

**PLANS LIST 25 APRIL 2012**

**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**

**BH2011/02845**

**150 Ladies Mile Road Brighton**

Demolition of garage and out building in garden to North side of existing bungalow and erection of new two storey detached dwelling.

**Applicant:** Mr R Holness

**Officer:** Helen Hobbs 293335

**Refused on 02/04/12 PLANNING COMMITTEE**

**1) UNI**

The proposed development by reason of it's size, arrangement, scale and massing would have an adverse and overbearing impact on the properties at 150 and 152 Ladies Mile Road. This would cause an unacceptable loss of sunlight and daylight to those properties contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan 2005.

**BH2012/00072**

**19 Carden Crescent Brighton**

Erection of two storey rear extension and replacement of entrance porch.

**Applicant:** Mr Chinchin & Ms Rose

**Officer:** Jonathan Puplett 292525

**Approved on 04/04/12 DELEGATED**

**1) BH01.01AA**

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with drawing no. 1417/1538 received on the 10th of January and drawing no.

1417/1539B received on the 5th of March 2012.

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

## **BH2012/00084**

### **11 Beechwood Avenue Brighton**

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

**Applicant:** Mr Robin Davey

**Officer:** Liz Arnold 291709

**Approved on 02/04/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

No development shall commence until an Arboriculturist Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing measures to protect the existing trees and hedges located along the northern boundary of the site, to British Standard BS 5837 (2005) Trees in Relation to Construction.

*Reason: To protect the trees and hedges which are to be retained on the site and those in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

#### **3) UNI**

Notwithstanding condition 3, the existing fence which bisects the northern garden area on a north to south basis shall be retained during the construction process of the development.

*Reason: To protect the trees and hedges which are to be retained on the site and those in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 3365.EX.01RevA, 3365.EX.02, 3365.PL.04, 3365.PL.05 and 3365.PL.06 received on the 13th January 2012 and an e-mail from Toby Richardson received on the 5th March 2012.

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

## **BH2012/00331**

### **37 Old Mill Close Brighton**

Erection of first floor side extension incorporating roof extension over and installation of dormer to side roofslope.

**Applicant:** Mr John & Mrs Marcia Hogg

**Officer:** Liz Arnold 291709

**Approved on 20/03/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

### **3) UNI**

The window within the south facing dormer hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1008/OS/2, 1008/S/1, 1008/P/1A, 1008/S/2, 1008/P/2A, 1008/S/3, 108/P/3A, 1008/S/4, 1008/P/4A, 1008/S/5A and 1008/P/5A received on the 7th February 2012.

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

## **BH2012/00358**

### **48 Sanyhills Avenue Brighton**

Certificate of Lawfulness for a proposed single storey rear extension.

**Applicant:** Stuart Bellwood

**Officer:** Chris Swain 292178

**Approved on 30/03/12 DELEGATED**

## **PRESTON PARK**

## **BH2012/00012**

### **88 Havelock Road Brighton**

Application for Approval of Details Reserved by Conditions 3, 6, 8 and 9 of application BH2011/02956.

**Applicant:** Stanford Inns Limited

**Officer:** Liz Arnold 291709

**Approved on 20/03/12 DELEGATED**

## **BH2012/00285**

### **37 Port Hall Road Brighton**

Single storey rear and side infill extension.

**Applicant:** Edward Dickson

**Officer:** Chris Swain 292178

**Approved on 03/04/12 DELEGATED**

### **1) BH01.01**

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

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

### **2) BH03.03**

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

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

### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. 37PR\_02C and 37PR\_01, a Waste Minimisation Statement and a Design and Access Statement received on 2 February 2012.

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

#### **BH2012/00611**

##### **Preston Grange Grange Close Brighton**

Non Material Amendment to BH2010/01219 to fit UPVC double glazed units for all flats. Fitting tilt and turn operating type in lieu of sliding sash design to windows W1 - W8.

**Applicant:** Preston Grange (Brighton) Ltd

**Officer:** Anthony Foster 294495

**Approved on 28/03/12 DELEGATED**

#### **REGENCY**

#### **BH2011/00635**

##### **12 Meeting House Lane Brighton**

Application to extend time limit of previous approval BH2007/02518 for the conversion and extension of existing 1st, 2nd and 3rd floor residential unit to form 5no flats and 1no retail unit at ground floor levels.

**Applicant:** Robert Edward Stokely Richard A Moore Haines & Stephen Skinner AS Joint LPA Receivers

**Officer:** Guy Everest 293334

**Approved after Section 106 signed on 22/03/12 PLANNING COMMITTEE**

#### **1) BH01.01**

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

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

#### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new build residential development hereby permitted shall not commence until:

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

A completed pre-assessment estimator will not be acceptable.

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

#### **3) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the flats at first, second and third floor levels within 12 Meeting House Lane shall not be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit

built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1768 A.03, 1768 A.04 & 1768 D.01 received on 6th July 2007; drawings no. 1768 A.01 A & 1768 D.19 X received on 23rd July 2007; drawing no. 1768 D.16 B received on 17th September 2007; and drawings no. 1768 D.15 D, 1768 D.17 C & 1768 D.18 B received on 28th January 2008.

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

**5) UNI**

The external finishes of the external alterations to 12 Meeting House Lane 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 QD14, HE1 and HE6 of the Brighton & Hove Local Plan.*

**6) UNI**

All new windows to the existing building at 12 Meeting House Lane 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 QD14, HE1 and HE6 of the Brighton & Hove Local Plan.*

**7) UNI**

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

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

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

**9) UNI**

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

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

**10) UNI**

The development shall take place in accordance with 1:20 sample elevations and 1:1 profiles of the lead canopy and external doors approved under application BH2007/02518 on 5th December 2008 and shall be maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.*

### **11) UNI**

Notwithstanding the submitted plans no development shall commence until details of cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

### **12) UNI**

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

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

### **13) UNI**

No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the rear extension and glazed link have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and be maintained as such thereafter.

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

### **14) 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.*

### **15) UNI**

Notwithstanding the approved plans no development shall commence until further details demonstrating the incorporation of lifetime home standards within the rear extension (flats 3 & 4) 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 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.*

### **16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential conversion shall not commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor Assessment tool) and a Design Stage Assessment Report showing that the

- development will achieve an Ecohomes Refurbishment rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

**17) UNI**

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

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

**BH2011/00993**

**24 Castle Street Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 9, 10, 12, & 16 of application BH2010/00336.

**Applicant:** Rainbow Reef Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/03/12 DELEGATED**

**BH2011/03803**

**83 Upper North Street Brighton**

Installation of french doors to replace existing ground floor rear window.

**Applicant:** Mrs Rita McCormack

**Officer:** Robert McNicol 292322

**Refused on 21/03/12 PLANNING COMMITTEE**

**1) UNI**

Policy HE1 states proposals involving the alteration of a Listed Building will only be permitted where the proposal would not have an adverse effect on the architectural and historic character of the building. The proposal to remove the original window, which is a historic feature of the property, and to demolish part of the property's historic fabric is contrary to the above mentioned policy and the guidance contained in SPD09 Architectural Features, and is considered to cause harm to this Grade II Listed Building.

**BH2012/00069**

**9 Pool Valley Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2010/00251.

**Applicant:** Cue Property Holdings Limited

**Officer:** Jason Hawkes 292153

**Approved on 23/03/12 DELEGATED**



**BH2012/00123**

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

Application for Approval of Details Reserved by Conditions 5, 7, 8 and 9 of application BH2011/00634.

**Applicant:** CIP Property (AIPT) Limited

**Officer:** Guy Everest 293334

**Approved on 21/03/12 DELEGATED**

**BH2012/00247**

**43 Victoria Street Brighton**

Creation of rear roof terrace at first floor level with timber handrail and installation of french doors in existing window opening (part retrospective).

**Applicant:** Ms Rachel Stewart

**Officer:** Helen Hobbs 293335

**Refused on 04/04/12 DELEGATED**

**1) UNI**

The proposed rear terrace, decking and railings by virtue their design, siting and detailing would form an incongruous feature that would fail to reflect the original character of the building to the detriment of the appearance of the property and the Montpelier and Clifton Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Architectural Features Supplementary Planning Document (SPD09).

**BH2012/00356**

**43 Victoria Street Brighton**

Erection of single storey link extension to rear (part retrospective).

**Applicant:** Ms Rachel Stewart

**Officer:** Helen Hobbs 293335

**Approved on 04/04/12 DELEGATED**

**1) 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.*

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 001, 01 and 02 received on 23rd February 2012.

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

**BH2012/00454**

**20 Crown Street Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr Mike Palmer

**Officer:** Helen Hobbs 293335

**Approved on 04/04/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 197-03/1 received on 16th February 2012.

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

### **BH2012/00622**

#### **9 Pool Valley Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/00253.

**Applicant:** Cue Property Holdings Ltd

**Officer:** Jason Hawkes 292153

**Approved on 23/03/12 DELEGATED**

### **ST. PETER'S & NORTH LAINE**

### **BH2011/03878**

#### **62 Clyde Road Brighton**

Conversion of existing single dwelling into 2no one bed flats and 1no two bed flat. (Part retrospective)

**Applicant:** Mr Ludwik Chrzaszcz

**Officer:** Chris Swain 292178

**Refused on 28/03/12 DELEGATED**

#### **1) UNI**

The proposed scheme fails to provide a unit of accommodation that is suitable for occupation by a family (including garden access) and as such the proposal is contrary to policies HO5 and HO9 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development would have an unacceptable impact on the living conditions of the future occupiers by virtue of a cramped form of accommodation, particularly within the first and second floor unit. The proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The application fails to provide for an acceptable standard of cycle parking provision and as such the proposal is contrary to policies TR14 and HO9 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and is contrary to policy HO13 of the Brighton & Hove Local Plan.

### **BH2012/00005**

#### **14 Kew Street Brighton**

Conversion of existing garage into habitable room and erection of ground floor side extension. Erection of steel frame to side elevation to support first floor extension with balcony. Part demolition of boundary wall on New Dorset Street to facilitate new vehicular access with new garage door. Construction of mono pitched roof to provide covered parking area.

**Applicant:** Mr A Green

**Officer:** Chris Swain 292178

**Refused on 16/03/12 DELEGATED**

#### **1) UNI**

The proposed addition would result in significant overlooking and loss of privacy towards the rear garden of the neighbouring property, No.13 Kew Road to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed development by reason of its height, design, materials, and scale would result in an overly dominant addition that relates poorly to the existing building. The incongruous design would be out of character with the building form in the immediate vicinity and harm the appearance and character of the West Hill Conservation Area contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

### **BH2012/00087**

#### **Theobald House Blackman Street Brighton**

Refurbishment of existing multi-storey car park including installation of a connecting ramp, roller shutters to the entrance/exit and perimeter railings.

**Applicant:** Brighton & Hove City Council

**Officer:** Liz Arnold 291709

**Approved on 16/03/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) UNI**

Notwithstanding drawing no. 010 Revision A, received on the 6th March 2012, no development shall commence to the lower level of the Theobald Car Park until details have been submitted to and approved by the Local Planning Authority showing the reduction of the radii of the access bell-mouth, the inclusion of dropped kerbs and tactile paving and the realignment of the northern kerb line by the Whitecross Street entrance.

*Reason: To protect the interests of the public using the adjacent roads and footways and comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 001, 002, 003, 004, 005, 011 and 012 received on the 13th January 2012 and drawing no. 010 Revision A received on the 6th March 2012.

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

### **BH2012/00091**

#### **New Road Brighton**

Display of 2no non-illuminated directional signs at New Road entrance to Royal Pavilion Gardens.

**Applicant:** Pavilion Gardens Cafe

**Officer:** Chris Swain 292178

**Refused on 04/04/12 DELEGATED**

#### **1) UNI**

The proposed signage, by reason of design and scale would result in an inappropriate feature that would relate poorly to the existing timber street furniture, adding intrusive visual clutter to the New Road street scene and detracting from the appearance and character of the North Laine Conservation Area. The detrimental impact is further exacerbated by the siting of the signage, in a location which does not relate directly to the Pavilion Café building. As such the proposal is contrary to Local Plan policies HE9 and QD12 and the Supplementary Planning Document on Advertisements (SPD09).

**BH2012/00239**

**Brighton Station Queens Road Brighton**

Display of PVC picture boards within recesses of panelling to the East of the site (temporary consent).

**Applicant:** Fotodocument

**Officer:** Liz Arnold 291709

**Approved on 20/03/12 DELEGATED**

**1) UNI**

The display of PVC picture boards hereby permitted shall be discontinued and removed from the site on or before the 1st May 2013. The timber panelling shall be cleaned of any fixings and their adhesive within 1 week of the 1st May 2013. Reason: The temporary display of the PVC picture boards hereby approved is not considered suitable as a permanent form of development and to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

**BH2012/00249**

**8-11 Pavilion Buildings Brighton**

Application for approval of details reserved by conditions 2, 3 and 4 of application BH2011/01939.

**Applicant:** Royal Bank of Scotland

**Officer:** Chris Swain 292178

**Approved on 27/03/12 DELEGATED**

**BH2012/00282**

**54 Shaftesbury Road Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Rebecca Elton & Omar Shah

**Officer:** Pete Campbell 292359

**Approved on 26/03/12 DELEGATED**

**BH2012/00357**

**1A Crescent Road Brighton**

Loft conversion incorporating rear dormer.

**Applicant:** Mrs M Sessa

**Officer:** Wayne Nee 292132

**Refused on 03/04/12 DELEGATED**

**1) UNI**

The proposed dormer, by virtue of a width that is wider than the window below, the thickness of the dormer cheeks, and the cill detail, would form an inappropriate and incongruous addition which would result in material harm to the appearance and character of the existing property. Furthermore, the proposal would be detrimental to the character and appearance of the Round Hill Conservation Area. The proposal is therefore contrary to Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1.

**WITHDEAN**

**BH2011/03432**

**Blocks E & F Kingsmere London Road Brighton**

Roof extension to Blocks E & F to provide 8no flats each with own private roof garden.

**Applicant:** Anstone Properties Ltd

**Officer:** Steven Lewis 290480

**Refused on 21/03/12 PLANNING COMMITTEE**

### **1) UNI**

The proposed development by reason of its configuration and increase in the number of residential units would result in a scheme having an adverse impact on the amenities of the existing and future occupants by reason of noise and disturbance and the cramped nature of the new units, contrary to policies HO4 and QD27 of the Brighton & Hove Local Plan 2005.

### **2) UNI2**

The proposed development fails to provide any car parking. This is likely to lead to an increase in parking pressure on the surrounding highway network contrary to policy TR1 of the Brighton & Hove Local Plan 2005.

### **3) UNI3**

The proposed development provides insufficient usable private amenity space reflective of the scale and character of the development contrary to policy HO5 of the Brighton & Hove Local Plan 2005.

## **BH2011/03893**

### **4A Croft Road Brighton**

Demolition of ground floor conservatory and construction of ground floor rear extension with terrace over, first floor front extension with pitched roof and installation of new and revised fenestration. (Part-retrospective)

**Applicant:** Mr Vallier

**Officer:** Jason Hawkes 292153

**Approved on 21/03/12 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.ADC460/BP, LP, 02, 04, 05, 06 & 07 received on 21st December 2011.

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

### **2) UNI**

Within three months from the date of this permission, samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

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

### **3) UNI**

Within three months from the date of this permission, a waste minimisation statement, in accordance with Supplementary Planning Document 3: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed details.

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

**BH2012/00004**

**16 Elms Lea Avenue Brighton**

Erection of two storey side extension incorporating existing garage and associated roof alterations.

**Applicant:** Mr Peter Auguste

**Officer:** Helen Hobbs 293335

**Approved on 15/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1120/1, 1120/2, 1120/3, 1120/4 and 1120/5 received on 3rd January 2012.

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

**BH2012/00047**

**227-233 Preston Road Brighton**

Display of internally illuminated fascia (letters only) and projecting signs, and non-illuminated ATM surround and totem sign.

**Applicant:** Sainsburys Supermarkets Ltd

**Officer:** Adrian Smith 290478

**Approved on 20/03/12 DELEGATED**

**1) UNI**

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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos.400, 403 rev A, 405 rev A, 406 rev B & 4875G01-ELEV rev 1K (pages 1-3) received on the 9th January 2012; and drawing no. 402 rev E received on the 27th January 2012.

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

**3) UNI**

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.*

**4) UNI**

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.*

**5) UNI**

Notwithstanding the details submitted, the totem sign hereby permitted shall be non-illuminated at all times.

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

**6) UNI**

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.*

**7) UNI**

7. 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.*

**8) UNI**

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.*

**9) UNI**

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*

**BH2012/00148**

**71 & 73 Gordon Road Brighton**

Demolition of existing single storey rear extension and erection of replacement two storey rear extension, roof conversion incorporating 2no dormer windows at rear and 2no rooflights to front at both 71 & 73 Gordon Road.

**Applicant:** Miss Fiona McDonald

**Officer:** Mark Thomas 292336

**Refused on 15/03/12 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed rear extension by virtue of its excessive scale, bulk, and protrusion represents an uncharacteristic and incongruous addition, and would significantly detract from the character and appearance of the recipient property. The proposed dormer windows are inappropriately sized and represent overly bulky additions to the rear roofslopes. Further, the dormers feature inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. For the reasons outlined the proposed development is

considered contrary to the above policy and guidance.

## **2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed two storey extensions by virtue of their bulk, height, positioning, and proximity to the neighbouring boundaries represents an overbearing development for the occupiers of no. 69 Gordon Road and no. 31 Balfour Road. The extension would result in significant levels of overshadowing and increased sense of enclosure to no. 69 Gordon Road and the rear garden of no. 31 Balfour Road, and a loss of outlook to rear window at no. 69 Gordon Road. As such the proposed development is considered to be contrary to the aforementioned planning policy.

### **BH2012/00260**

#### **19 Surrenden Crescent Brighton**

Demolition of existing garage and erection of new two storey building incorporating double garage to ground floor and ancillary office space to first floor and associated works.

**Applicant:** Steve Way

**Officer:** Christopher Wright 292097

**Refused on 23/03/12 DELEGATED**

## **1) UNI**

The proposed development would, by reason of the siting, bulk, scale and form of the development, have an intrusive and unduly dominant impact on the street scene and would appear incongruous with the pattern of existing development and the spacious and green setting of adjoining properties. As such the proposal would have a detrimental impact on the street scene and would be harmful to visual amenity, contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2012/00296**

#### **Varndean College Surrenden Road Brighton**

Installation of new classroom accommodation within the roof of the North facing slope of the quadrangles.

**Applicant:** Crowther Overton-Hart

**Officer:** Guy Everest 293334

**Approved on 26/03/12 DELEGATED**

## **1) BH01.01**

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

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

## **2) UNI**

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

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

## **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 004-12-03 received on 3rd February 2012; approved drawing nos. 004-12-01 A & 004-12-02 A received on 10th February 2012; and approved drawings no. 004-12-04 B & 004-12-05 A received on 14th February 2012.

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



**BH2012/00336**

**46 Withdean Crescent Brighton**

Erection of single storey conservatory extension to rear. Installation of Juliet balcony at first floor level and alterations to rear terrace including new steps to garden and decking.

**Applicant:** Mrs Claire Hopkins

**Officer:** Mark Thomas 292336

**Approved on 03/04/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 200 A, 201 A received on 10th February 2012.

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

**BH2012/00345**

**4 The Heights Brighton**

Certificate of Lawfulness for a proposed single storey side extension.

**Applicant:** Mr & Mrs Christopher & Elizabeth Gurtler

**Officer:** Helen Hobbs 293335

**Approved on 03/04/12 DELEGATED**

**BH2012/00366**

**34A Tongdean Lane Brighton**

Erection of single storey rear extension at lower ground floor level to replace existing and alterations to balcony above including installation of new balustrading and glazed screens. Erection of rear extension at first floor level to replace existing balcony and associated roof alterations.

**Applicant:** Mr & Mrs Greaney

**Officer:** Adrian Smith 290478

**Refused on 04/04/12 DELEGATED**

**1) UNI**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted for development that would cause material nuisance and loss of amenity to proposed, existing or adjacent users or where it is liable to be detrimental to human health. The proposed ground floor rear extension, by reason of its extended balcony above, would result in an increased overlooking potential and associated loss of privacy for neighbouring residents, particularly No.36 Tongdean Lane. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/00382**

**Park Manor London Road Preston Brighton**

Erection of two storey extension to side annexe to form 2no one bedroom flats and erection of cycle store.

**Applicant:** Anstone Properties Ltd

**Officer:** Jason Hawkes 292153

**Approved on 30/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.06**

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

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

**3) BH02.09**

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.*

**4) 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.*

**5) BH05.02A**

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

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

**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) UNI**

Notwithstanding the submitted details, no development shall commence until further details have been submitted to and approved in writing to the Local Planning Authority which indicate that the approved flats will be compliant with Lifetime Homes standards and 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.*

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.A1611/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13,

14, 15, 16, 17, 18 & 19 received on 10th February 2012.

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

**BH2012/00397**

**26A Loder Road Brighton**

Loft conversion with 2no dormers to rear and 2no rooflights to front.

**Applicant:** Mr Ian Carter & Mrs Gemma Bradbury-Carter

**Officer:** Helen Hobbs 293335

**Approved on 22/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02 and Location Plan received on 13th February 2012.

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

**BH2012/00578**

**46 Dyke Road Avenue Brighton**

Certificate of lawfulness for proposed single storey detached pool house.

**Applicant:** Mr Rob Hogley

**Officer:** Clare Simpson 292454

**Approved on 15/03/12 DELEGATED**

**EAST BRIGHTON**

**BH2011/02886**

**Royal Sussex County Hospital Eastern Road Brighton**

Demolition of existing hospital buildings located to the north of Eastern Road and to the south of the existing children's hospital building and Thomas Kemp Tower. Addition of a helicopter landing pad and associated trauma lift on top of Thomas Kemp Tower. Erection of new hospital buildings incorporating Stage 1: Part 10, 11 and 12 storey building including reinstatement of the interior of the Chapel; Stage 2: 5 storey building; and Stage 3: Service yard with single storey building. Site wide infrastructure including substation, energy centre and flues, 2 floors of underground parking (390 spaces) with new access from Bristol Gate and associated highway works. Cycle parking, external amenity spaces including roof gardens and landscaping on Eastern Road.

**Applicant:** Brighton & Sussex University Hospitals NHS Trust

**Officer:** Kathryn Boggiano/Mick Anson 292138/292354

**Approved after Section 106 signed on 28/03/12 PLANNING COMMITTEE**

**1) UNI**

If, during development of the Stage 3 site, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address

the unidentified contaminants.

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

**2) UNI**

No development shall commence at Level 3 of the Stage 3 building until final details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained as such.

*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.*

**3) UNI**

An acoustical survey shall be carried out post completion and occupation of the Stage 3 building to demonstrate that all plant and machinery is capable of running cumulatively at 5dB(A) below existing LA90 background noise level background, as per BS4142:1997, 1-metre from the façade of the nearest existing noise sensitive premises. The survey shall make reference to BS7445:2003 to ensure that there are no tonal features of the various plant. The report shall be submitted to the Local Planning Authority within 3 months of the first occupation of the Stage 3 building, 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 SU10 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

No works on the Stage 3 development site shall take place until final details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

**5) UNI**

No works on the Stage 3 development site shall take place until final details of the proposed water infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

**6) UNI**

No works on the Stage 3 development site shall take place until a final scheme detailing the surface water drainage system for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the principles within the submitted document, the 'Conceptual Surface Water Strategy' (WSP-CI-SW-RP-0012 dated September 2011), with regard to the Sustainable Urban Drainage System techniques. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Prior to the occupation of the Stage 3 Building, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To reduce the increased risk of flooding, to improve and protect water quality, to ensure the future maintenance of the surface water drainage and to comply with Policies SU4 and SU5 of the Brighton & Hove Local Plan.*

**7) UNI**

No development shall commence at Level 3 of the Stage 3 building until there has been submitted to and approved in writing by the Local Planning Authority a

scheme for landscaping of the Stage 3 site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

#### **8) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping for the Stage 3 site shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

#### **9) UNI**

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

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

#### **10) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings nos. BDP-AR-HE-A00-GA-L15-0201 F01;  
BDP-AR-HE-A00-GA-L16-0201 F01; BDP-AR-HE-A00-GA-L18-0201 F01;  
BDP-AR-ST3-A00-EL-00-203 F01; BDP-AR-ST3-A00-EL-00-0223 F01;  
BDP-AR-SB-A00-SE-00-0201 F01; BDP-AR-ST1-A00-EL-00-0251 F01;  
BDP-AR-ST2-A00-EL-00-0251F01; BDP-AR-ST1-A00-EL-00-0252 F01;  
BDP-AR-ST1-A00-EL-00-0253 F01; BDP-AR-SB-A00-EL-00-0202-F01;  
BDP-AR-SB-A00-SE-00-0201 F01; BDP-AR-ST1-A00-SE-00-0207 F01;  
BDP-AR-ST1-A00-SE-00-0209 F01; BDP-AR-ST1-A00-SE-00-0212 F01;  
BDP-AR-ST3-A00-EL-00-0203 F01; BDP-AR-SW-A00-EL-00-0202 F01 received  
on 23rd September 2011BDP-AR-ST1-A00-SE-00-0239 F01;  
BDP-AR-ST2-A00-SE-00-0206 F01; BDP-AR-ST1-A00-SE-00-0204 F01;  
BDP-AR-ST1-A00-SE-00-0202 F01; BDP-AR-ST1-A00-SE-00-0203 F01;  
BDP-AR-ST1-A00-SE-00-0201 F01; ARB-LS-SW-A00-GA-ZZ-0201 F01;  
BDP-AR-HE-A00-EL-00-0201 F01; BDP-AR-HE-A00-EL-00-0202 F01;  
BDP-AR-HE-A00-EL-00-0221 F01; BDP-AR-HE-A00-EL-00-0222 F01;  
BDP-AR-HE-A00-EL-00-0223 F01; BDP-AR-SB-A00-EL-00-0203 F01;  
BDP-AR-SB-A00-GA-L05-0201 F01; BDP-AR-ST1-A00-EL-00-0201 F01;  
BDP-AR-ST1-A00-EL-00-0202 F01; BDP-AR-ST1-A00-EL-00-0203 F01;  
BDP-AR-ST1-A00-EL-00-0204 F01; BDP-AR-ST1-A00-EL-00-0222 F01;  
BDP-AR-ST1-A00-EL-00-0233 F01; BDP-AR-ST1-A00-EL-00-0241 F01;  
BDP-AR-ST1-A00-GA-B01-0231 F01; BDP-AR-ST1-A00-GA-B02-0201 F01;  
BDP-AR-ST1-A00-GA-L01-0201 F01; BDP-AR-ST1-A00-GA-L02-0201 F01;  
BDP-AR-ST1-A00-GA-L03-0201 F01; BDP-AR-ST1-A00-GA-L04-0201 F01;  
BDP-AR-ST1-A00-GA-L05-0201 F01; BDP-AR-ST1-A00-GA-L06-0201 F01;  
BDP-AR-ST1-A00-GA-L07-0201 F01; BDP-AR-ST1-A00-GA-L08-0201 F01;  
BDP-AR-ST1-A00-GA-L09-0201 F01; BDP-AR-ST1-A00-GA-L10-0201 F01;  
BDP-AR-ST1-A00-GA-L11-0201 F01; BDP-AR-ST1-A00-GA-L12-0201 F01;

BDP-AR-ST1-A00-GA-L13-0201 F01; BDP-AR-ST2-A00-EL-00-0201 F01;  
 BDP-AR-ST2-A00-EL-00-0202 F01; BDP-AR-ST2-A00-EL-00-0203 F01;  
 BDP-AR-ST2-A00-EL-00-0204 F01; BDP-AR-ST2-A00-EL-00-0222 F01;  
 BDP-AR-ST2-A00-EL-00-0224 F01; BDP-AR-ST2-A00-GA-L02-0201 F01;  
 BDP-AR-ST2-A00-GA-L03-0201 F01; BDP-AR-ST2-A00-GA-L04-0201 F01;  
 BDP-AR-ST2-A00-GA-L05-0201 F01; BDP-AR-ST2-A00-GA-L06-0201 F01;  
 BDP-AR-ST2-A00-GA-L07-0201 F01; BDP-AR-ST3-A00-EL-00-0204 F01;  
 BDP-AR-SW-A00-GA-00-0201 F01; BDP-AR-SW-A00-GA-00-0211 F01;  
 BDP-AR-SW-A00-GA-00-0212 F01; BDP-AR-SW-A00-GA-00-0241 F01;  
 BDP-AR-SW-A00-GA-00-0251 F01; BDP-AR-SW-A00-GA-00-0261 F01;  
 BDP-AR-SW-A00-GA-00-0271 F01; BDP-AR-SW-A00-GA-00-0281 F01;  
 BDP-AR-SW-A00-GA-00-0291 F02; BDP-AR-SW-A00-GA-L10-0201 F01;  
 BDP-AR-SW-A00-GA-L1-0201 F01; BDP-AR-SW-A00-GA-L11-0201 F01;  
 BDP-AR-SW-A00-GA-L12-0201 F01; BDP-AR-SW-A00-GA-L13-0201 F01;  
 BDP-AR-SW-A00-GA-L14-0201 F01; BDP-AR-SW-A00-GA-L15-0201 F01;  
 BDP-AR-SW-A00-GA-L16-0201 F01; BDP-AR-SW-A00-GA-L2-0201 F01;  
 BDP-AR-SW-A00-GA-L3-0201 F01; BDP-AR-SW-A00-GA-L4-0201 F01;  
 BDP-AR-SW-A00-GA-L5-0201 F01; BDP-AR-SW-A00-GA-L6-0201 F01;  
 BDP-AR-SW-A00-GA-L7-0201 F01; BDP-AR-SW-A00-GA-L8-0201 F01;  
 BDP-AR-SW-A00-GA-L9-0201 F01; BDP-EL-SW-A00-GA-ZZ-0201 F01;  
 BDP-EL-SW-A00-GA-ZZ-0202 F01; BDP-AR-ST1-A00-SE-00-239-F01;  
 BDP-AR-ST1-A00-SE-00-204 F01; BDP-AR-ST2-A00-SE-00-201 F01; received  
 on 17th October 2011; BDP-LS-ST1-A00-GA-ZZ-0201 F02;  
 BDP-AR-ST1-A00-GA-B01-0201 F02; BDP-AR-ST2-A00-GA-B01-0201 F02;  
 BDP-LS-ST2-A00-GA-ZZ-0201 F02 received on 12th December 2011  
 BDP-AR-ST1-A00-EL-00-0241 F01; BDP-LS-SW-A00-GA-L01-0201 F03;  
 BDP-LS-SW-A00-GA-ZZ-0201 F04; BDP-AR-ST2-A00-GA-L01-0201 F02;  
 received on 23rd January 2012.

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

### **11) 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. In accordance with BS7445:2003, there shall be no low frequency tones produced by the plant.

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

### **12) UNI**

Apart from patient transfer, no vehicular movements nor any loading or unloading of vehicles shall take place in the Stage 3 service yard or on the southern service road except between 7am and 7pm.

*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.*

### **13) UNI**

No works of construction shall take place (save for construction of the helipad and substation), until a tree planting scheme, including a 5 year management and maintenance plan, for Bristol Gate and Whitehawk Hill Road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the timeframe for such planting. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.

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

**14) UNI**

Any trees which are planted as required by condition 5, that die within 5 years of being planted, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**15) UNI**

Use of the basement car parking hereby approved shall be for patients and visitors only.

*Reason: In order to retain an acceptable number of dedicated patient and visitors car parking spaces on site and to restrict the number of staff parking spaces available and to comply with policy TR1 of the Brighton & Hove Local Plan.*

**16) UNI**

A minimum number of 40 car parking spaces for cancer patients, 21 disabled car parking spaces, 27 motorcycle parking bays, 12 short stay parking bays and the dedicated underground drop off zone shall be marked out and permanently retained within the basement car park.

*Reason: In order to retain an acceptable number of dedicated patient and visitors car parking spaces on site and to restrict the number of staff parking spaces available and to comply with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.*

**17) UNI**

No development shall commence (save for the helipad and substation) until details of secure and covered cycle parking facilities at the North Access Road as indicated on the approved plans for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. Prior to the erection of construction site hoardings or fencing around Stage 1, these facilities shall be fully implemented and retained for use at all times.

*Reason: To ensure that satisfactory facilities for the parking of cycles during the construction phase and post occupation of the development hereby approved are provided and to encourage travel by means other than private motor vehicles and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.*

**18) UNI**

Not less than 3 months prior to the commencement of construction of the helipad hereby approved, details of the final verified design of the helipad including details of the associated plant, lifts and staircases shall be submitted to and approved in writing by the Local Planning Authority. The height of the helipad shall not exceed 118.2 metres AOD. The details submitted shall include confirmation from a suitably qualified person that the final design to be implemented would meet the requirements of the Civil Aviation Authority and all other necessary safety requirements. The helipad shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: In order that the Local Planning Authority can be satisfied that the final design is acceptable in terms of its visual impact, in particular its effect on the setting of adjoining Conservation Areas and Listed Buildings and complies with policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.*

**19) UNI**

The construction of the helipad shall not commence until final details of external lighting of the helipad have been submitted to and approved in writing by the

Local Planning Authority. The external lighting shall be installed in accordance with the approved details and retained as such.

*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.*

**20) UNI**

The helipad hereby approved shall not be used other than by helicopters of the Air Ambulance, HM Coastguard or Police, for Major Trauma Medical Emergencies or Major Incidents and will not be used for any other journeys whatsoever including visitors, personal or pleasure use.

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

**21) UNI**

The helipad shall only be used between 07.00 and 19.00 hours except in the case of a Major Incident. A Major Incident is defined within the NHS Emergency Planning Guidance (2005), or any subsequent update to this Guidance.

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

**22) UNI**

The number of helicopter flights landing on the helipad hereby approved shall be limited to 64 per annum plus a tolerance of 10 %.

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

**23) UNI**

All lighting on the helipad shall only be in use temporarily in connection with an impending helicopter landing or departure for the minimum period required for operational or safety reasons. An exception to this will be any steady red aviation warning lighting required at night by the Civil Aviation Authority on tall buildings or structures.

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

**24) UNI**

The helipad hereby approved shall not be used for carrying out routine repairs and maintenance to helicopters including leaving engines idling.

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

**25) UNI**

Following the commencement of use of the helipad, annual monitoring reports shall be submitted to the Local Planning Authority for a period of 10 years. The reports shall include details of:

- a) Total number of landings and departures in previous 12 months.
- b) Total number of daytime (0700-1900 hours) and night time flights in previous 12 months
- c) Details of the number of flights carried out by each operator permitted to use the helipad in condition 15.
- d) Trauma level and degree of medical emergencies (using the medical definition of a Major Trauma as having a Injury Severity Score of 15 or above) for which the helipad was used in daytime and night time.
- e) A log of the number of complaints in the previous 12 months received by the Trust concerning all operations of the helipad. During this 10 year period the Trust shall make the log book of helipad use available for the Council's inspection upon 7 days prior notice.

*Reason: In order to monitor and minimise the levels of activity associated with the helipad and to safeguard the amenities of local residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*



## **26) UNI**

No development of the helipad or additional lifts or Energy Centre flues 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 this part of the development 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.*

## **27) UNI**

The Energy Centre shall not be brought into use until the Applicant has demonstrated that the emissions produced would result in an NO<sub>2</sub> concentration at all heights of the Thomas Kemp Tower which is less than 40µg/m<sup>3</sup> as an annual mean and is less than 200µg/m<sup>3</sup> for the 19th highest hour in the year. This evidence is to be submitted to and approved in writing by the Local Planning Authority. This final evidence will include the results of further dispersion modelling and nitrogen dioxide monitoring which will be used to inform the scope of any Computation Fluid Dynamic (CFD) study (if required) and details of any Mitigation Scheme proposed to reduce emissions from the Energy Centre. The Mitigation Scheme shall also include details of mechanical ventilation systems and the specification and maintenance of NO<sub>x</sub> filters for the Thomas Kemp Tower where appropriate. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To protect local air quality and to ensure that the cumulative impacts are managed and to comply with policy SU9 of the Brighton & Hove Local Plan.*

## **28) UNI**

(i) No works shall take place on the Stage 1 development site (save for the helipad and substation) until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be implemented fully in accordance with the approved details.

(ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 1 development (save for the helipad and substation) hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated competent person that any remediation undertaken on site for each stage has been fully implemented. Such verification for each phase shall comprise:

- a) built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ in accordance with details agreed as part of (i) above.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i).

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

## **29) UNI**

No development of the Stage 3 site 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 Stage 3 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 policies SU14 and QD27 of the Brighton & Hove Local Plan.*

### **30) UNI**

No works shall take place on the Stage 3 development site until a servicing and delivery strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of the type and size of delivery vehicles that may use the service yard and arrangements for access and egress to and from the public highway and the service yard. The scheme shall also include details of a swept path analysis for HGV and larger delivery vehicles. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To safeguard the amenities of the occupiers of residential properties with the objective of minimising use of the service road exit onto Upper Abbey Road and to minimise noise and disruption and congestion on Upper Abbey Road and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **31) UNI**

No development at Level 3 of the Stage 3 Building shall take place until detailed plan sections at Scale 1:10 have been submitted to and approved in writing by the Local Planning Authority, and which shall show all jointing details between each type and combination of cladding material including jointing and reveals with windows, curtain walling and entrances and doorways.

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

### **32) UNI**

No development of the substation site shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping on the substation site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

### **33) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping for the substation site shall be carried out in the first planting and seeding seasons following the operation 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.*

### **34) UNI**

If, during development of the Stage 1 site, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants.

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

### **35) UNI**

No development shall commence at Level 1 of the Stage 1 building until final details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained.

*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.*

### **36) UNI**

An acoustical survey shall be carried out post completion and occupation of the Stage 1 building to demonstrate that all plant and machinery is capable of running cumulatively at 5dB(A) below existing LA90 background noise level background, as per BS4142:1997, 1-metre from the façade of the nearest existing noise sensitive premises. The survey shall make reference to BS7445:2003 to ensure that there are no tonal features of the various plant. The report shall be submitted to the Local Planning Authority within 3 months of the first occupation of the Stage 1 building, 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 SU10 and QD27 of the Brighton & Hove Local Plan.*

### **37) UNI**

No works on the Stage 1 development site (save for the helipad and substation) shall take place until final details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

### **38) UNI**

No works on the Stage 1 development site (save for the helipad and substation) shall take place until final details of the proposed water infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

### **39) UNI**

No works on the Stage 1 development site (save for the helipad and substation) shall take place until a final scheme detailing the surface water drainage system for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the principles within the submitted document, the 'Conceptual Surface Water Strategy" (WSP-CI-SW-RP-0012 dated September 2011), with regard to the Sustainable Urban Drainage System techniques. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Prior to the occupation of the Stage 1 Building, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To reduce the increased risk of flooding, to improve and protect water quality, to ensure the future maintenance of the surface water drainage and to comply with Policies SU4 and SU5 of the Brighton & Hove Local Plan.*

#### **40) UNI**

No development shall commence at Level 1 of the Stage 1 building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the landscaping of the Stage 1 site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

#### **41) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping for the Stage 1 site 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.*

#### **42) UNI**

No development at Level 1 of the Stage 1 Building 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.*

#### **43) UNI**

No development at Level 1 of the Stage 1 Building shall take place until detailed plan sections at Scale 1:10 have been submitted to and approved in writing by the Local Planning Authority, and which shall show all jointing details between each type and combination of cladding material including jointing and reveals with windows, curtain walling and entrances and doorways.

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

#### **44) UNI**

The Stage 1 development hereby permitted shall not be occupied until details of secure and covered cycle parking facilities at the front of Stage 1 as indicated on the approved plans 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 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.*

#### **45) UNI**

The Stage 1 Building shall not be occupied until details including locations of one Real Time Information and one REACT facility have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented fully in accordance with the approved details prior to the Stage 1

Building being first occupied and shall be retained as such thereafter.

*Reason: To ensure that the development incorporates the agreed sustainable transport contribution measures and complies with policy TR1 of the Brighton & Hove Local Plan.*

#### **46) UNI**

A signage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Stage 1 to include details of the location of information, warning and directional signage around the perimeter of the development hereby approved as follows:

- a) information, location and availability of visitor car parking spaces hereby approved.
- b) directional signage for staff car parking.
- c) Information signage at Bristol Gate access to underground car parking
- d) warning signage for cars emerging from underground car park.
- e) information on location and availability of all staff and visitor cycle parking facilities serving the RSCH campus.
- f) directional signage to main entrances of Stages 1 and 2.
- g) directional signage for location of bus stops.

The strategy shall include details of the timeframe for the implementation of a to g above. The scheme shall be implemented fully in accordance with the approved details.

*Reason: To ensure efficient navigation around the site and to comply with policies TR7 of the Brighton & Hove Local Plan.*

#### **47) UNI**

A non-clinical waste and recycling strategy to cover the whole development hereby approved shall have been submitted to and approved in writing by the Local Planning Authority prior to the occupation of Stage 1. The strategy shall include details of separation at source of all waste within the public areas of the hospital to include all public reception and waiting areas, shops, cafes, restaurants, staff management and teaching areas together with the Stage 3 service yard area. The Strategy shall include targets for reduction in waste and for increasing recycling with annual monitoring. The scheme shall be implemented in accordance with the approved strategy for each stage of the development.

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

#### **48) UNI**

Notwithstanding the details shown on the drawings hereby approved, the Bristol Gate Piers shall be rebuilt within the landscaped areas adjoining Bristol Gate, in locations submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the Stage 1 development.

*Reason: To ensure the satisfactory preservation of these listed structures and their setting and to comply with policies HE1, HE3 and HE4 of the Brighton & Hove Local Plan.*

#### **49) UNI**

The hospital chapel shall be reconstructed in the location shown on the drawings hereby approved prior to the occupation of Stage 1 development.

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

#### **50) UNI**

- (i) No works shall take place on the Stage 2 development site until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for

future maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.

- (ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 2 development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated competent person that any remediation undertaken on site for each stage has been fully implemented. Such verification for each phase shall comprise:
- a) built drawings of the implemented scheme;
  - b) photographs of the remediation works in progress;
  - c) certificates demonstrating that imported and/or material left in situ in accordance with details agreed as part of (i) above.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i).

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

#### **51) UNI**

If, during development of the Stage 2 site, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants.

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

#### **52) UNI**

No development shall commence at Level 1 of the Stage 2 building until final details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained as such.

*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.*

#### **53) UNI**

An acoustical survey shall be carried out post completion and occupation of the Stage 2 building to demonstrate that all plant and machinery is capable of running cumulatively at 5dB(A) below existing LA90 background noise level background, as per BS4142:1997, 1-metre from the façade of the nearest existing noise sensitive premises. The survey shall make reference to BS7445:2003 to ensure that there are no tonal features of the various plant. The report shall be submitted to the Local Planning Authority within 3 months of the first occupation of the Stage 2 building, 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 SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **54) UNI**

The Stage 2 building shall not be occupied until a final rainwater recycling scheme for the irrigation of the Stage 2 roof terrace, has been submitted to and approved in writing by the Local Planning Authority. The rainwater recycling scheme shall also include details of the necessary safeguards to protect public health. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: In order to ensure that the rainwater recycling scheme would not cause harm to public health and to comply with policies SU2 and SU9 of the Brighton & Hove Local Plan.*

### **55) UNI**

No works on the Stage 2 development site shall take place until final details of the means of foul water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

### **56) UNI**

No works on the Stage 2 development site shall take place until final details of the proposed water infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

### **57) UNI**

No works on the Stage 2 development site shall take place until a final scheme detailing the surface water drainage system for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in accordance with the principles within the submitted document, the 'Conceptual Surface Water Strategy' (WSP-CI-SW-RP-0012 dated September 2011), with regard to the Sustainable Urban Drainage System techniques. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Prior to the occupation of the Stage 2 Building, the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To reduce the increased risk of flooding, to improve and protect water quality, to ensure the future maintenance of the surface water drainage and to comply with Policies SU4 and SU5 of the Brighton & Hove Local Plan.*

### **58) UNI**

No development shall commence at Level 1 of the Stage 2 building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping on the Stage 2 site, including a 5 year management and maintenance plan, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

### **59) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping for the Stage 2 site 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.*

#### **60) UNI**

The Level 6 roof terrace of the Stage 2 building shall be made available for public use within 6 months of first occupation of the Stage 2 Building.

*Reason: To ensure the roof terrace facilities are made available to the public and to comply with policies QD17 and QD27 of the Brighton & Hove Local Plan.*

#### **61) UNI**

Prior to re-construction of the existing brick boundary wall at the Upper Abbey Road/Eastern Road junction, a sample panel shall be constructed for approval by the Local Planning Authority to include details of the brick sample and mortar colour and jointing details. The wall shall be implemented fully in accordance with the approved details prior to the occupation of the Stage 2 Building.

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

#### **62) UNI**

The Stage 2 development hereby permitted shall not be occupied until details of secure and covered cycle parking facilities at the front of Stage 2 as indicated on the approved plans 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 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.*

#### **63) UNI**

No development at Level 1 of the Stage 2 Building 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.*

#### **64) UNI**

The Stage 2 Building shall not be occupied until details including locations of one Real Time Information and one REACT facility have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be implemented fully in accordance with the approved details prior to the Stage 2 Building being first occupied and shall be retained as such thereafter.

*Reason: To ensure that the development incorporates the agreed sustainable transport contribution measures and complies with policy TR1 of the Brighton & Hove Local Plan.*

#### **65) UNI**

No development at Level 1 of the Stage 2 Building shall take place until detailed plan sections at Scale 1:10 have been submitted to and approved in writing by the Local Planning Authority, and which shall show all jointing details between each type and combination of cladding material including jointing and reveals with windows, curtain walling and entrances and doorways.

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

#### **66) UNI**

- i) No works shall take place on the Stage 3 development site until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details.



- (ii) A competent person shall be nominated to oversee the implementation of the works required by (i). The Stage 3 development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the nominated competent person that any remediation undertaken on site for each stage has been fully implemented such verification for each phase shall comprise:
- a) built drawings of the implemented scheme;
  - b) photographs of the remediation works in progress;
  - c) certificates demonstrating that imported and/or material left in situ in accordance with details agreed as part of (i) above.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i).

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

### **BH2011/02887**

#### **Royal Sussex County Hospital Eastern Road Brighton**

Demolition of the Bristol Gate Piers.

**Applicant:** Brighton & Sussex University Hospitals NHS Trust

**Officer:** Kathryn Boggiano 292138

**Approved on 28/03/12 PLANNING COMMITTEE**

#### **1) UNI**

The works of demolition hereby permitted shall not be begun until a schedule of works for the removal and reconstruction of the gate piers shall have been submitted to and approved in writing by the Local Planning Authority, which schedule shall include details of their storage prior to relocation, a method statement for their removal and reconstruction and supervision arrangements for the works. The removal, storage and reconstruction of the gate piers and supervision thereof shall be carried out in accordance with the approved schedule of works.

*Reason: To ensure the satisfactory record of these listed structures and their preservation when relocated and to comply with Policy HE2 of the Brighton & Hove Local Plan.*

#### **2) UNI**

The works of demolition hereby permitted shall not be begun until a detailed record of the gate piers, including photographs, drawings, sections and materials have been submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory record of these listed structures and their preservation when relocated and to comply with Policy HE2 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The works hereby permitted shall be commenced before the expiration of five 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.*

#### **4) UNI**

The works of demolition hereby permitted shall not be begun before commencement of Stage 1 of the development authorised by planning permission BH2011/02886.

*Reason: To prevent premature demolition of these listed structures and to comply with Policy HE2 of the Brighton & Hove Local Plan.*

**BH2011/02888**

**Royal Sussex County Hospital Eastern Road Brighton**

Demolition of hospital chapel.

**Applicant:** Brighton & Sussex University Hospitals NHS Trust

**Officer:** Kathryn Boggiano 292138

**Approved on 28/03/12 PLANNING COMMITTEE**

**1) UNI**

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

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

**2) UNI**

The works of demolition hereby permitted shall not be begun before the commencement of Stage 1 of the development authorised by planning application BH2011/02886.

*Reason: To prevent premature demolition of this listed building and to comply with Policy HE2 of the Brighton & Hove Local Plan.*

**3) UNI**

The works of demolition hereby permitted shall not be begun until a schedule of works for the removal and reconstruction of the features shall have been submitted to and approved in writing by the Local Planning Authority, which schedule shall include details of their storage prior to relocation, a method statement for their removal and reconstruction, supervision arrangements for the works and proposed lighting to the windows and lantern. The removal, storage and reconstruction of the features, and supervision thereof, shall be carried out in accordance with the approved schedule of works.

*Reason: To ensure the satisfactory record of this listed building and its preservation when relocated and to comply with Policy HE2 of the Brighton & Hove Local Plan.*

**4) UNI**

The works of demolition hereby permitted shall not be begun until a detailed record of the features in the existing chapel ("the features"), including photographs, drawings, sections and materials, and details of existing natural light levels to the windows and lantern have been submitted to and agreed in writing by the Local Planning Authority.

*Reason: To ensure the satisfactory record of this listed building and its preservation when relocated and to comply with Policy HE2 of the Brighton & Hove Local Plan.*

**BH2012/00001**

**18 Chichester Place Brighton**

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

**Applicant:** Mr Adam Walker

**Officer:** Chris Swain 292178

**Approved on 15/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 Profile Specification Document and a Design and Assess Statement received on 3 January 2012 and drawing no. 11-12-02A received on 20 February 2012.

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

**BH2012/00120**

**Falcon Court Swanborough Place Brighton**

Replacement of existing aluminium windows and patio doors to all flats with double glazed UPVC units.

**Applicant:** Mr Allen Shaw

**Officer:** Pete Campbell 292359

**Approved on 27/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 samples of the replacement windows and doors hereby permitted to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. FALC 001 and FALC 002 received on 18/01/2012 and window and door specification information received on 01/02/2012.

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

**BH2012/00129**

**Heron Court Swanborough Place Brighton**

Replacement of existing aluminium windows and patio doors to all flats with double glazed UPVC units.

**Applicant:** Mr Allen Shaw

**Officer:** Pete Campbell 292359

**Approved on 27/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 samples of the replacement windows and doors hereby permitted to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. HERON 001 and HERON 002 received on 18/01/2012 and window and door specification information received on 01/02/2012.

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

**BH2012/00134**

**Kestrel Court Swanborough Place Brighton**

Replacement of existing aluminium windows and patio doors to all flats with double glazed UPVC units.

**Applicant:** Mr Allen Shaw

**Officer:** Pete Campbell 292359

**Approved on 27/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 samples of the replacement windows and doors hereby permitted to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. KEST 001 and KEST 002 received on 18/01/2012 and window and door specification information received on 01/02/2012.

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

**BH2012/00135**

**Kingfisher Court Albourne Close Brighton**

Replacement of existing aluminium windows and patio doors to all flats with double glazed UPVC units.

**Applicant:** Mr Allen Shaw

**Officer:** Pete Campbell 292359

**Approved on 27/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 samples of the replacement windows and doors hereby permitted to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. KING-001 and KING-002 received on 18/01/2012 and window and door specification information received on 01/02/2012.

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

### **BH2012/00137**

#### **Swallow Court Albourne Close Brighton**

Replacement of existing aluminium windows and patio doors to all flats with double glazed UPVC units.

**Applicant:** Mr Allen Shaw

**Officer:** Pete Campbell 292359

**Approved on 27/03/12 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 samples of the replacement windows and doors hereby permitted to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. SWAL 001 and SWAL 002 received on 18/01/2012 and window and door specification information received on 01/02/2012.

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

### **HANOVER & ELM GROVE**

### **BH2011/03195**

#### **119 Lewes Road Brighton**

Change of use from car showroom (SG) to contract hire facility (B1). Erection of security fencing to south and west elevations to replace existing. (Part Retrospective)

**Applicant:** The Go-Ahead Group Plc

**Officer:** Anthony Foster 294495

**Refused on 04/04/12 DELEGATED**

#### **1) UNI**

The fencing, by virtue of its height and design forms an incongruous and oppressive alteration to the site, detracting from the appearance and character of the street scene, harmful to the visual amenity of the surrounding area contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/00111**

#### **Brighton General Hospital Elm Grove Brighton**

Replacement of existing single glazed metal, timber and UPVC windows and doors with new UPVC double glazed windows and aluminium double glazed doors.

**Applicant:** Sussex Community NHS Trust

**Officer:** Aidan Thatcher 292265

**Refused on 20/03/12 DELEGATED**

#### **1) UNI**

The proposed replacement window and doors are to be UPVC framed which would cause harm to the character and appearance of the existing building and the wider area by virtue of their material, design, and fenestration detailing. As such the proposal is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2012/00168**

**Former Nurses Accommodation Pankhurst Avenue Brighton**

Application for Approval of Details Reserved by Condition 19 of application BH2010/01054.

**Applicant:** Denne Construction

**Officer:** Aidan Thatcher 292265

**Approved on 16/03/12 DELEGATED**

**BH2012/00170**

**Former Nurses' Accommodation Pankhurst Avenue Brighton**

Application for Approval of Details Reserved by Condition 12 of application BH2010/01054.

**Applicant:** Denne Construction

**Officer:** Aidan Thatcher 292265

**Approved on 16/03/12 DELEGATED**

**BH2012/00211**

**124 Lewes Road Brighton**

Change of use of existing building and extension to second floor to create retail (A1) / professional services (A2) unit at ground and lower ground floor level and student accommodation (Sui Generis) at ground, first and second floor level.

**Applicant:** M & G Properties (Sussex) Limited

**Officer:** Anthony Foster 294495

**Refused on 22/03/12 DELEGATED**

**1) UNI**

The proposed extension would substantially project above the predominant height of the terrace appearing as a bulky and unsympathetic addition. The extension would be out of scale with the existing property and the adjoining terrace and would be overly dominant in and cause harm to the character of the street scene contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension by reason of its height, bulk and scale would result in an unneighbourly form of development which would be overbearing and will adversely affect neighbouring amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/00214**

**124 Lewes Road Brighton**

Change of use of existing building to create retail (A1) / professional services (A2) unit at ground and lower ground floor level and student accommodation (Sui Generis) at ground and first floor level with associated external alterations.

**Applicant:** M7G Properties (Sussex) Ltd

**Officer:** Anthony Foster 294495

**Approved on 22/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 west facing first floor windows, fronting onto Lewes Road, shall be fixed shut and non-opening and shall be retained as such thereafter.

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

*Plan.*

**3) 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 QD14 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

No development shall commence until a scheme for the soundproofing of the building, which ensures internal noise levels during day and night periods in habitable rooms on each façade is compliant with the guidance of BS8233, 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 future occupiers of the proposed flats and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

No development shall commence until details of how the passive internal ventilation system will work, ensuring all habitable rooms are provided with the required ventilation of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**7) UNI**

Prior to the commencement of the use of the site for Student Accommodation a Site Management Plan is to be submitted to and approved in writing by the Local Planning Authority. The Management Plan should address issues including anti-social behaviour, soundproofing, amenities, repair, fire precautions and safety of the residents. The Management Plan should also contain details of the contact entered into by the Registered Social Landlord and details of the general management of the site. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**8) 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.*

## **9) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA 629/01, 02, 03, 04, 05, 06, 10 rev C, 11 rev C, 12 rev A, 13 rev A, 14 rev A, 15 rev A, 17 rev A, 18 rev A, 19 rev A, 20 rev C received on 26 January 2012.

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

## **10) UNI**

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

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

## **HOLLINGDEAN & STANMER**

### **BH2011/03745**

#### **William Moon Lodge The Linkway Brighton**

Non Material Amendment to BH2007/02692 to change material as previously approved. Change East & West boundary treatments to 1.8m high close board timber fence. Changes to internal courtyard elevations.

**Applicant:** Birch Grove Nursing Home

**Officer:** Sue Dubberley 293817

**Approved on 04/04/12 DELEGATED**

### **BH2011/03797**

#### **Attenborough Centre for the Creative Arts Gardner Centre Road University Of Sussex Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6 and 7 of application BH2010/03707.

**Applicant:** University Of Sussex

**Officer:** Anthony Foster 294495

**Approved on 21/03/12 DELEGATED**

### **BH2012/00017**

#### **Attenborough Centre for the Creative Arts Gardner Centre Road University Of Sussex Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6 and 7 of application BH2010/03708.

**Applicant:** University Of Sussex

**Officer:** Anthony Foster 294495

**Approved on 21/03/12 DELEGATED**

### **BH2012/00136**

#### **Stanmer House Stanmer Village Stanmer Park Brighton**

Installation of communal satellite dish to roof. (Development is in the South Downs National Park).

**Applicant:** Adenstar Developments Ltd

**Officer:** Anthony Foster 294495

**Approved on 28/03/12 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 satellite dish hereby approved shall not protrude higher than the existing ridgeline of the roofslopes of the development.

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

**BH2012/00138**

**Stanmer House Stanmer Village Stanmer Park Brighton**

Installation of communal satellite dish to roof. (Development is in the South Downs National Park).

**Applicant:** Adenstar Developments Ltd

**Officer:** Anthony Foster 294495

**Approved on 28/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 satellite dish hereby approved shall not protrude higher than the existing ridgeline of the roofslopes of the development.

*Reason: To ensure the satisfactory appearance to the development and to comply with policies QD1, QD14, HE6, HE11, NC7 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0141.DD.831, and Waste Minimisation Statement received on 18 January 2012, and drawings no. 0141.EXG.830, Design and Access Statement, and TRIAX Data Brochure received on 1 February 2012.

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

**BH2012/00243**

**60 Hertford Road Brighton**

Certificate of Lawfulness for proposed installation of rear dormer and front rooflights.

**Applicant:** Emily Gravett

**Officer:** Pete Campbell 292359

**Approved on 23/03/12 DELEGATED**

**BH2012/00284**

**1 Ridge View Brighton**

Erection of single storey rear extension and ground excavation works to create rear patio area incorporating new retaining walls (Retrospective).

**Applicant:** Mr Billy Boyle

**Officer:** Liz Arnold 291709

**Approved on 16/03/12 DELEGATED**

## **MOULSECOOMB & BEVENDEAN**

### **BH2012/00073**

#### **University of Brighton Village Way Brighton**

Construction of section of path suitable for disabled access with stone wall, handrail and lamp columns.

**Applicant:** University of Brighton

**Officer:** Aidan Thatcher 292265

**Approved on 04/04/12 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. FAXX-O-MP-SL-1004 received on 11.01.12, drawing nos. FAXX-O-MP-SL-1105 and 50 E received on 26.01.12 and drawing no. 2507-63-EX-01 P1 received on 07.02.12.

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

#### **3) UNI**

The external lighting hereby approved shall only be used between the hours of 07.30-23.00.

*Reason: In the interests of residential amenity, to protect nature conservation features and the visual amenity of the South Downs National Park and in accordance with policies SU9, QD2, QD26, QD27, NC4, NC6, NC7 and NC8 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: In the interests of the visual amenity of the South Downs National Park and in accordance with policies QD1, QD2, QD26, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.*

#### **5) UNI**

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

*Reason: To protect the trees which are in close proximity to the site in the interest of visual amenities and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

### **BH2012/00198**

#### **15 Coombe Road Brighton**

Erection of first floor rear extension (retrospective).

**Applicant:** Mr S Kelsey

**Officer:** Pete Campbell 292359

**Approved on 20/03/12 DELEGATED**

### **1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be paint-finished in a light cream colour within 3 months from the date of this permission.

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

### **2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no.1 received on 24/01/2012 and no.2B received on 19/03/2012.

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

## **BH2012/00232**

### **89 Norwich Drive Brighton**

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

**Applicant:** Mr Marcus Willies

**Officer:** Chris Swain 292178

**Approved on 26/03/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

#### **3) UNI**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. CH430/002 and CH430/003 and a Design and Access Statement received on 30 January 2012 and drawing nos. CH430/001B, CH430/005B and CH430/004B received on 19 March 2012.

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

## **QUEEN'S PARK**

### **BH2011/03094**

#### **19 Dorset Gardens & Land adjacent Dorset Gardens Brighton**

Application to extend time limit for implementation of previous approval BH2005/05397 for demolition of existing storage building.

**Applicant:** Mr Colin Brace

**Officer:** Sue Dubberley 293817

**Approved on 04/04/12 DELEGATED**

**1) BH01.04**

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

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

**2) BH12.08**

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

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

**BH2011/03633**

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

Application for Approval of Details Reserved by Conditions 20 and 24 of application BH2009/01477.

**Applicant:** Sir Robert McAlpine

**Officer:** Mick Anson 292354

**Approved on 21/03/12 DELEGATED**

**BH2011/03901**

**106 St James's Street Brighton**

Change of use of basement from ancillary retail storage (A1) to tattoo studio (SUI Generis).

**Applicant:** James Robinson Tattoos

**Officer:** Chris Swain 292178

**Approved on 02/04/12 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 premises shall not be open or in use except between the hours of 08.00 and 20.00 hours on Monday to Saturday, and between 11.00 to 17.00 hours on Sunday.

*Reason: To safeguard the amenities of the locality 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 approved drawings nos. JP/2011/106/1, JP/2011/106/2 and JP/2011/106/3, a Biodiversity Checklist, a Design and Access Statement received on 21 December 2011, two artists impression drawings and an email from the applicant received on 30 January 2012, a Planning Statement and revised drawing no. JP/2012/106/4A received on 1 February 2012.

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

**4) UNI**

The basement level shall only be used as a tattoo studio. Upon cessation of the use hereby approved the premises shall be reinstated to the former retail use

(Use Class A1).

*Reason: To protect the future vitality and viability of the local shopping centre, in accordance with policy SR5 of the Brighton & Hove Local Plan.*

**5) UNI**

Access to the shared facilities, including adequate storage space and the use of the toilet facilities at basement level of 106 St James's Street should be provided for the use of the A1 retail shop at ground floor level and retained as such thereafter at all times.

*Reason: To protect the viability of the ground floor A1 retail use at No.106 St James's Street, in accordance with policy SR5 of the Brighton & Hove Local Plan.*

**BH2012/00140**

**Public Toilets Queens Park West Drive Brighton**

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

**Applicant:** Mr J Morris

**Officer:** Aidan Thatcher 292265

**Approved on 23/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.06**

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

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

**3) BH02.08**

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

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

**4) BH05.09A**

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

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

**5) BH07.11**

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

**6) 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.*

**7) UNI**

No works shall take place until a plan confirming that the proposed rooftop vent would not protrude any higher than the existing parapet has been submitted to and been approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the proposal would not cause any harm to the character or appearance of the Queens Park Conservation Area and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**8) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. site location plan (unreferenced), existing toilet facilities plan (unreferenced) and 05/1102505 received on 19.01.12, drawing no. 01/1102505 received on 01.02.12 and drawing nos. 04/1102505 A (x2), 10/1102505, bifold door elevations (unreferenced), Reveal/frame jamb and door stile (unreferenced) and frame section detail (unreferenced) received on 15.03.12.

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

**9) UNI**

The use hereby permitted shall not be open to customers except between the hours of 07.00 and 20.00 Mondays to Sundays.

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

**BH2012/00275**

**9 Royal Crescent Brighton**

Demolition of existing garage in rear garden and infill of opening in existing boundary wall to match existing.

**Applicant:** Mrs Judith Young

**Officer:** Sue Dubberley 293817

**Approved on 21/03/12 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 render to the infill in the boundary wall shall be a lime based smooth render without expansion joints or external beads or stops, and no coping stones.

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

**BH2012/00276**

**9 Royal Crescent Brighton**

Removal of internal door and blocking up of opening (Part Retrospective).

**Applicant:** Mrs Judith Young

**Officer:** Sue Dubberley 293817

**Approved on 21/03/12 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 doorcase, architraves and door must be re-fitted exactly to original details, and the blocking of the kitchen side carried out in a fully reversible manner, to allow the future opening up of the doorway should this become desirable.

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

## **BH2012/00303**

### **22 St Lukes Road Brighton**

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

**Applicant:** Mr Andrew Roberts

**Officer:** Pete Campbell 292359

**Approved on 30/03/12 DELEGATED**

## **BH2012/00307**

### **9 Royal Crescent Brighton**

Internal alterations including installation of new cupboards and bookshelves, removal and installation of new doors. External alterations including installation of new boiler flue and outside light. (part retrospective)

**Applicant:** Ms Judith Young

**Officer:** Sue Dubberley 293817

**Approved on 02/04/12 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.*

## **ROTTINGDEAN COASTAL**

## **BH2011/01827**

### **Land to rear of 105 Marine Drive Rottingdean Brighton**

Erection of single storey 2 bed dwelling.

**Applicant:** HR Investments

**Officer:** Kate Brocklebank 292175

**Approved after Section 106 signed on 20/03/12 DELEGATED**

### **1) BH01.01**

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

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

### **2) BH02.01**

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

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

**3) BH02.08**

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

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

**4) BH03.01**

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

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

**5) BH04.01A**

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

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

**6) BH05.01B**

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

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

**7) BH05.02B**

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



#### **8) BH05.08A**

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

#### **9) BH05.10**

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

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

#### **10) 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.*

#### **11) BH08.01**

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

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

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

#### **12) BH11.01**

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

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

#### **13) 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.*

#### **14) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. A.01, A.02, D.12 and D.14 received 23 June 2011, 101 received 21 November 2011, 11.D revision B received 21 October 2011, D10 revision C received 3 January 2012 and D.13 revision A received 26 January 2012.

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

#### **15) UNI**

The window on the southern elevation shall not be glazed otherwise than with obscured glass and open inwards and thereafter permanently retained as such.

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

### **BH2011/03043**

#### **40 - 40A Bristol Gardens Brighton**

Application for Approval of Details Reserved by Conditions 3, 5, 6, 10, 11, 12, 14, 16, 17, 20, 21, 22, and 25 of application BH2010/03333.

**Applicant:** Cross Construction

**Officer:** Kate Brocklebank 292175

**Split Decision on 20/03/12 DELEGATED**

#### **1) UNI**

Approve the details pursuant to conditions 3, 5, 6, 10, 11, 14, 17, 20, 21, 22, and 25 subject to full compliance with the submitted details.

### **1) UNI**

Does Not Approve the details pursuant to conditions 12 and 16 for the following reasons:

1. The applicant has failed to submit a Design Stage Assessment Report and Certificate to demonstrate that the office accommodation will achieve a BREEAM rating of 'Very Good' as required by condition 12.
2. Condition 16 is phased and a validation report is required prior to the development being brought into use or occupied in order to satisfy the requirements of the condition.

### **BH2011/03187**

#### **43 Ainsworth Avenue Ovingdean Brighton**

Erection of two storey detached outbuilding and increased height of front boundary wall.

**Applicant:** Mr & Mrs G Payne

**Officer:** Liz Arnold 291709

**Refused on 04/04/12 DELEGATED**

### **1) UNI**

The proposed garage development, by virtue of its positioning forward of the common front building line to the west of the site, its design and height and the removal of the existing hedge located to the west of the development would result in the development appearing as an incongruous feature within the Ainsworth Avenue street scene and would have a detrimental impact upon the visual amenities of the surrounding area, failing to emphasise or enhance the positive qualities of the neighbourhood. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The new front boundary wall, by virtue of its height, is out of keeping with the neighbouring front boundary treatments and as a result is of detriment to the visual amenities of the Ainsworth Avenue street scene, contrary to policy QD14 of the Brighton and Hove Local Plan.

### **BH2011/03293**

#### **12 Ainsworth Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end rear extension with dormer, front rooflight and side dormers with rear rooflights.

**Applicant:** Mr Christopher Curtis

**Officer:** Louise Kent 292198

**Approved on 04/04/12 DELEGATED**

### **BH2011/03339**

#### **21 Chichester Drive West Saltdean Brighton**

Erection of 2no storey rear extension and addition of rear dormer to existing loft conversion.

**Applicant:** Mr Michael Burnage

**Officer:** Anthony Foster 294495

**Refused on 28/03/12 DELEGATED**

### **1) UNI**

The proposed two-storey rear extension, by virtue of its extended area of flat roof forms an incongruous addition of poor design which does not relate well to the existing property to the detriment of the character and appearance of the existing building. As such the proposal is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposed rear dormer, by virtue of its size, positioning and inappropriate design forms an incongruous addition, detrimental to the appearance of the building, the visual amenities enjoyed by neighbouring properties and the surrounding conservation area. The development is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

### **BH2011/03722**

#### **9 Lewes Crescent Brighton**

Installation of rooflight to rear and internal alterations to layout of flat.

**Applicant:** Miss Caroline Gration

**Officer:** Helen Hobbs 293335

**Approved on 04/04/12 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.*

### **BH2011/03949**

#### **105 Marine Drive Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 14 and 15 of application BH2010/03444.

**Applicant:** HR Investments

**Officer:** Kate Brocklebank 292175

**Split Decision on 20/03/12 DELEGATED**

#### **1) UNI**

Approve the details pursuant to conditions 14 subject to full compliance with the submitted details

#### **1) UNI**

Does Not Approve the details pursuant to condition 15 for the following reason:

1. An EcoHomes Design Stage Certificate and Post Construction Review Certificate confirming that the development has achieved an EcoHomes rating is required to agreed the details reserved by this condition; neither were submitted.

### **BH2012/00058**

#### **27 Falmer Road Rottingdean Brighton**

Erection of single storey side extension, new boundary wall & gates to front of property and installation of rooflights to side elevations.

**Applicant:** Mr Stephen Calaghan

**Officer:** Anthony Foster 294495

**Approved on 22/03/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

*the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02B, 03B, 06A, 07B, 08B, 09B, 11, 13, received on 11 January 2012 and drawings no. 04B, 05B received on 19 January 2012

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

**BH2012/00086**

**68-70 High Street Brighton**

Application for Approval of Details Reserved by Conditions 12, 16, 18, 20 (i) and 21 of application BH2011/01773.

**Applicant:** Novus Property

**Officer:** Liz Arnold 291709

**Approved on 20/03/12 DELEGATED**

**BH2012/00115**

**The Nook Ovingdean Road Ovingdean Brighton**

Replacement of existing timber framed single glazed windows with new timber framed single glazed units.

**Applicant:** Mr Steven Warriner

**Officer:** Chris Swain 292178

**Approved on 20/03/12 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.*

**BH2012/00171**

**122 Longhill Road Ovingdean Brighton**

Extension at first floor level with associated roof extension incorporating new gable end and rooflights to side and rear elevations. Balcony with glazed balustrade to front elevation.

**Applicant:** Mr & Mrs Bailey

**Officer:** Anthony Foster 294495

**Approved on 21/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. D.01, D.02, D.03, D.04, D.05, D.06 received on 23 January 2012

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

**BH2012/00179**

**65 High Street Rottingdean Brighton**

External redecoration and display of non-illuminated text signs and amenity signs.

**Applicant:** Greene King Ltd

**Officer:** Chris Swain 292178

**Approved on 27/03/12 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 rendered part of the south elevation that rises above the roofline of the adjoining building to the south shall be painted to match the rendered elevation below.

*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 repainting shall be undertaken with a smooth, masonry paint and retained as such thereafter. To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

**4) UNI**

Notwithstanding the details shown on drawing 92249PLv01-1 the black board to the centrally located door shall be removed and the door retained as such thereafter.

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

**BH2012/00240**

**65 High Street Rottingdean Brighton**

Display of 4no non-illuminated text signs and 2no non-illuminated amenity signs.

**Applicant:** Greene King Ltd

**Officer:** Chris Swain 292178

**Approved on 27/03/12 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**

Notwithstanding the details shown on drawing 92249PLv01-1 the black board to the centrally located door shall be removed and the door retained as such thereafter.

*Reason: To preserve the appearance and character of the listed building and to accord with policy HE9 of the Brighton & Hove Local Plan.*

### **BH2012/00279**

#### **45 Tumulus Road Saltdean Brighton**

Loft conversion incorporating hip to gable side roof extensions, front rooflights and rear dormer.

**Applicant:** Mr Tester

**Officer:** Jonathan Puplett 292525

**Approved on 21/03/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.04**

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

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

### **3) BH03.03**

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

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. 1400/1513 and 1526B received on the 2nd of February 2012.

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

## **BH2012/00335**

### **Longhill Secondary School Falmer Road Rottingdean Brighton**

Installation of boiler ducting to North elevation of block 3.

**Applicant:** Brighton & Hove City Council

**Officer:** Wayne Nee 292132

**Approved on 04/04/12 DELEGATED**

### **1) BH01.01**

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

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

### **2) UNI**

Unless otherwise agreed in writing, no development shall commence until a scheme for the suitable treatment of the ducting/flue 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.*

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. A-300A, A-301A, A-302A and A-001A received on 07 February 2012.

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

## **BH2012/00708**

### **4 Roedean Crescent Brighton**

Non Material Amendment to BH2010/00695 to omit juliet style balconies to first floor windows at the rear and replace with normal windows.

**Applicant:** Mr Pell

**Officer:** Louise Kent 292198

**Approved on 04/04/12 DELEGATED**

## **BH2012/00716**

### **7 Roedean Way Brighton**

Certificate of lawfulness for a rear dormer roof extension and rooflights on the front and rear roof slopes (retrospective).

**Applicant:** Mrs Louise Thomas

**Officer:** Chris Swain 292178

**Approved on 21/03/12 DELEGATED**



## **WOODINGDEAN**

### **BH2012/00175**

#### **Woodingdean Bowls Club Central Park Woodingdean Brighton**

Erection of wooden shed and greenhouse on concrete base.

**Applicant:** Woodingdean Bowls Club

**Officer:** Jonathan Puplett 292525

**Approved on 21/03/12 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 location plan block plan and statement received on the 23rd of January 2012 and the drawings received on the 1st and 2nd of February 2012.

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

## **BRUNSWICK AND ADELAIDE**

### **BH2011/03767**

#### **70B Lansdowne Place Hove**

Installation of galvanised steel handrail to entrance steps (retrospective).

**Applicant:** Mr David Harrop

**Officer:** Christopher Wright 292097

**Approved on 23/03/12 DELEGATED**

### **BH2011/03768**

#### **70B Lansdowne Place Hove**

Installation of galvanised steel handrail to entrance steps (Retrospective).

**Applicant:** Mr David Harrop

**Officer:** Christopher Wright 292097

**Approved on 22/03/12 DELEGATED**

#### **1) UNI**

The railing shown on the approved plans shall be painted black and shall be retained as such thereafter.

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

### **BH2012/00182**

#### **37 First Avenue Hove**

Erection of timber and metal shelter in rear garden.

**Applicant:** Golden Lion Group

**Officer:** Adrian Smith 290478

**Refused on 28/03/12 DELEGATED**

#### **1) UNI**

Policies QD1, 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 shelter, by virtue of its overall scale and excessive garden coverage, represents an overdevelopment of the site that would harm the open garden character of the site and surrounding area, and the character and appearance of the Avenues conservation area, contrary to the

above policies.

**2) UNI2**

Policies QD27 and SU10 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity to adjacent residents and occupiers by way of, amongst others, noise disturbance. The proposed garden shelter would result in the intensification of use of the garden resulting in the greater potential for year-round noise disturbance from drinking and socialising, to the detriment of the amenities of adjacent residents, contrary to the above policies

**BH2012/00238**

**Flat 1 4-5 Palmeira Square Hove**

Internal alterations to bathroom and wc to create en suite to bedroom. Installation of extractor grille and patio doors to replace existing window to rear elevation.

**Applicant:** Ms Susie de Castilho

**Officer:** Robert McNicol 292322

**Refused on 02/04/12 DELEGATED**

**1) UNI**

The proposal to replace the rear window with patio doors is considered to have an adverse effect on the architectural and historic character and appearance of the building, and is therefore contrary to policy HE1 of the Local Plan and the guidance contained in SPD09 Architectural Features.

**CENTRAL HOVE**

**BH2012/00130**

**Flat 1 23 Hova Villas Hove**

Replacement of existing timber windows with UPVC windows to rear elevation (Retrospective).

**Applicant:** Ms Heather Robinson

**Officer:** Mark Thomas 292336

**Approved - no conditions on 02/04/12 DELEGATED**

**BH2012/00309**

**Oliver House 5-7 Fourth Avenue Hove**

Replacement of existing single glazed timber casement windows to all flats and communal stairwell with new PVCU double glazed tilt and turn casement windows.

**Applicant:** Southern Housing Group

**Officer:** Robert McNicol 292322

**Approved on 21/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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.3-0321-2 and product specification received on 06-Feb-2012.

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

**BH2012/00316**

**181 Church Road Hove**

Application for approval of details by conditions 5 & 6 of application BH2011/00480.

**Applicant:** K C & J C Patel

**Officer:** Mark Thomas 292336

**Refused on 02/04/12 DELEGATED**

**1) UNI**

The site contamination study submitted in relation to condition 6 is insufficiently detailed and as such is not considered to represent a robust assessment.

**2) UNI2**

Inconsistent plans have been submitted with regards the proposed bin/ bicycle store. The submitted elevational drawing indicates a 'stable' style single door, whilst the floor plans show double doors differently positioned. The provision of a single 'stable' door as proposed on the submitted elevational drawing is not considered to provide adequate access to the storage area proposed. A double door configuration would be more appropriate in this regard, although in the absence of an elevational drawing to demonstrate the height and design of the proposed doors it has not been possible to assess the visual impact of such a proposal on the host property or the wider Old Hove conservation area.

**GOLDSMID**

**BH2011/03387**

**5 York Court 2 Nizells Avenue Hove**

Replacement of existing steel framed windows and balcony doors with new aluminium units.

**Applicant:** Mrs Debra Burdis

**Officer:** Robert McNicol 292322

**Approved on 20/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 product quotation reference k1264 received on 16-Jan-2012 and identifying photographs received on 26-Jan-2012.

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

**BH2011/03603**

**12 Cambridge Grove Hove**

Conversion of existing house to form 2no three bedroom houses with associated alterations including loft conversion incorporating rooflights to front and rear roof slopes and alterations to fenestration.

**Applicant:** Mrs Kennington

**Officer:** Guy Everest 293334

**Approved on 15/03/12 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

The development hereby permitted shall not be occupied until refuse and recycling storage facilities and secure cycle parking facilities 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**

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

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

## **4) UNI**

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

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

## **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1310/1338 received on 24th November 2011; and approved drawings no. 1310/1505B, 1310/1532A & 1310/1533A received on 13th January 2012.

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

## **6) 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.*

## **BH2012/00026**

### **73B Denmark Villas Hove**

Replacement of existing timber sash and casement windows and painted timber doors with painted timber doors at basement level.

**Applicant:** Ms Janet Gordon

**Officer:** Adrian Smith 290478

**Approved on 03/04/12 DELEGATED**

### **1) BH01.01**

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

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

### **2) UNI**

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

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

### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 432(PL)1a, 432(PL)2a & 432(PL)3 received on the 16th February 2012.

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

**BH2012/00041**

**4 Wilbury Gardens Hove**

Demolition of existing rear garage to facilitate the erection of a single storey side and rear extension with associated external alterations.

**Applicant:** Mr Dan Chester

**Officer:** Adrian Smith 290478

**Refused on 20/03/12 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed rear extension, by virtue of its scale, form, and massing across the entire width of the site, represents an excessive and dominant building form to the rear of the property that, in conjunction with the existing large extensions, would serve to sequentially overdevelop the site in a harmful manner, contrary to the above policy.

**BH2012/00122**

**47 Coniston Court Holland Road Hove**

Replacement of existing timber windows and balcony door with new PVCU double glazed units.

**Applicant:** Miss Claire Hillier

**Officer:** Mark Thomas 292336

**Approved on 02/04/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 floor plan and window brochure received on 17th January 2012, and window specification document and annotated photos received on 6th February 2012.

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

**BH2012/00268**

**45 Cromwell Road Hove**

Removal of existing timber framed window and installation of timber framed door to front elevation at basement level.

**Applicant:** The Montessori Place

**Officer:** Robert McNicol 292322

**Refused on 04/04/12 DELEGATED**

**1) UNI**

The proposal is considered to have an adverse impact on the character and appearance of the Conservation Area and is not considered to be well designed and detailed in relation to the recipient property. It is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and advice contained in the council's supplementary Planning Document SPD09- Architectural Features.

**BH2012/00326**

**9 Oxford Mews Hove**

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

**Applicant:** Mr Patrick Sullivan

**Officer:** Mark Thomas 292336

**Approved on 20/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 10010/11.001A, 10010/13.001A received on 6th February 2012.

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

**BH2012/00410**

**Flat 3 60 The Drive Hove**

Internal alterations to layout of flat.

**Applicant:** Byrgreen Properties Ltd

**Officer:** Robert McNicol 292322

**Refused on 04/04/12 DELEGATED**

**1) UNI**

The subdivision of a principal front room does not respect the scale and design of the Grade II Listed Building and would have an adverse impact on its historic and architectural character. It is therefore contrary to policy HE1 of the Local Plan and SPGBH11 Listed Building Interiors.

**HANGLETON & KNOLL**

**BH2012/00261**

**52 Holmes Avenue Hove**

Certificate of Lawfulness for proposed single storey rear extension, loft conversion, installation of two tiered dormer to side elevation and associated alterations.

**Applicant:** Sue Salvage

**Officer:** Mark Thomas 292336

**Approved on 15/03/12 DELEGATED**

**BH2012/00304**

**7 Elm Drive Hove**

Erection of single storey rear infill extension.

**Applicant:** Mrs Ellie Wyatt

**Officer:** Mark Thomas 292336

**Refused on 20/03/12 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 extension by virtue of its excessive scale, bulk, protrusion and utilisation of a flat roof represents an uncharacteristic and incongruous addition which would appear 'tacked on', and would significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

**BH2012/00337**

**19 Meads Avenue Hove**

Erection of a single storey side extension.

**Applicant:** Ms Forknall

**Officer:** Helen Hobbs 293335

**Approved on 04/04/12 DELEGATED**

**1) BH01.01**

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1 and site plan received on 7th February 2012.

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

**BH2012/00370**

**38 Summerdale Road Hove**

Erection of single storey side extension

**Applicant:** Miss Jo Mildyn

**Officer:** Mark Thomas 292336

**Refused on 03/04/12 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 extension by virtue of its excessive scale, bulk and projection represents an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

**BH2012/00371**

**38 Summerdale Road Hove**

Erection of single storey rear extension

**Applicant:** Miss Jo Mildyn

**Officer:** Mark Thomas 292336

**Refused on 03/04/12 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 extension by virtue of its excessive scale, bulk and projection represents an uncharacteristic and incongruous addition which would appear 'tacked on', significantly detracting from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

**BH2012/00407**

**38 Summerdale Road Hove**

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

**Applicant:** Ms Jo Mildyn

**Officer:** Mark Thomas 292336

**Refused on 04/04/12 DELEGATED**

**NORTH PORTSLADE**

**BH2012/00092**

**30 Mile Oak Gardens Portslade**

Certificate of Lawfulness for proposed loft conversion incorporating dormer extension to both side and rear elevations and rooflight to front elevation. Conversion of garage into habitable room.

**Applicant:** Ms T Livermore

**Officer:** Jason Hawkes 292153

**Approved on 20/03/12 DELEGATED**

**BH2012/00256**

**Foredown Tower Visitor & Learning Centre Foredown Road Portslade**

Replacement of existing single glazed crittall windows with double glazed metal windows.

**Applicant:** Portslade Adult Learning CIC

**Officer:** Mark Thomas 292336

**Refused on 03/04/12 DELEGATED**

**1) UNI**

Policy HE10 of the Brighton & Hove Plan states in relation to buildings of local interest that, whilst not enjoying the full protection of statutory listing, the design and the materials used in proposals affecting these buildings should be of a high standard compatible with the character of the building. Policy QD14 states that extensions or alterations to existing buildings should be well designed, sited and detailed in relation to the recipient property, adjoining properties and the surrounding area. The existing slender framed metal windows are an important and attractive historical feature of the building. The proposal to replace these windows with aluminium framed windows which would be bulkier and alter the glazing pattern of the existing would be detrimental to the character and appearance of the existing building. The correct approach would be to investigate the retention and refurbishment of the existing windows. If this is not possible this would need to be justified in an application, and replacement steel units should



be considered. For the reasons outlined, it is considered that the proposed development would be contrary to policies QD14 and HE10 of the Brighton & Hove Local Plan.

## **SOUTH PORTSLADE**

### **BH2011/03496**

#### **9 - 10 Carlton Terrace Portslade**

Roof conversion to create 1no bedsit dwelling incorporating front and rear dormers.

**Applicant:** Mr Vince Petraca

**Officer:** Mark Thomas 292336

**Approved on 20/03/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH04.01A**

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

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

#### **3) 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.*

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 received on 15th November 2011.

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

### **BH2012/00347**

#### **14 Benfield Way Portslade**

Installation of rooflights to side elevations (Part Retrospective).

**Applicant:** Mr D O'Sullivan

**Officer:** Robert McNicol 292322

**Approved on 03/04/12 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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. 04/1201529. 06/1201529 and 07/1201529 received on 8

February 2012.

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

## **HOVE PARK**

### **BH2011/03258**

#### **Land at City Park Orchard Road Hove**

Erection of 6no two bedroom houses with associated landscaping and cycle spaces.

**Applicant:** Mr Tim Harding

**Officer:** Jason Hawkes 292153

#### **Refused on 20/03/12 DELEGATED**

##### **1) UNI**

The proposed development, by virtue of its design and materials relates poorly to the adjacent properties and proposed dwellings would stand out in the street scene as inappropriate and incongruous additions. The proposal would look out of character with the existing development in the area and is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

##### **2) UNI2**

The development makes inadequate provision for the increase in demand for travel and will result in additional demand for travel services. The scheme is therefore contrary to policy TR1 of the Brighton & Hove Local Plan requires that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling.

### **BH2011/03629**

#### **21 Dyke Road Avenue Hove**

Erection of porch extension of front, single storey side and rear extension and balcony area above existing rear conservatory.

**Applicant:** Mr L Cadell-Smith

**Officer:** Mark Thomas 292336

#### **Approved on 21/03/12 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) 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**

No development shall take place until full details of the proposed balcony balustrade and screening have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and the balcony shall not be brought into use until the approved screening has been installed in its entirety.

*Reason: To ensure a satisfactory appearance to the development, to protect adjoining properties from overlooking, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

### **4) UNI**

There is a Beech tree within the garden of no. 23 Dyke Road Avenue adjacent the shared boundary with the application property which would be approximately 3m from the proposed extension. Any roots of this tree within the rear garden of the application property shall be protected to BS 5837 (2005) Trees in Relation to Construction as far as is practicable. No development shall commence until an Arboricultural Method Statement is submitted to and approved in writing by the Local Planning Authority. The approved method of tree protection shall be implemented prior to commencement of works on site and retained until the completion of the development hereby permitted.

*Reason: To afford adequate protection to a tree in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.*

### **5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2 received on 28th November 2011.

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

### **6) UNI**

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

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

## **BH2012/00169**

### **29 Cobton Drive Hove**

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

**Applicant:** Mr B Patel

**Officer:** Mark Thomas 292336

**Refused on 15/03/12 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 extension by virtue of its excessive scale, bulk and projection represents an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

## **BH2012/00187**

### **47 King George VI Drive Hove**

Certificate of Lawfulness for proposed erection of rear conservatory extension and out-building in rear garden.

**Applicant:** Mr & Mrs Bailey

**Officer:** Christopher Wright 292097

**Approved on 20/03/12 DELEGATED**

**BH2012/00188**

**47 King George VI Drive Hove**

Erection of entrance porch to front elevation.

**Applicant:** Mr & Mrs Bailey

**Officer:** Christopher Wright 292097

**Approved on 20/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1420/1544 received on 24 January 2012.

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

**BH2012/00189**

**4 Sandringham Close Hove**

Erection of two storey rear extension patio and alterations.

**Applicant:** Mr Sharifi

**Officer:** Robert McNicol 292322

**Approved on 20/03/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.09**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1163/1521C received on 15 March 2012.

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

**BH2012/00190**

**4 Sandringham Close Hove**

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

**Applicant:** Mr Sharifi

**Officer:** Robert McNicol 292322

**Approved on 20/03/12 DELEGATED**

## **BH2012/00206**

### **85 Woodland Drive Hove**

Certificate of Lawfulness for proposed single storey rear extension and boundary wall to south elevation.

**Applicant:** Mr Paul Girgis

**Officer:** Jason Hawkes 292153

**Split Decision on 20/03/12 DELEGATED**

#### **1) UNI**

Grant a lawful development certificate for a proposed boundary wall to the south elevation.

The development is permitted under Schedule 2, Part 1, Class A and Part 2, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

#### **1) UNI**

Development is not permitted by Class A.1(h), Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, which relates to the enlargement, improvement or other alteration of a dwellinghouse, where the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The original dwellinghouse has already been extended with a two-storey side extension. The scheme is to the side of this existing addition. The scheme results in an addition which, together with the existing extension, would be more than half the width of the original dwellinghouse. The proposal is therefore contrary to the above.

## **BH2012/00219**

### **45 Elizabeth Avenue Hove**

Demolition of existing garage and erection of single storey habitable outbuilding with pitched roof.

**Applicant:** Mr Nick Taggart

**Officer:** Steven Lewis 290480

**Approved on 20/03/12 DELEGATED**

#### **1) BH01.01**

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

**4) UNI**

The extension hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

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

**5) UNI**

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. At least 2 trees should be planted to replace those that are to be lost. The landscaping scheme shall include details of planting plans, written specifications, schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme.

*Reason: To ensure appropriate landscaping and in the interests of the visual amenity of the area and to accord with policies QD1, QD14, QD15 and QD16 of the Brighton & Hove Local Plan.*

**6) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, alteration or means of enclosure other than those expressly authorised by this permission, upon or relating to the outbuilding hereby permitted without first obtaining planning permission from the local planning authority.

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

**7) UNI**

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

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

**8) UNI**

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of the outbuilding, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

*Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.*

**9) UNI**

The development hereby permitted shall be carried out in accordance with the approved unnamed drawings no. 100, 101, 102, 103, 104A, 105A & 106A received on 09/02/2012.

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

**BH2012/00272**

**Flat 1, 13 Leighton Road Hove**

Erection of a single storey rear extension with associated external alterations.  
(Part retrospective).

**Applicant:** Ms Helen Dewhurst

**Officer:** Steven Lewis 290480

**Approved on 03/04/12 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 102, 103, 104, 200, 300, 301, 302, 400 & 500 received on 02/02/2012.

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

**BH2012/00807**

**109 Old Shoreham Road Hove**

Non Material Amendment to BH2011/03192 to the addition of two lantern type roof windows in flat roof over extension.

**Applicant:** Mr Alistair Sinclair

**Officer:** Steven Lewis 290480

**Approved on 03/04/12 DELEGATED**

**WESTBOURNE**

**BH2012/00230**

**22-24 Sackville Gardens Hove**

Erection of single storey rear extension.

**Applicant:** The Priory Group

**Officer:** Jason Hawkes 292153

**Approved on 21/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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) BH12.02**

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

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no.1214/01 & 02 received on the 27th January 2012.

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

## **BH2012/00314**

### **20-22 Pembroke Avenue Hove**

Alterations to elevations including raising of rear flat roofs with installation of rooflights to side and rear and new and replacement windows and doors.

**Applicant:** Mr Tony Milonas

**Officer:** Guy Everest 293334

**Approved on 21/03/12 DELEGATED**

## **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 ground floor extension to 20 and 22 Pembroke Avenue shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

## **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings no. 341/P1, 341/P2, 341/P3, 341/P4, 341/P6 & 341/P7 received on 6th February 2012; approved drawing no. 341/P8 received on 29th February 2012; and approved drawing no. 341/P5A received on 1st March 2012.

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

## **BH2012/00426**

### **First and Second Floor Flat 16 Westbourne Gardens Hove**

Conversion of roofspace over existing rear extension into a conservatory and roof terrace.

**Applicant:** Mr Michael Freeman

**Officer:** Robert McNicol 292322

**Refused on 04/04/12 DELEGATED**

## **1) UNI**

The proposal will cause an increased sense of overlooking and overbearing to neighbouring residents and will result in a loss of privacy and a likely increase in noise disturbance for the neighbouring residents, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan. Furthermore, the proposal is poorly



designed and sited in relation to the recipient property and does not respect the character of the area, contrary to policy QD14.

**BH2012/00429**

**11 Braemore Road Hove**

Single storey rear extension

**Applicant:** Mr Price

**Officer:** Helen Hobbs 293335

**Approved on 21/03/12 DELEGATED**

**1) BH01.01**

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with drawing nos. ADC434/02, 03 rev A, 04 rev A, 05 rev B, BP rev A and LP received on 15th February 2012.

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

**WISH**

**BH2011/00368**

**Land Rear Of 8 - 16 St Leonards Road Hove**

Application for Approval of Details Reserved by Condition 9 and 10 of application BH2009/01365.

**Applicant:** Rosemar Developments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/03/12 DELEGATED**

**BH2011/02835**

**331 Kingsway Hove**

Application for Approval of Details Reserved by Condition 25 of application BH2011/00227.

**Applicant:** Denne Construction Limited

**Officer:** Clare Simpson 292454

**Approved on 20/03/12 DELEGATED**

**BH2011/03748**

**158 St Leonards Avenue Hove**

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

**Applicant:** Mr Paul Nicholson

**Officer:** Mark Thomas 292336

**Approved on 20/03/12 DELEGATED**

**BH2011/03894**

**Land Adjoining 89 Payne Avenue Hove**

Demolition of existing outbuilding and erection of two bedroom house.

**Applicant:** Rogan Investments

**Officer:** Mark Thomas 292336

**Refused on 15/03/12 DELEGATED**

**1) UNI**

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its height, scale, and detailing, would not relate well to neighbouring properties or the wider area. The dwelling would appear as a cramped form of development and an incongruous addition to the street scene. It would be an overdevelopment of the site thereby detracting from the character and appearance of the area, contrary to the aforementioned planning policies.

**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 dwelling by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary represents an overbearing development for users of the school at no. 87 Payne Avenue, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. As such the proposed development is considered to be contrary to the aforementioned planning policy.

**3) UNI3**

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 development would involve the blocking up of all ground floor side (east) windows at no. 89 Payne Avenue. The result would be that the rear room of this property would not have any direct light source. Further, the proposed dwelling would rise above and be in close proximity to a first floor window, being the sole light source to an existing bedroom, at no. 89 Payne Avenue. The result would be a significant increased sense of enclosure, overshadowing and loss of outlook to this window. For the reasons outlined, the proposed development would have a significantly detrimental impact on the amenity of no. 89 Payne Avenue, contrary to the aforementioned policy.

#### **4) UNI4**

Policy QD27 of the Brighton & Hove Local Plan requires that new residential development provides suitable living conditions for future occupiers. The PPG24 noise assessment submitted in relation to the railway lines to the rear of the site is not considered to represent an accurate or robust assessment. On the basis of the submitted information the Local Planning Authority is not satisfied that the site would fall into Noise Exposure Category B (NEC B) as concluded within the submitted report, and as such the conclusions drawn and mitigation measures proposed would not sufficiently address the level of noise associated with the railway lines and train movements to the rear of the site. For the reasons outlined the proposed development would not provide for an acceptable level of living accommodations for future occupiers, contrary to the aforementioned policy.

#### **5) UNI5**

Policy TR14 states that proposals for new development should provide for facilities for cyclists. Cycle parking should be provided which is secure, well lit, convenient and at ground level close to the main entrance of the premises. Whilst cycle parking has been proposed within the rear garden, the provision is not considered to be readily accessible. The proposed cycle parking is considered inappropriately situated and, as such, the proposed development is contrary to the aforementioned policies.

#### **6) UNI6**

Planning policy SU2 seeks the efficient use of energy, water and materials in development. Supplementary Planning Document (SPD) 08: Sustainable Building Design states that development on Greenfield land (which would include garden space) should achieve Code for Sustainable Homes Level 5. Whilst the submission states that the development would achieve Code Level 5, and despite inconsistencies between submitted documents/drawings, it is unlikely that this level could be achieved without significant changes to the scheme as submitted for consideration. For the reasons outlined the proposed development would be contrary to the aforementioned policy and supplementary documentation.

### **BH2012/00061**

#### **Ground Floor Flat 25 Welbeck Avenue Hove**

Erection of single storey rear infill extension.

**Applicant:** Mr Seroj Janiyan

**Officer:** Christopher Wright 292097

**Approved on 23/03/12 DELEGATED**

#### **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 location plan; block plan; and drawing nos. 01 and 02B received on 11 January 2012.

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

**BH2012/00233**

**56 Brittany Road Hove**

Certificate of Lawfulness for a proposed single storey rear extension and roof conversion incorporating hip to gable extension and rear dormer.

**Applicant:** Mr Danny Wilson

**Officer:** Mark Thomas 292336

**Split Decision on 15/03/12 DELEGATED**

**BH2012/00271**

**11 Welbeck Avenue Hove**

Certificate of Lawfulness for a proposed loft conversion incorporating hip to gable roof extension, rear dormer and rooflights to front roof slope with associated alterations to side elevation windows.

**Applicant:** Mrs Sarah Hall

**Officer:** Helen Hobbs 293335

**Approved on 02/04/12 DELEGATED**

**BH2012/00313**

**West Hove Junior School Portland Road Hove**

Replacement of existing timber cladding to East & West elevations of classroom extension block with weatherboard cladding.

**Applicant:** Brighton & Hove City Council

**Officer:** Steven Lewis 290480

**Approved on 20/03/12 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 be faced in Dark Oak colour wood stain Cedral Weatherboarding to match the existing southern elevation and shall thereafter be retained.

*Reason: In the interests of the appearance of the building and the visual amenity of the area, to accord 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 Cedral Weatherboard Technical Brochure, NPS Group drawings nos. SUB11-3092 A-200 Rev A, SUB11-3092 A-201 Rev A, SUB11-3092 A-400 Rev A & SUB11-3092 A-401 Rev A received on 06/02/2012.

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

**BH2012/00317**

**25 Wish Road Hove**

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extension, rear dormers and front rooflights.

**Applicant:** Mrs Garraway

**Officer:** Robert McNicol 292322

**Approved on 20/03/12 DELEGATED**

**BH2012/00443**

**68 70 & 70A Braemore Road Hove**

Certificate of lawfulness for proposed conversion of three flats into two dwelling houses.

**Applicant:** J Rose & R Geary

**Officer:** Robert McNicol 292322

**Approved on 15/03/12 DELEGATED**

**BH2012/00443**

**68 70 & 70A Braemore Road Hove**

Certificate of lawfulness for proposed conversion of three flats into two dwelling houses.

**Applicant:** J Rose & R Geary

**Officer:** Robert McNicol 292322

**Approved on 15/03/12 DELEGATED**

**WITHDRAWN APPLICATIONS**

**BH2012/00586**

**132 New Church Road Hove**

Certificate of Lawfulness for proposed single storey side and rear extensions and formation of dormers to sides and rear.

**Applicant:** Mr Richard Kalman

**Officer:** Mark Thomas 292336

**WITHDRAWN ON 03/04/12**

**BH2012/00649**

**70 Braemore Road Hove**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, rooflights to front and rear, window to gable end and alterations to elevations.

**Applicant:** Mr John Rose

**Officer:** Steven Lewis 290480

**WITHDRAWN ON 26/03/12**

