELEGATED

1) UNI

The existing vegetation screen to the north and eastern sides of the shed hereby

permitted shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the building and surrounding area and the amenity of neighbouring properties and to comply with policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing received on the 24th October 2011.

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

BH2011/03285

16 Lauriston Road Brighton

Erection of single storey rear extension and associated alterations.

Applicant: Mrs Christine McCorquodale

Officer: Jason Hawkes 292153

Approved on 05/12/11 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.01 & 07 received on the 27th October 2011.

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

EAST BRIGHTON

BH2011/02753

16 Chichester Place Brighton

Replacement of existing timber windows and doors with UPVC units and repositioning of front door.

Applicant: Mr B Wood

Officer: Chris Swain 292178

Approved on 24/11/11 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 a site

plan, a block plan, drawing no. A131/31, two unnumbered drawings, a design and access statement, a heritage statement and a waste minimisation statement received on 15 September 2011 and drawing no. A131/30A received on 30 September 2011.

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

BH2011/02949

39 Chesham Road Brighton

Conversion of existing accommodation and garage adjoining 39 Chesham Road to form a separate self-contained 2no bed dwelling house.

Applicant: Mr S Logue

Officer: Aidan Thatcher 292265

Approved on 14/12/11 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) BH02.06

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

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

4) BH02.08

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

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

5) BH05.09A

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

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan

and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.02

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

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

7) BH06.05

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

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

8) 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1008/12, /40, /41, /42, /43, /44 received on 06.10.11 and drawing no. 1008/1/B received on 10.10.11.

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

10) UNI

Notwithstanding the details shown on the approved drawings, no works shall take place until revised details showing the remaining garage door being replaced by a painted timber vertical boarded door 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 successful integration with the host building, to ensure no harm is caused to the character or appearance of the East Cliff Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

11) UNI

Notwithstanding the details shown on the approved plans, no works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed new windows (which shall match the existing first floor windows in all respects including pointed arches and moulded spandrels), joinery dimensions, profiles, depth of masonry and brick quoins 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 successful integration with the host building, to ensure no harm is caused to the character or appearance of the East Cliff Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

12) UNI

Prior to the occupation of the dwelling hereby approved, the vehicular crossover to the front of the building shall be reduced in width to 2.75m to relate only to the

remaining garage.

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

BH2011/03042

St Georges Church St Georges Road Kemptown Brighton

Installation of 42 photovoltaic solar panels to South facing roof slope.

Applicant: Parochial Church Council Of St Georges

Officer: Kate Brocklebank 292175

Approved on 07/12/11 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.

3) UNI

The photovoltaic panels and their fixings, cables and all associated equipment shall be removed when no longer required and the historic fabric of the building affected by the installation shall be made good to the original profiles in matching materials.

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

BH2011/03079

39 Chesham Road Brighton

Loft conversion incorporating infill dormer to rear roof slope.

Applicant: Mr S Logue

Officer: Aidan Thatcher 292265

Approved on 13/12/11 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1008/30, /31, /32, /33, /34, /35, /36, /37 received on 12.10.11 and drawing no. 1008/1/C received on 19.10.11.

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

BH2011/03136

2 Chichester Place Brighton

Erection of replacement rear conservatory. (Retrospective).

Applicant: Mrs Marie Freeman

Officer: Helen Hobbs 293335

Approved on 14/12/11 DELEGATED

HANOVER & ELM GROVE

BH2011/02786

35-47 May Road Brighton

Replacement of existing aluminium framed windows with UPVC double glazed windows.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 08/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 un-numbered drawings received on 21st October 2011.

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

BH2011/02787

30-38 May Road Brighton

Replacement of existing aluminium framed windows with UPVC double glazed windows.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 08/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 un-numbered drawings received on 21st October 2011.

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

BH2011/02788

25-33 May Road Brighton

Replacement of existing aluminium framed windows with UPVC double glazed windows.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 08/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 un-numbered drawings received on 21st October 2011.

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

BH2011/02946

162 Elm Grove Brighton

Installation of new shop front. (Retrospective)

Applicant: McNoel Wines

Officer: Sonia Gillam 292359

Approved on 28/11/11 PLANNING COMMITTEE

1) UNI

Notwithstanding the details hereby permitted, the shopfront shall be repainted within 3 months from the date of this permission in a colour agreed in writing by the Local Planning Authority and thereafter permanently retained as such.

Reason: To safeguard the appearance of the property and to comply with policy QD10 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 1003-100P1, 101P1, 102P1, 103P1 received on the 30th September 2011.

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

HOLLINGDEAN & STANMER

BH2011/02357

Varley Halls of Residence Coldean Lane Coldean

Non Material Amendment to BH2010/00235 to zinc roof profile to hub building revised to North West elevation. Substitution of painted brickwork for render across site. Revised staircase apertured to external wall and amended gable and detail to woodlands 2 and 3.

Applicant: University of Brighton

Officer: Kate Brocklebank 292175

Approved on 13/12/11 DELEGATED

1) UNI

The proposed revisions to the development approved under application BH2010/00235 are not considered significant given the minor changes to the appearance, that they warrant the submission of a further application for planning permission.

BH2011/03006

Hollingbury Park Playgroup Pavilion Ditchling Road Brighton

Application for Approval of Details Reserved by Condition 9,10,11 and 12 of Application BH2010/00331

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 29/11/11 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2007/03872

The Willow Surgery Heath Hill Avenue Brighton

Demolition of existing doctors surgery and residential accommodation. Erection of new doctors surgery with five self-contained flats above (resubmission of BH2006/03331).

Applicant: WP Properties

Officer: Anthony Foster 294495

Finally Disposed of on 09/12/11 DELEGATED

BH2011/00793

Willow Surgery 50 Heath Hill Avenue Brighton

Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising 17 rooms and a self-contained flat at ground floor level

Applicant: WP Properties Ltd

Officer: Anthony Foster 294495

Refused on 09/12/11 DELEGATED

1) UNI

The proposed development, by virtue of its mix of uses and single access to the rear would result in a significant impact on the general amenity of the future occupiers and users of the ground floor residential unit and the doctors surgery, in terms of noise and disturbance and the potential for overlooking. The proposal therefore is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal fails to provide for the provision of private, usable external amenity space for the future occupiers of the single residential unit and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed layout of the residential unit, in particular the lounge would be substantially enclosed, have a poor outlook and would suffer a significant overbearing impact from the proposed segregation and cycle storage and therefore fail to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

4) UNI4

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR7, TR19, and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 Parking Standards.

5) UNI5

The proposal fails to secure a temporary surgery within the local vicinity within the interim period of development. The Local Planning Authority would expect a legal agreement to secure such a facility. In the absence of such an agreement, the scheme is contrary to policies HO20 and HO21 of the Brighton & Hove Local Plan.

BH2011/03119

89 Norwich Drive Brighton

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

Applicant: Mr Marcus Willies

Officer: Helen Hobbs 293335

Refused on 13/12/11 DELEGATED

1) UNI

The proposed two storey side and rear extension, due to its width, bulk and siting would unbalance the pair of semi detached houses and is considered an incongruous addition, that would significantly harm the character and appearance of the existing property, street scene and the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed two storey side and rear extension, due to its size, height and bulk, would have a dominant and overbearing impact upon the neighbouring houses, in particular No. 87. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2011/00005

Queens Park Primary School Freshfield Place Brighton

Application for Approval of Details Reserved by Conditions 1-12 of application BH2010/02364.

Applicant: Brighton & Hove City Council

Officer: Anthony Foster 294495

Approved on 07/12/11 DELEGATED

BH2011/02465

Public Toilets West Drive Queens Park Brighton

Change of Use from public toilet to kiosk with server (A3) and associated seating area.

Applicant: Mr Jess Morris

Officer: Aidan Thatcher 292265

Refused on 01/12/11 DELEGATED

1) UNI

The proposed development would result in the loss of an existing community facility and no details of a suitable replacement have been provided to justify an exception from policy. As such the scheme is considered to be contrary to policy HO20 of the Brighton & Hove Local Plan.

BH2011/02874

Flat 1 100 St Georges Road Brighton

Erection of first floor extension over existing flat roof.

Applicant: Mr M Burnard-Epstien

Officer: Helen Hobbs 293335

Refused on 25/11/11 PLANNING COMMITTEE

1) UNI

The proposed extension, due to its height, bulk, massing, fenestration and prominent location would form an intrusive and incongruous feature that would significantly harm the existing property and the street scene as well as detract from the surrounding conservation area and the setting of the adjoining listed buildings. The development is therefore contrary to policies QD1, QD2, QD14, HE3 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted with the application regarding the structural stability of the ground floor unit. The applicant has therefore not demonstrated that the additional storey can be built without adverse impact to the shop below. The development is therefore contrary to policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

BH2011/02986

17 East Drive Brighton

Erection of single storey rear extension, formation of crossover and associated alterations.

Applicant: Ms Belinda Lloyd

Officer: Liz Arnold 291709

Approved on 12/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement regarding the treatment of any roots found in the vicinity of the proposed conservatory style extension, related to the existing tree within no. 18 East Drive, which is located adjacent to the north-eastern boundary of the site, as well as any engineering methods to be used to minimise the impact of any future root encroachment, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed Arboricultural Method Statement. All trees retained in the vicinity of the proposed development should be protected to BS 5837 (2005) Trees in Relation to Construction during the course of the development.

Reason: To protect the tree located with the garden area of no. 18 East Drive and in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. H1760.02RevC received on the 4th October 2001 and H1760.03RevF received on the 17th October 2011.

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

BH2011/03054

Tarner Childrens Centre Ivory Place Brighton

Installation of 45 photovoltaic solar panels across roof of Tarner Childrens Centre.

Applicant: Brighton & Hove City Council

Officer: Hamish Walke 292101

Approved on 25/11/11 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 titled 'South Elevation As Existing,' 'North Elevation As Existing,' 'East Elevation As Existing' and 'West Elevation As Existing' received on 10 October 2011, 'Roof Plan Existing And Proposed' and Block Plan received on 26 October 2011 and 'West Elevation As Proposed,' 'South Elevation As

Proposed,' 'North Elevation As Proposed' and 'East Elevation As Proposed' received on 2 November 2011.

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

BH2011/03103

111 St James's Street Brighton

Certificate of Lawfulness for existing use of ground floor and basement as café/restaurant. (A3)

Applicant: Mr C Torre

Officer: Jonathan Puplett 292525

Approved on 01/12/11 DELEGATED

1) UNI

There is sufficient evidence to demonstrate that the ground floor and basement of the building at no. 111 St James's Street is in use as a café (Use Class A3) which on the balance of probability, has existed for a period of at least ten continuous years, and as such is lawful under section 191 of the Town and Country Planning Act 1990.

Informatives:

1. This decision is based on the location plan, drawing no. e10120-001, letters from the Environmental Health Department, witness statements, supplier receipts and menu submitted on the 14th of October 2011, and the additional witness statements submitted on the 18th of October.

BH2011/03125

19 Dorset Gardens Brighton

Application for Approval of Details Reserved by Conditions 8, 9, 12 ,13 and 15 of application BH2005/02175/FP.

Applicant: Mr Colin Brace

Officer: Sue Dubberley 293817

Approved on 06/12/11 DELEGATED

BH2011/03154

74 St James's Street Brighton

Display of 1no non-illuminated hanging sign.

Applicant: Publeg Ltd

Officer: Chris Swain 292178

Refused on 13/12/11 DELEGATED

1) UNI

The proposed, non illuminated hanging sign, by reason of its excessive scale, would result in an over dominant feature that would be detrimental to the appearance and character of the building, the street scene and the wider surrounding area within the East Cliff conservation area and as such is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

BH2011/03156

10 Charles Street Brighton

Removal of sign on front elevation associated with change of use from guest house to single dwelling house.

Applicant: Mr Anthony Lane

Officer: Anthony Foster 294495

Approved on 14/12/11 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.

3) UNI

The front elevation shall be made good using materials to match in colour, style, bonding and texture those of the existing building following the removal of the sign.

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

BH2011/03281

27 Devonshire Place Brighton

Application for Approval of Details Reserved by Conditions 3 and 5 of Application BH2011/02070.

Applicant: Mr Tom Dussek

Officer: Liz Arnold 291709

Approved on 05/12/11 DELEGATED

BH2011/03310

16 Canning Street Brighton

Certificate of Lawfulness for existing rear roof terrace at ground floor level.

Applicant: Ms Jayne Boyfield

Officer: Liz Arnold 291709

Approved on 01/12/11 DELEGATED

BH2011/03445

24 St James's Street Brighton

Application for Approval of Details Reserved by Condition 7 of Application BH2010/02677.

Applicant: J C S Enterprises Ltd

Officer: Jonathan Puplett 292525

Approved on 28/11/11 DELEGATED

ROTTINGDEAN COASTAL

BH2010/02909

4 Roedean Heights Brighton

Demolition of existing house and construction of 8 residential apartments .

Applicant: Mr John Bhimji

Officer: Jonathan Puplett 292525

Refused on 25/11/11 PLANNING COMMITTEE

1) UNI

The proposed development represents an overdevelopment of the site. The scale, bulk and appearance of the proposed building is excessive, fails to respect the immediate and wider context of the application site, and would appear as an incongruous addition to the area which would also harm views from the South Downs National Park to the north of the site. The proposal is therefore contrary to policies HO4, QD1, QD2, QD3, QD4, NC7 and NC8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed building would have an overbearing impact and create a sense of enclosure when viewed from the dwellings and gardens to either side. Increased overshadowing of neighbouring dwellings and garden areas would also be caused. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development has the potential to cause harm to a site of identified potential archaeological significance. In the absence of sufficient information to demonstrate otherwise, the proposal is contrary to policy HE12 of the Brighton & Hove Local Plan the guidance set out in PPS5 (Planning for the Historic Environment).

4) UNI4

In the absence of a legal agreement which secures improvements to sustainable transport infrastructure in the vicinity of the site, and the implementation of double yellow lines to ensure that the turning head of Roedean Heights remains clear at all times, the development makes inadequate provision for the increase in demand for travel which would be created, would be likely to cause a highway safety risk, and is therefore contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2010/02910

5 Roedean Heights Brighton

Demolition of existing house and construction of 8 residential apartments.

Applicant: Mr Steve Antram

Officer: Jonathan Puplett 292525

Refused on 25/11/11 PLANNING COMMITTEE

1) UNI

The proposed development represents an overdevelopment of the site. The scale, bulk and appearance of the proposed building is excessive, fails to respect the immediate and wider context of the application site, and would appear as an incongruous addition to the area which would also harm views from the South Downs National Park to the north of the site. The proposal is therefore contrary to policies HO4, QD1, QD2, QD3, QD4, NC7 and NC8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed building would have an overbearing impact and create a sense of enclosure when viewed from the dwellings and gardens to either side. Increased overshadowing of neighbouring dwellings and garden areas would also be caused. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development has the potential to cause harm to a site of identified potential archaeological significance. In the absence of sufficient information to demonstrate otherwise, the proposal is contrary to policy HE12 of the Brighton & Hove Local Plan the guidance set out in PPS5 (Planning for the Historic Environment).

4) UNI4

In the absence of a legal agreement which secures improvements to sustainable transport infrastructure in the vicinity of the site, and the implementation of double yellow lines to ensure that the turning head of Roedean Heights remains clear at all times, the development makes inadequate provision for the increase in demand for travel which would be created, would be likely to cause a highway safety risk, and is therefore contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2011/01029

Coombe Farm Westfield Avenue North Saltdean Brighton

Change of use of agricultural building to a caravan storage place (B8)

Applicant: Mr David Carr

Officer: Liz Arnold 291709

Approved on 02/12/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved 3 untitled drawings received on the 18th April 2011, the Design and Access Statement submitted on the 6th April 2011, a letter from David Collins received on the 6th September 2011 and on 1:2500 Site Plan received on the 27th October 2011.

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

3) UNI

The total number of caravans stored in the barn shall at no time exceed 40 caravans unless otherwise agreed in writing by the Local Planning Authority. Notwithstanding the aforementioned total number, no caravans, whole or part, shall be stored outside the barn and all caravans shall be stored at ground level.

Reason: To ensure that the proposal does not have an adverse upon the visual amenities of the area, including the setting of the South Downs National Park and to comply with policies NC5, NC6 and NC8 of the Brighton & Hove Local Plan.

4) UNI

The barn shall not be used for the storage of caravans until details of the proposed security measures and lighting have been submitted to and approved in writing by the Local Planning Authority. The security measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that any required security measures do not have an adverse upon the visual amenities of the area, including the setting of the South Downs National Park, to safeguard the amenities of the occupiers of the surrounding residential properties and to comply with policies SU10, QD1, QD27, NC5, NC6 and NC8 of the Brighton & Hove Local Plan.

5) UNI

The proposed B8 premises hereby approved shall be used for the storage of caravans only and for no other purpose including any other purpose in Class B8 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: As the granting of planning permission is based on the stated diversification needs of the farm and the Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interest of safeguarding the amenities of the area and as other uses within the B8 use class could generate significant additional traffic movements and to comply with policies QD27, SU10, NC5 and NC6 of the Brighton & Hove Local Plan and Planning Advice Note 01 on Farm Diversification.

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority the barn to which the application relates shall be dismantled and removed from the site within 3 months of cessation of the caravan storage facility hereby approved.

Reason: As the granting of planning permission is based on the stated diversification needs of the farm and its removal when redundant would be in the

interests of the visual amenities of the area including the setting of the South Downs National Park, in accordance with policies NC5, NC6 and NC8 of the Brighton & Hove Local Plan and Planning Advice Note 01 on Farm Diversification.

7) UNI

The movement of caravans onto and off the site shall be limited to between 09:00 and 18:00 everyday.

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

BH2011/02251

6 Cliff Approach Brighton

Demolition of existing four bedroom house and erection of 6no self-contained apartments comprising of 2no three bedroom at 1st and 2nd floors and 4no two bedroom apartments at lower and upper ground floors with associated communal garden, car parking, refuse and cycle storage.

Applicant: Ms Phoebe Oliver

Officer: Aidan Thatcher 292265

Refused on 07/12/11 PLANNING COMMITTEE

1) UNI

The proposed development by reason of its mass, bulk (particularly in relation to 2 Cliff Road) and height of four storeys is out of keeping with and does not contribute positively to the surrounding area and these concerns are particularly exacerbated when the proposed development is viewed from the public highway known as The Cliff. The proposed development is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed amenity space is insufficient particularly as the proposed development comprises 2 and 3 bedroom apartments which could be occupied by families. The proposed development is therefore contrary to policy HO5 of the Brighton & Hove Local Plan 2005.

3) UNI3

The Applicant has not demonstrated that the proposed development will not cause displaced parking into an area that already suffers from parking stress. The proposed development is therefore contrary to policy TR2 of the Brighton & Hove Local Plan 2005.

BH2011/02480

Badgers Walk Ovingdean Road Brighton

Erection of detached single storey building containing swimming pool.

Applicant: Mr Peter McDonnell

Officer: Liz Arnold 291709

Approved on 06/12/11 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with part of the approved drawings no.2272/01RevA received on 18th August 2011 and the Block Plan received on the 10th November 2011.

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

3) UNI

The detached single storey building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Badgers Walk.

Reason: To ensure that the building remains ancillary to the residential use of the existing dwelling to safeguard the residential amenities of the locality and to comply with policies QD3 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

No development shall take place until details of the sedum roof, including sections; design, construction details, species mix to be used and a maintenance plan have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and shall be retained as such thereafter.

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

6) UNI

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

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

7) UNI

No development shall commence until a scheme for the planting of a replacement tree, in compensation for the Sycamore tree to be felled as a result of the development hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The planting of the replacement tree shall be carried out in strict accordance with the approved scheme in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and of the tree which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

8) UNI

Prior to the commencement of the development hereby approved, an

Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, showing how all the remaining trees and hedges in the vicinity of the proposed development will be protected during the course of the development in accordance with BS 5837 (2005) Trees in Relation to Construction. The works shall be implemented in strict accordance with the agreed Arboricultural Method Statement.

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

9) UNI

No development shall commence until a scheme for the ventilation of the plant included within the building hereby approved 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.

10) UNI

No development shall take place until a plan showing the size of the construction area has been submitted to and agreed in writing by the Local Planning Authority. The agreed construction area shall be securely fenced off and no vehicle access to the construction site/buildings hereby approved shall be permitted through the Site of Nature Conservation Importance at any time, nor should any storage of materials, machinery or equipment be permitted within the Site of Nature Conservation Importance. All construction vehicle access to and from the proposed building shall be via the garden area of Badgers Walk.

Reason: To ensure an adverse impact on the Site of Nature Conservation Importance is avoided in accordance with policy NC4 of the Brighton & Hove Local Plan.

BH2011/02657

Flat 5 45 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr Philip Spani

Officer: Chris Swain 292178

Approved on 09/12/11 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 flues terminating at roof level shall not protrude above the height of the existing parapet.

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

3) UNI

All new architraves, skirting boards and coving shall match exactly the existing in regards to materials, sizes, proportions and designs, unless otherwise agreed in writing by the Local Planning Authority.

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.

BH2011/02879

140 Longhill Road Brighton

Erection of single storey side/rear extension, roof alterations incorporating pitched roof extensions with windows to front and rear and formation of front boundary wall.

Applicant: Mr N Monti

Officer: Liz Arnold 291709

Approved on 06/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 received on the 26th September 2011 and drawing no. 10RevA received on the 2nd December 2011.

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

BH2011/02936

41 Westfield Avenue North Saltdean Brighton

Erection of single storey side and rear extension and provision of loft conversion incorporating roof extension and alterations, rooflights and increased ridge height.

Applicant: Mr Dean Edwards

Officer: Jonathan Puplett 292525

Refused on 25/11/11 DELEGATED

1) UNI

The proposed development would result in a prominent over-enlarged appearance which would be out of keeping with the bungalows to either side of the application site. The visual spacing between the roofs of nos. 39 and 41 Westfield Avenue North would be reduced, the roof ridge would be higher than the roof of no. 43 Westfield Avenue North alongside which is set on a higher level than the application dwelling. The consistency of roof design and spacing between roofs would be lost to the detriment of the street scene. The extended dwelling and raised deck would also have an inappropriate appearance when viewed from the windows and rear gardens of neighbouring properties to the rear and to either side of the application site. The proposed development is therefore contrary to Policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The bulk of the proposed extensions and visual impact of the proposed raised deck would have an overbearing and enclosing impact on neighbouring occupiers of the properties to the rear and to either side of the application site. The proposed raised deck, rear glazed doors and rear window would provide views of the gardens and dwellings to either side of the application site and of the gardens and dwellings to the rear of the application site, causing significant harm to privacy. The proposed development is therefore contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/02980

The Headland Founthill Road Saltdean Brighton

Construction of new vehicular crossover and widening of existing crossover with associated front boundary wall alterations. (Part Retrospective)

Applicant: Mr B Geddes

Officer: Jonathan Puplett 292525

Approved on 08/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 11/1002/11B, 15A and 16 received on the 12th of October 2011.

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

BH2011/03068

Garden Flat 23 Arundel Road Brighton

Removal of existing conservatory and lean-to and erection of single storey rear extension and conservatory and detached garden room building.

Applicant: Miss Andrea Latorre

Officer: Louise Kent 292198

Approved on 09/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 garden room hereby approved shall only be used for purposes ancillary to the residential use of the Garden Flat at No. 23 Arundel Road 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

No development to the garden room hereby approved shall take place until full details of its proposed foundations have been submitted to and approved in writing by the Local Planning Authority. The foundations shall be of a pile and raft-type to avoid damage to any tree roots in the vicinity. The garden room shall be constructed in strict accordance with the agreed foundation details.

Reason: To protect the Leylandii tree in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

6) UNI

Any pruning of the adjacent existing Leylandii tree required to facilitate the construction of the garden room hereby approved shall be carried out in strict accordance with BS 3998 (2010) Recommendations Tree Pruning Operations.

Reason: To protect the Leylandii tree in the vicinity of the site and to comply with

policy QD16 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01-09 received on 11 October 2011.

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

BH2011/03320

Flat 9 Chester Court 3 Sussex Square Brighton

Application for Approval of Details Reserved by Conditions 2 of Application BH2010/00881.

Applicant: Mr Hugo Were

Officer: Liz Arnold 291709

Approved on 05/12/11 DELEGATED

BH2011/03401

Brighton Marina Penstock Chamber Land off Marina Way Brighton

Non Material Amendment to BH2008/03767 for amendment to the size of the power supply kiosk from 1800mm(L) x 600mm(W) x 1000mm(H) to 4500mm x 1000mm x 1500mm.

Applicant: Southern Water Services Ltd

Officer: Aidan Thatcher 292265

Refused on 07/12/11 DELEGATED

1) UNI

The proposed change to the size of the kiosk approved under application BH2008/03767 is considered to be so significant that it warrants the submission of a further application for planning permission.

WOODINGDEAN

BH2011/02734

Phase 4 Woodingdean Business Park Bexhill Road Brighton

Application for Approval of Details Reserved by Conditions 1, 10, 12 and 15 of application BH2010/01923.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Split Decision on 08/12/11 DELEGATED

BH2011/02745

Phase 5 Woodingdean Business Park Bexhill Road Brighton

Application for Approval of Details Reserved by Conditions 3,4,7,9,10 and 35 of application BH2011/02290.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Split Decision on 02/12/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 3, 7, 9, 10 and 35 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to condition 4 for the following reasons:

1. Condition 4 cannot be discharged as the Post Construction Review BREEAM Certificate has not been submitted.

BH2011/02988

Woodingdean Business Park Bexhill Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/01923.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 01/12/11 DELEGATED

BH2011/02990

Phase 5 Woodingdean Business Park Bexhill Road Brighton

Application for Approval of Details Reserved by Condition 26 of application BH2011/02290.

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 01/12/11 DELEGATED

BH2011/02993

116 The Ridgway Brighton

Erection of single storey side and rear extensions, loft conversion incorporating raised ridge height, 5no rooflights to South elevation, full height windows to North elevation and associated works.

Applicant: Mr Jobie Edwards

Officer: Helen Hobbs 293335

Refused on 06/12/11 DELEGATED

1) UNI

The proposed roof extension, would have an unbalanced and bulky appearance, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBH: roof extensions and alterations.

2) UNI2

The proposed first floor window to the rear of the north elevation would result in a loss of privacy and an increase in overlooking to the adjoining property, No. 114 The Ridgway. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2011/03030

43 Downs Valley Road Brighton

Certificate of lawfulness for proposed erection of porch to side elevation to replace existing.

Applicant: Mr Frederick Pope

Officer: Chris Swain 292178

Approved on 08/12/11 DELEGATED

BH2011/03034

48 Crescent Drive South Brighton

Erection of single storey rear extension.

Applicant: Mr Kieran & Mrs Suzanne Madden

Officer: Aidan Thatcher 292265

Refused on 08/12/11 DELEGATED

1) UNI

The proposal would increase direct overlooking into the rear garden of no. 44 Crescent Drive South to the west of the site, resulting in a loss of amenity for its occupiers and cause harm to the amenities of no. 48 itself due to a significant

reduction in the size of the amenity space. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal is considered to further increase the density of the plot, would reduce the amount of amenity and open space surrounding the existing dwelling thus resulting in additional harm to the character and appearance of the wider area. As such the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2011/03159

299 Cowley Drive Brighton

Non Material Amendment to BH2011/01225 for alterations to window on West side elevation (Retrospective)

Applicant: Mr Leigh Anderson

Officer: Liz Arnold 291709

Approved on 29/11/11 DELEGATED

1) UNI

The revision to the scheme approved under application BH2011/01225 is not considered so significant that it warrants the submission of a further application for planning permission.

BRUNSWICK AND ADELAIDE

BH2011/02612

Ground Floor Flat 41 Brunswick Square Hove

Replacement of existing uPVC casement windows with new timber sash and casement windows and associated external alterations.

Applicant: Mr John Robinson

Officer: Steven Lewis 290480

Approved on 01/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnamed drawing nos. L-01, L-02d, L-03d, L-04d, L-05b, L-06 & L-07 received on 19/09/2011 & 14/11/2011.

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

3) UNI

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

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

BH2011/02613

Ground Floor Flat 41 Brunswick Square Hove

Removal of internal wall and external alterations including replacement of existing uPVC casement windows with new timber sash and casement windows.

Applicant: Mr John Robinson

Officer: Steven Lewis 290480

Approved on 01/12/11 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 sash windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

BH2011/02767

130 Western Road Hove

Installation of condenser enclosed by fence to rear. Installation of supply and extract grills and automatic sliding doors to front elevation with associated external alterations.

Applicant: Co-operative Group

Officer: Steven Lewis 290480

Refused on 01/12/11 DELEGATED

1) UNI

The application fails to demonstrate a suitable methodology for the assessment of impact relating to potential noise and disturbance to neighbouring residents. The full impact of proposed condenser is unknown, the requirements for noise attenuation measures are therefore uncertain and the development could have a potential for high degree of noise and disturbance to adjacent residential occupiers. This is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/02812

40 Brunswick Terrace Hove

Alterations to front entrance including the replacement of steps and tiles.

Applicant: Ellman Henderson

Officer: Steven Lewis 290480

Approved on 05/12/11 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 tiles shall be re-laid in accordance with the approved details and in the traditional manner without gaps.

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 steps shall be built with a nosing profile as shown on Drawing no AC/40BTLBC/01 with a deep projection in the traditional manner and thereafter retained.

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

4) UNI

The cast iron railings shall be re-fixed to the replacement steps with same detail as existing.

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

BH2011/02882

77 Lansdowne Place Hove

Repair and remodelling of front path, entrance steps and top entrance landing.

Applicant: Mr C Myatt & Ms S Ireland

Officer: Mark Thomas 292336

Approved on 02/12/11 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.

BH2011/02962

Flat 3 16 Brunswick Square Hove

Internal and external alterations including the removal of existing boiler and installation of new boiler and relocation of gas flue to rear elevation.

Applicant: Mrs Lorraine Harper

Officer: Wayne Nee 292132

Approved on 06/12/11 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 flue shall be neatly installed with the surrounding render made good in lime based mortar to match the finish of the rest of the wall.

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

3) UNI

The existing flue and collar shall be removed; the roughly finished cement filler around this opening shall be cut out and shall be properly filled and made good with appropriate masonry in lime based mortar finished with a lime based render to a smooth finish matching the rest of the wall.

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

BH2011/02964

130 Western Road Hove

Display of 5no externally and internally illuminated fascia signs.

Applicant: Co-operative Group

Officer: Wayne Nee 292132

Approved on 02/12/11 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.

BH2011/02971

Brighton & Hove Progressive Synagogue 6 Lansdowne Road Hove

Installation of 2no access ramps and new security door to North elevation. Replacement of roof structure and coverings and installation of 4no sun pipes, photovoltaic panel array and replacement skylight. Alterations including additional and replacement windows.

Applicant: Mrs Prue Baker

Officer: Christopher Wright 292097

Approved on 28/11/11 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 precise details of the method of fixing the photovoltaic solar panels hereby permitted, to the rear, south facing, roof slope, to include section drawings showing the amount the installation would protrude above the plane of the roof slope, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

3) UNI

No development shall take place until samples of the proposed roofing materials and a window frame sample for the slot window on the front, north facing, elevation of the building, and to be used for implementation of the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement, waste minimisation statement, biodiversity checklist and drawing nos. 0151.PL.000, 0151.PL.001 Revision A, 0151.PL.002 Revision A, 0151.PL.003 Revision A and 0151.PL.004 Revision A received on 3 October 2011.

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

5) UNI

The two high level windows on the ground floor of the south elevation of Montefiore Hall shall not be glazed otherwise than with obscured glass and shall be inward opening only, 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.

BH2011/02972

Brighton & Hove Progressive Synagogue 6 Lansdowne Road Hove

Demolition of planter wall on North elevation.

Applicant: Mrs Prue Baker

Officer: Christopher Wright 292097

Approved on 28/11/11 DELEGATED

1) BH01.04

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

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

BH2011/02976

8 Western Road Hove

Installation of new shopfront.

Applicant: Mr K Dusunsel

Officer: Adrian Smith 290478

Approved on 07/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the site plan and drawing nos.01, P1, D01, D02, D03, D04, D05 & PC01 received on the 30th September 2011

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

BH2011/02981

Flat 3 5 Brunswick Terrace Hove

Installation of mezzanine level. (Retrospective)

Applicant: Mr Daren Rix

Officer: Christopher Wright 292097

Refused on 08/12/11 DELEGATED

1) UNI

The formation of a mezzanine level at the rear of this principal first floor space, together with the siting of the mezzanine staircase in a central and intrusive location and the existing dark coloured and timber balustrades, turned spindles and risers, gives the works a dominant and incongruous appearance in the main room and constitutes an inappropriate sub-division of the space which is detrimental to the layout, height and form of the interior and detracts from the original decorative and fine architectural details of the space, including those of the walls and the ceilings. As such the works have had a significant adverse impact on the character and appearance of the interior of the Grade I Listed building, contrary to the objectives of policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note SPGBH11: Listed Building Interiors.

BH2011/03123

Flat A 25 - 26 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Ms Eileen Lees

Officer: Wayne Nee 292132

Approved on 13/12/11 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 doors hereby permitted shall be traditionally constructed timber doors with recessed panels.

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

BH2011/03166

Flat 7 46 Waterloo Street Hove

Replacement of existing single glazed timber sash window to rear with a double glazed timber sash window.

Applicant: Ms Lynda Thorn

Officer: Adrian Smith 290478

Refused on 13/12/11 DELEGATED

1) UNI

Policy HE1 of the Brighton & Hove Local Plan states that alterations to a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the building and the proposal respects the scale, design, materials and finishes of the existing

buildings, and preserves its historic fabric. SPD08 'Architectural Features' provides additional design guidance. The proposed double-glazed window, by virtue of the incorrect glazing bar detailing, loss of the multi-paned glazing, and lack of detail regarding frame dimensions, represents a harmful alteration to the fenestration to the building, contrary to the above policies.

BH2011/03256

Amber Court 38 Salisbury Road Hove

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2010/03843.

Applicant: H2O Construction Ltd

Officer: Jason Hawkes 292153

Approved on 07/12/11 DELEGATED

BH2011/03335

14 Holland Mews Hove

Application for Approval of Details Reserved by Conditions 4 of Application BH2010/02830.

Applicant: Miss Jessica Williams

Officer: Steven Lewis 290480

Approved on 02/12/11 DELEGATED

CENTRAL HOVE

BH2011/00401

Basement 204 Church Road Hove

Application for Approval of Detail Reserved by Condition 8 of application BH2010/03414.

Applicant: The Hardwick Hartley Partnership

Officer: Steven Lewis 290480

Refused on 25/11/11 DELEGATED

1) UNI

The information provided fails to demonstrate an acceptable Land Contamination assessment or detailed proposals for the treatment, containment or removal of any potential contamination appropriate to the former use of the site and surrounding land uses. The submitted Desktop Survey does not present a robust risk assessment (and conceptual site models) nor sufficient evidence to show that the flat (which is now occupied), is fit for its intended end use. This is contrary to policy SU11 of the Brighton & Hove Local Plan.

BH2011/02540

Flat 3 16 Medina Villas Hove

Reinstatement of blank window on South side wall and replacement of front bay window with new single glazed timber box sash windows.

Applicant: Mr Richard Franklin

Officer: Mark Thomas 292336

Approved on 24/11/11 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 floor plan received on 25th August 2011 and window

schedule and drawing no. 18886-01 received on 16th November 2011.
Reason: For the avoidance of doubt and in the interests of proper planning.

BH2011/02896

Flat 1 3 Medina Terrace Hove

Internal alterations to layout of flat. (Retrospective).

Applicant: Ms Stella Baker

Officer: Jason Hawkes 292153

Approved on 29/11/11 DELEGATED

1) UNI

Within three months of the date of this consent, the existing glass door shall be replaced with the approved timber four panelled door and thereafter retained as such.

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

BH2011/02982

The Giggling Squid 129 Church Road Hove

Erection of a single storey rear extension.

Applicant: Chokdee Limited

Officer: Adrian Smith 290478

Refused on 02/12/11 DELEGATED

1) UNI

Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan require that all extensions and alterations within conservation areas are well designed, sited and detailed reflecting the scale, character or appearance of the area, including the retention of gardens and spaces between buildings which contribute to the character or appearance of the area. The proposed development, by virtue of its overall scale and excessive depth resulting in the loss of the majority of the rear garden area, represents an overdevelopment of the site that would harm the layout, character and appearance of the building and Cliftonville conservation area, contrary to the above policies.

BH2011/03000

103 Church Road Hove

Installation of comfort cooling air conditioning unit at second floor level.

Applicant: The Royal Bank of Scotland Plc

Officer: Christopher Wright 292097

Refused on 06/12/11 DELEGATED

1) UNI

Policy SU10 of the Brighton & Hove Local Plan requires proposals for new development to minimise the impact of noise on the occupiers of neighbouring properties and the surrounding environment and policy QD27 states that planning permission will not be granted for development where it would cause material nuisance and loss of amenity to existing and adjacent occupiers or residents.

The applicant has submitted an acoustic report to assess the noise impact of the proposed air conditioning unit but this does not take into account the existing self contained flats at second and third floor level of the application building and these properties have opening windows in closer proximity to the proposed development than those identified in the acoustic report. As such it cannot be concluded the noise levels generated by the proposed development would not cause unacceptable noise, disturbance and consequent loss of amenity for occupiers of the residential units at second and third floor levels of the application site. As such the application is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed air conditioning unit would, by reason of its siting, bulk, dimensions and height above the roof top, be visible from the street and also from neighbouring properties, and would have an incongruous and discordant appearance that would be detrimental to visual amenity and detract from the character of The Avenues Conservation Area. As such the proposal is contrary to policy HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note SPGBH1: Roof alterations and extensions.

BH2011/03143

3 Kings Court 9 Kings Gardens Hove

Internal alterations to layout of flat incorporating works to restore and repair cornices, picture rails & skirting to match original and installation of external flue. (Part retrospective)

Applicant: Ms Samantha Kinder-Niven

Officer: Steven Lewis 290480

Approved on 09/12/11 DELEGATED

1) UNI

Within three months of the date of this decision notice, the external flue shall be painted white and shall thereafter be retained.

Reason: In the interests of the appearance, special architectural and historical character of the Listed Building and to accord with policy HE1 of the Brighton & Hove Local Plan.

GOLDSMID

BH2011/03153

89 Holland Road Hove

Installation of fire escape stairs and door to South elevation and associated works.

Applicant: Young Friends Ltd

Officer: Adrian Smith 290478

Approved on 13/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 fire escape hereby permitted shall only be used for emergency purposes only and shall not be used as a main entrance to the building.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan, block plan and approved drawing nos.08 & 09 received on the 18th October 2011.

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

BH2011/03171

70 Clarendon Road Hove

Erection of replacement white UPVC conservatory to the side/rear elevation.

Applicant: Mr Brown

Officer: Mark Thomas 292336

Approved on 13/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 proposed east facing windows to the conservatory hereby approved shall be fixed shut and shall not be glazed otherwise than with obscured glass. The windows shall thereafter be permanently retained as such.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 099-71319 received on 20th October 2011.

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

BH2011/03259

3 - 5 Hove Park Villas Hove

Installation of glazed walkway to link properties to rear.

Applicant: Uniquely You Ltd

Officer: Adrian Smith 290478

Approved on 13/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 approved in writing by the Local Planning Authority, in the event Nos 3 & 5 Hove Park Villas are converted back into two separate planning units the glazed linkway hereby permitted shall be removed and the boundary wall re-instated to its previous condition.

Reason: The development hereby approved is not considered suitable as a permanent form of development and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan and block plan received on the 26th October 2011; and approved drawing nos. 01, 02 & 03 received on the 3rd November 2011.

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

BH2011/03352

14 Bigwood Avenue Hove

Erection of single storey side/rear extension.

Applicant: Mr Stuart Eatock

Officer: Steven Lewis 290480

Approved on 12/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

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 ECE Architecture drawings no.001 Rev A received on 02/11/2011.

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

HANGLETON & KNOLL

BH2011/02916

Aldrington Place 69 Bellingham Crescent Hove

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

Applicant: Southern Housing Group

Officer: Jason Hawkes 292153

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.T3-0320-1A, 2A, 5A, 6A &10B received on the 10th October & 5th December 2011.

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

BH2011/02917

Loriners Court 25 Bellingham Crescent Hove

Replacement of existing windows with UPVC windows.

Applicant: Southern Housing Group

Officer: Jason Hawkes 292153

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.T3-0320-4, 8C & 11 received on 28th September and 5th December 2011.

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

BH2011/02919

The Pump House 73 Bellingham Crescent Hove

Replacement of existing windows with UPVC windows.

Applicant: Southern Housing Group

Officer: Jason Hawkes 292153

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.T3-0320-3, 7 & 9B received on the 28th September and 5th December 2011.

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

BH2011/02925

263 Hangleton Road Hove

Erection of first floor rear extension and enlargement of existing conservatory.

Applicant: Mr Alber Latif

Officer: Clare Simpson 292454

Approved on 24/11/11 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 glazing on the south west elevation of the conservatory shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.1025 003A and 004A received on the 23rd November 2011.

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

BH2011/03009

3-5 West Way Hove

Installation of new shopfront.

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 290478

Approved on 06/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. (P)101.1 & (P)103-1A received on the 6th October 2011, and drawing no. (P)203-1C received on the 12th October 2011.

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

BH2011/03010

3-5 West Way Hove

Installation of ATM cash machine to front elevation.

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 290478

Approved on 07/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 ATM hereby permitted shall not be available for use except between the hours of 07:00 and 23:00 daily.

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 ATM hereby permitted shall not be available for use until details have been submitted detailing how the ATM will be secured outside of operating hours.

Reason: To ensure a satisfactory appearance to the development, to safeguard the amenities of the occupiers of adjoining properties, and to comply with policies QD1, QD14, QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. (P)101.2 & (P)203-2B received on the 6th October 2011; and drawing no.103-2C received on the 13th October 2011.

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

BH2011/03011

3-5 West Way Hove

Installation of canopy to rear of the building.

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 290478

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. (P)101.5 & (P)203-5A received on the 6th October 2011, and drawing no. (P)103-5B received on the 12th October 2011.

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

BH2011/03013

3-5 West Way Hove

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

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 290478

Approved on 06/12/11 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.

BH2011/03014

3-5 West Way Hove

Installation of plant equipment and associated screening within rear service yard.

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 290478

Approved on 06/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 approved drawing nos.(P)101.3 & (P)203-3C received on the 6th October 2011; and drawing no. (P)103-3D received on the 13th October 2011.

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

BH2011/03142

54 Gleton Avenue Hove

Non Material Amendments to BH2011/00828 for alterations to extension footprint and fenestration.

Applicant: Mr Andrew & Mrs Vicki Caplin

Officer: Mark Thomas 292336

Approved on 01/12/11 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2011/00828 are not considered so significant that they warrant the submission of a further application for planning permission.

NORTH PORTSLADE

BH2011/03008

37 Teg Close Portslade

Certificate of lawfulness for a proposed conversion of garage into habitable room.

Applicant: Mrs Anita Mylett

Officer: Mark Thomas 292336

Approved on 06/12/11 DELEGATED

SOUTH PORTSLADE

BH2011/02857

Aldi Carlton Terrace Portslade

Application for variation of conditions 11 & 12 of application BH2010/01684. Variation of condition 11 to provide 2 car parking spaces for residential use and variation of condition 12 to provide 2 hours of free car parking to all visitors of the Portslade shopping centre.

Applicant: Aldi Stores Ltd

Officer: Steven Lewis 290480

Split Decision on 07/12/11 PLANNING COMMITTEE

1) UNI

The store shall not be open for trading to the public except between the hours of 08.00 and 20.00 hours on Monday to Saturday, and 10.00 to 16.00 on Sundays and Bank holidays. Staff may be within the premises between the hours of 07.00 and 21.30 hours on Monday to Saturday, and 09.30 to 17.30 on Sundays and Bank Holidays.

Reason: To allow satisfactory operation of the store and to protect the residential amenities of the occupiers of the flats above the store and to comply with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The compactor machine shall only be operated during the actual store trading hours to the public and at no other times.

Reason: To protect the residential amenities of the occupiers of the flats above the store and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

No HGV movements nor any loading or unloading of vehicles associated with the retail uses hereby permitted shall take place between the hours of 20.30 and 07.30 Monday to Saturday. Deliveries on Sundays/Bank Holidays shall be limited to one main delivery and a milk delivery only between the hours of 09.30 and 17.30, with no deliveries outside these hours.

Reason: To allow satisfactory operation of the store and to protect the residential amenities of the occupiers of the flats above the store and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The approved and implemented refuse and recycling facilities shall 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 policies SU2 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The existing wall along the western boundary of the site shall be increased in height to a minimum of 2.4m within 3 months of the date of this approval. The wall shall be maintained as such to the satisfaction of the Local Planning Authority.

Reason: To effectively screen the development from adjacent residential properties and to reduce the effect of noise and disturbance from the development in the interests of amenity and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

6) UNI

The windows on the ground floor of the east elevation of the main store fronting Carlton Terrace shall be clear glazed only, and shall be kept free of internal or external advertisements unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure there is an interesting and attractive frontage at street level, to comply with policy QD10 of the Brighton & Hove Local Plan.

7) UNI

The access gates shall be locked outside of opening hours of the main store except for purposes of loading/unloading and access by residents of the flats.

Reason: In the interests of visual amenity and to ensure adequate security for the site, to comply with policy QD7 of the Brighton & Hove Local Plan.

8) UNI

The approved and implemented cycle parking facilities shall be retained for such use at all times.

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

9) UNI

The approved Travel Plan shall be implemented to the satisfaction of the Local Planning Authority at all times.

Reason: To promote sustainable travel choices for employees of the main store to reduce reliance on the private car, to comply with policies TR1, TR2 and TR14

of the Brighton & Hove Local Plan.

10) UNI

The first floor kitchen and living/dining room windows on the southern elevation serving Flat 1 above the main store, and the first floor glazing to the entrance to the flats on the southern elevation, shall not be glazed otherwise than with obscure glass and either fixed shut or top hung and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of adjacent properties in Victoria Road, to comply with policy QD27 of the Brighton & Hove Local Plan.

11) UNI

The 5 resident parking bays indicated on the approved plans in association with application BH2006/01684 shall not be used other than for occupiers of the residential units. The residents' car parking spaces shall be clearly signed/labelled as such, and details of signage shall be submitted to and approved in writing to the Local Planning Authority within one month of the date of this permission, unless otherwise agreed in writing. The agreed scheme shall be implemented to the satisfaction of the Local Planning Authority and thereafter retained.

Reason: To ensure adequate car parking provision to serve residential occupiers of the development, to comply with policies QD1, TR1, TR4, TR18 and TR19 of the Brighton & Hove Local Plan.

12) UNI

The first two hours of parking shall be free of charge for visitors of the Portslade Shopping Centre.

Reason: To ensure parking provision is made available to shoppers not using the main store as there is an identified shortage of shopper's parking spaces within the Portslade District Shopping Centre, in the interests of enhancing the vitality and viability of the Centre, to comply with policies SR6 and TR2 of the Brighton & Hove Local Plan.

13) UNI

Any planting from the approved and implemented landscaping scheme which dies, becomes seriously damaged or diseased within a period of 5 years from being set out, shall be replaced in the next planning season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

1) UNI

Refuse to vary:

Condition 11 - Loss of residents parking spaces:

1. The loss three residential parking spaces would fail to ensure adequate car parking provision to serve the occupiers of the residential portion of the development. The development is within a District Shopping Centre and the loss of parking would be likely to cause additional displaced parking. This is contrary to policies TR1, TR2 and TR19 of the Brighton & Hove Local Plan.

BH2011/03038

15 Vale Road Portslade

Erection of single storey rear extension.

Applicant: Mr Lee Peters

Officer: Adrian Smith 290478

Approved on 05/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.102, 103, 104 & 105 received on the 10th October 2011.

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

HOVE PARK

BH2011/01431

34 Hove Park Road Hove

Demolition of existing dwelling and erection of new 3 storey four bed dwelling house with flat roof.

Applicant: Mr Richard Hamilton

Officer: Guy Everest 293334

Refused on 02/12/11 PLANNING COMMITTEE

1) UNI

The development by reason of its form, scale, detailing and materials would appear visibly cramped, representing an incongruous addition, and create a contrast and sense of bulk, in relation to adjoining properties and the wider surrounding area, that would harm the existing character and appearance of Hove Park Road. The development is therefore considered contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2011/02632

61 Hove Park Road Hove

Erection of single storey rear extension and front porch, roof extension incorporating raised ridge height and dormers to front and rear and alterations to layout of doors and windows.

Applicant: Mr & Mrs Simon and Rachel Brown

Officer: Adrian Smith 290478

Approved on 06/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the site plan and block plan received on the 5th September 2011; and approved drawing nos.P1C, P2C, P3C, P4C, P5C, P6C, P7C, P8C, P9C, P10C, P11C & P12C received on the 24th November 2011; and drawing no.P13C

received on the 5th December 2011.

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

BH2011/02667

14 Orchard Avenue Hove

Demolition of existing garage and greenhouse and erection of new outbuilding.

Applicant: Mr Jez Kearns

Officer: Mark Thomas 292336

Approved on 24/11/11 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) BH14.02

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

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

3) UNI

The outbuilding hereby permitted shall only be used as ancillary accommodation in connection with the residential use of the main building and shall at no time be converted to a self-contained unit.

Reason: In order to protect the amenities of adjoining residential occupiers and to preserve the character of the area in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1112/P/201/A received on 29th September 2011.

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

BH2011/02959

4 Downside Hove

Formation of front entrance with canopy.

Applicant: Mr & Mrs Wilkins

Officer: Wayne Nee 292132

Approved on 24/11/11 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 unnumbered drawing received on 29 September 2011.

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

BH2011/03065

20 Chalfont Drive Hove

Erection of first floor extension to side elevation incorporating rear roof terrace.

Applicant: Mr Hayes

Officer: Adrian Smith 290478

Approved on 05/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed in the east flank wall of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. ADC455/LP, ADC455/BP, ADC455/02, ADC455/06, ADC455/07, ADC455/08 & ADC455/09 received on the 11th October 2011.

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

BH2011/03080

24 Lloyd Road Hove

Erection of a two storey rear extension and associated works.

Applicant: Mr Peter Sanders

Officer: Adrian Smith 290478

Approved on 07/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

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 at first floor level in the north or south flank walls of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.01A, 02B, 07B, 10B & 12B received on the 12th October 2011; and amended drawing nos.11C & 13C received on the 5th December 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.

BH2011/03193

109 Old Shoreham Road Hove

Certificate of Lawfulness for proposed roof extension incorporating rear dormer and hip to barn end style gable and 2no front rooflights.

Applicant: Mr Alistair Sinclair

Officer: Steven Lewis 290480

Approved on 12/12/11 DELEGATED

BH2011/03197

19 Mallory Road Hove

Application for Approval of Details Reserved by Conditions 7, 9, 13 and 16 of Application BH2011/02311.

Applicant: Jeary Developments Ltd

Officer: Steven Lewis 290480

Approved on 08/12/11 DELEGATED

WESTBOURNE

BH2011/02434

27-29 Pembroke Crescent Hove

Conversion of existing rest home (C2) into 2no. six bedroom dwellings incorporating demolition of existing rear extension, removal of roof terrace and external fire escape with associate alterations and erection of new single storey rear extension.

Applicant: Mr Jogi Vig

Officer: Adrian Smith 290478

Approved on 29/11/11 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 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.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted sustainability checklist and Design and Access Statement received on the 17th August 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.

5) 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.

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 477/02, 477/03A & 477/05 received on the 17th August 2011.

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

8) UNI

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

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

BH2011/03002

74 Montgomery Street Hove

Certificate of lawfulness for a proposed loft conversion incorporating rear dormer and single storey rear extension.

Applicant: Mr Gavin Graham

Officer: Wayne Nee 292132

Approved on 05/12/11 DELEGATED

BH2011/03203

38 New Church Road Hove

Erection of new dormer to front roofslope.

Applicant: Mrs Eva Sacchi Hunter

Officer: Steven Lewis 290480

Refused on 29/11/11 DELEGATED

1) UNI

The enlargement of the dormer by reason of its scale and bulk is considered poorly designed and would have a harmful impact upon the appearance of the building and the wider visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extension and Alterations).

WISH

BH2011/02710

6 Glendor Road Hove

Installation of first floor front balcony over existing garage. (Retrospective).

Applicant: Stuart Blacklaw-Taylor

Officer: Mark Thomas 292336

Approved on 02/12/11 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with unnumbered drawing by 'Mel Humphrey' received on 12th September 2011.

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

BH2011/02821

Britannia House 332 Kingsway Hove

Application for Approval of Details Reserved by Conditions 2, 3, 5, 6, 7, 8, 9, 10 and 11 of application BH2008/02338.

Applicant: Reefsouth Investments Ltd

Officer: Jason Hawkes 292153

Split Decision on 07/12/11 DELEGATED

1) UNI

Approve the details pursuant to conditions 3, 7, 8, 10 & 11 of application BH2008/02338 subject to full compliance with the submitted details.

1) UNI

Does Not Approve the details pursuant to conditions 2, 5, 6 & 9 of application BH2008/02338 for the following reasons:

1. Some of the proposed kitchens for the first and second floor flats are still too narrow in order to comply with Lifetime Homes standards. The requirements of condition 2 have therefore not been satisfied.

2) UNI2

No details have been submitted which indicate suitable refuse and recycling facilities. The requirements of condition 5 have therefore not been satisfied.

3) UNI3

The application does not include a window sample. The requirements of

condition 6 have therefore not been satisfied.

4) UNI4

The application does not include appropriate cycle storage. The requirements of condition 9 have therefore not been satisfied.

BH2011/02937

Former Public Toilets Portland Road Hove

Change of use from decommissioned public toilets (sui generis) to office and studio (B1) with installation of 3no windows to front elevation.

Applicant: Claire Potter Design

Officer: Clare Simpson 292454

Approved on 24/11/11 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) BH06.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.SK02, and SK03 received on the 29th September 2011 and SK04 received on the 17th November 2011

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

BH2011/02994

16 Amesbury Crescent Hove

Certificate of lawfulness for a proposed single storey rear extension , installation of solar panel to rear roofslope and alterations to fenestration.

Applicant: Mr & Mrs Hand

Officer: Mark Thomas 292336

Approved on 05/12/11 DELEGATED

BH2011/02996

16 Berriedale Avenue Hove

Demolition of existing conservatory and erection of a single storey side/rear extension.

Applicant: Mr Howard Cox

Officer: Adrian Smith 290478

Approved on 05/12/11 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.002 received on the 5th October 2011; and drawing no.003 received on the 14th October 2011.

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

BH2011/03066

3 Kenton Road Hove

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

Applicant: Mr Steve Tugwell

Officer: Wayne Nee 292132

Approved on 09/12/11 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 block plan and approved drawings nos. 03/0911, 03/0911a, 03/0911b and 03/0911c received on 11 October 2011.

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

BH2011/03521

Gala Bingo 193 Portland Road Hove

Application for Approval of Details Reserved by Condition 14 of application BH2009/03154 Appeal Decision.

Applicant: Affinity Sutton Homes Ltd

Officer: Clare Simpson 292454

Approved on 01/12/11 DELEGATED