

### PLANS LIST 07 August 2013

#### 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

#### BH2013/01116

#### **10 Heston Avenue Brighton**

Erection of single storey rear extension and installation of new window to side elevation.

**Applicant:** Mr Mark Kent

**Officer:** Sonia Gillam 292265

**Approved on 15/07/13 DELEGATED**

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

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

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

Plan Type	Reference	Version	Date Received
Site plan proposed elevations and floor plans	477/01	A	21/05/2013
Existing elevations and floor plans	477/02	A	21/05/2013

#### BH2013/01256

#### **30 Dale Drive Brighton**

Erection of front porch to replace existing.

**Applicant:** Ramya Perera

**Officer:** Chris Swain 292178

**Approved on 04/07/13 DELEGATED**

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

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

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

Plan Type	Reference	Version	Date Received
Site location plan			14 April 2013
Block plan			14 April 2013
Front elevation as existing	4410 01		18 April 2013
Front elevation as proposed	4410 02		18 April 2013
Front elevation as proposed	4410 03		18 April 2013
Plan existing and proposed	4410 04		18 April 2013
East elevation existing and proposed	4410 05		18 April 2013
West elevation existing and proposed	4410 06		18 April 2013

## **BH2013/01289**

### **33-39 Old London Road Brighton**

Removal of existing entrance lobby, relocation of entrance door and ATM incorporating new external entrance ramp with railings.

**Applicant:** Co-operative Group Ltd

**Officer:** Chris Swain 292178

**Approved on 09/07/13 DELEGATED**

## 1) BH01.01

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	2121.03		23 April 2013
Proposed plan	2121.02	C	8 July 2013
Existing plan	2121.01		23 April 2013

## **BH2013/01353**

### **133 Woodbourne Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

**Applicant:** Mr Jason Hawkes

**Officer:** Jonathan Puplett 292525

**Refused on 08/07/13 DELEGATED**

**BH2013/01572**

**Asda Stores Ltd 1 Crowhurst Road Brighton**

Display of externally-illuminated fascia signs and non-illuminated hoarding sign to proposed customer grocery collection canopy and associated non-illuminated road and direction signs.

**Applicant:** ASDA

**Officer:** Andrew Huntley 292321

**Approved on 04/07/13 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**

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) 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.*

**4) 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.*

**5) 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.*

**6) UNI**

No advertisement shall be sited or displayed so as to -

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**7) UNI**

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.*

**BH2013/01573****Asda Stores Ltd 1 Crowhurst Road Brighton**

Erection of single storey canopy in existing car park to provide customer grocery collection facility.

**Applicant:** ASDA

**Officer:** Andrew Huntley 292321

**Approved on 04/07/13 DELEGATED**

**1) BH01.01**

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

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

Plan Type	Reference	Version	Date Received
Existing Site Plan	(0)001	A	28.05.2013
Proposed Layout Plan	(0)010	A	17.05.2013
Proposed Canopy Elevations and Plan	(0)015		17.05.2013
Proposed Signage	(0)016	A	28.05.2013
Click and Collect Canopy	S(28) - 111	B	17.05.2013

**BH2013/01592****Unit 8B Hollingbury Enterprise Estate 8 Crowhurst Road Brighton**

Certificate of lawfulness for existing use as a motor vehicle service and repair centre to include MOT testing (B2).

**Applicant:** R J Engineering

**Officer:** Andrew Huntley 292321

**Approved on 11/07/13 DELEGATED**

**1) UNI**

The site has an established lawful use for any purpose which falls under Use Classes B1(c), B2 and B8 of the Town and Country Planning (Use Classes) Order 2005 as amended. Car repair, servicing and MOT testing all fall within Use Class B2, and as such, these uses are lawful.

**BH2013/01607****42 Ridgeside Avenue Brighton**

Erection of two storey side and rear extensions, single storey side extension, formation of front porch and loft conversion incorporating formation of hip end roof extensions with increased ridge height, rear dormer, and rooflights to front and side elevations.

**Applicant:** Mr & Mrs Rowland

**Officer:** Wayne Nee 292132

**Approved on 17/07/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 upper floor windows and rooflights on the side elevations of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of

the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

### **3) UNI**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

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

### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	ADC556/LP		20 May 2013
Block plan	ADC556/BP		20 May 2013
Existing plans	ADC556/01		20 May 2013
Existing elevations	ADC556/02		20 May 2013
Proposed plans	ADC556/03	A	20 May 2013
Proposed elevations	ADC556/04	A	20 May 2013
Contextual elevation	ADC556/06		20 May 2013
Arboricultural Report	n/a		30 May 2013

### **5) UNI**

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

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

## **BH2013/01788**

### **16 Mayfield Crescent Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m from rear of dining room and 4.05m from kitchen wall, for which the maximum height would be 3.6m, and for which the height of the eaves would be 3m.

**Applicant:** Adam Hughes

**Officer:** Chris Swain 292178

**Prior approval not required on 11/07/13 DELEGATED**

**BH2013/01789**

**19 Dale Drive Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

**Applicant:** Gavin Lanaway

**Officer:** Jonathan Puplett 292525

**Prior approval not required on 12/07/13 DELEGATED**

**BH2013/01866**

**2 Cragair Avenue Brighton**

Non Material Amendment to BH2012/01984 to install a 3m x 1.5m roof lantern on the extension, to change side door on extension to a window 900mm wide x 1050mm high.

**Applicant:** Mrs Jill Ward

**Officer:** Pete Campbell 292359

**Refused on 12/07/13 DELEGATED**

**1) UNI**

The proposed revision to include a substantial roof lantern to the scheme approved under application BH2009/01940 is considered material and warrants the submission of a further application for planning permission.

**PRESTON PARK**

**BH2012/03257**

**22 Preston Road Brighton**

Replacement of shop front. (Retrospective)

**Applicant:** Shula Rich

**Officer:** Pete Campbell 292359

**Refused on 01/07/13 DELEGATED**

**1) UNI**

The alterations to the shop front, by reason of design, materials and detailing are unsympathetic, failing to represent an improvement to the design of the pre-existing timber shopfront. The application is considered detrimental to the character and appearance of the existing building, the Preston Road street scene and the surrounding area. As such the proposal is contrary to policy QD10 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02).

**BH2012/03806**

**Port Hall Mews Brighton**

Conversion of existing buildings to form 6no two storey town houses and 2no single storey cottages with associated alterations, parking and integral garages.

**Applicant:** Agar Property

**Officer:** Sue Dubberley 293817

**Refused on 28/06/13 DELEGATED**

**1) UNI**

The proposal would be contrary to policy EM3 of the Brighton & Hove Local Plan which seeks to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms detailing the ways in which the site has been made attractive to other types of employment uses. Insufficient information has been submitted with the application to demonstrate the use is no longer viable in this location and that the premise is unsuitable for

modern employment needs. It has therefore not been demonstrated that the premises are genuinely redundant.

**BH2013/00679**

**10 Preston Park Avenue Brighton**

Application for Approval of Details Reserved by Conditions 2, 4, 7, 8, 10, 12, 13, 18 and 19 of application BH2010/00220

**Applicant:** Mr Peter Franks

**Officer:** Liz Arnold 291709

**Approved on 27/06/13 DELEGATED**

**BH2013/01384**

**59 Stanford Road Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and 3no rooflights to the front elevation.

**Applicant:** Mrs Rakhi Talwar

**Officer:** Sonia Gillam 292265

**Approved on 02/07/13 DELEGATED**

**BH2013/01386**

**59 Stanford Road Brighton**

Erection of single storey rear extension incorporating alterations to fenestration.

**Applicant:** Mrs Rakhi Talwar

**Officer:** Sonia Gillam 292265

**Approved on 02/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Access to the flat 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing ground floor plan	01		02/05/2013
Existing roof plan	02		02/05/2013
Existing rear elevation	03		02/05/2013
Existing side elevation	04		02/05/2013
Proposed ground floor plan	05		02/05/2013
Proposed roof plan	06		02/05/2013

Report from: 27/06/13 to: 17/07/13

Proposed rear elevation	07		02/05/2013
Proposed side elevation	08		02/05/2013
Site location plan			02/05/2013
Block plan			02/05/2013

**BH2013/01396**

**81 Springfield Road Brighton**

Loft conversion incorporating rooflight to front.

**Applicant:** Mr David Bacon

**Officer:** Robin K Hodgetts 292366

**Approved on 27/06/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location plan	ADC546/LP		03/05/13
Block plan	ADC546/BP		03/05/13
Existing plans	ADC546/01		03/05/13
Existing section and elevations	ADC546/02		03/05/13
Proposed plans	ADC546/03	C	03/05/13
Proposed section and elevations	ADC546/04	C	03/05/13

**BH2013/01400**

**1 Waldegrave Road Brighton**

Loft conversion incorporating 3no dormers to rear and 2no rooflights to front.

**Applicant:** Mr Peter Crawhurst

**Officer:** Sue Dubberley 293817

**Refused on 28/06/13 DELEGATED**

**1) UNI**

The proposed middle dormer which would house the staircase, by virtue of its positioning, inappropriate design and impact in terms of the cumulative size of the rear roof alterations, would form an incongruous addition, which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.



**BH2013/01444****12 Waldegrave Road Brighton**

Erection of a single storey rear extension with associated alterations.

**Applicant:** Mrs Agnes Baetens

**Officer:** Chris Swain 292178

**Approved on 15/07/13 DELEGATED**

**1) BH01.01**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans and elevations			8 May 2013
Proposed plans and elevations			8 May 2013

**3) UNI**

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

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

**BH2013/01453****251-253 Ditchling Road Brighton**

Application for Approval of Details Reserved by Condition 13 of application BH2012/03484

**Applicant:** Mr David Cook

**Officer:** Anthony Foster 294495

**Approved on 04/07/13 DELEGATED**

**BH2013/01483****166 Havelock Road Brighton**

Replacement windows to front elevation.

**Applicant:** Mrs Alison Addy

**Officer:** Wayne Nee 292132

**Approved on 05/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Notwithstanding the approved drawings, the replacement front elevation windows hereby permitted shall match the glazing pattern (including the central glazing bar of the first floor bedroom window), the glazing bar dimensions and the horn details of the existing windows, and shall be retained as such thereafter.

*Reason: For the avoidance of doubt and in the interests of the visual amenities of the Preston Park Conservation Area, and to comply with policies QD1, QD14, and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	n/a		10 May 2013
Retail survey report	n/a		10 May 2013
Anglican Timber Product Guide	n/a		10 May 2013

### **BH2013/01498**

#### **22 Beaconsfield Villas Brighton**

Installation of 2no rooflights to front roof slope.

**Applicant:** Beverly Sawyers

**Officer:** Jonathan Puplett 292525

**Approved on 08/07/13 DELEGATED**

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

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

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

#### **2) UNI**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	13/024/03		13/05/2013
Block Plan	13/024/04		13/05/2013
Existing And Proposed Elevations	13/024/05		13/05/2013
Rooflight Details	13/05/2013		13/05/2013

### **BH2013/01504**

#### **42 Florence Road Brighton**

Erection of single storey rear extension. Loft conversion incorporating rear dormer and 1no rooflight to the front roof slope and 1 no. rooflight to the side roof slope.

**Applicant:** Mr Jon Wilson

**Officer:** Sonia Gillam 292265

**Refused on 03/07/13 DELEGATED**

#### **1) UNI**

The proposed ground floor rear extension, by virtue of its inappropriate form, size and design would not respect the historic form, layout, design and detailing of the property, and therefore would fail to preserve or enhance its traditional character or make a positive contribution to the visual quality of the environment. As such the proposal would be detrimental to the character and appearance of the property and the Preston Park conservation area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

## **REGENCY**

### **BH2012/03469**

#### **Flat 1A Clarendon Mansions 80 East Street Brighton**

Installation of secondary internal glazing to 5no sash windows and replacement architraves to match existing.

**Applicant:** Mr Simon McGarity

**Officer:** Adrian Smith 290478

**Approved on 15/07/13 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.*

### **BH2013/00462**

#### **51 Ship Street Brighton**

Internal and external alterations to facilitate change of use of ground floor and basement from Post Office (A1) to restaurant (A3) with associated plant.

**Applicant:** TGI Fridays

**Officer:** Mark Thomas 292336

**Approved on 28/06/13 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**

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

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

#### **3) UNI**

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.*

#### **4) UNI**

No works shall take place until samples of the materials (including timber panelling, wood effect flooring and other flooring treatments and ceiling tiles) to be used in the construction of the internal surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

#### **5) UNI**

For the avoidance of doubt the following features shall be retained and made good to match the existing detail and finishes unless otherwise agreed in writing by the LPA:

- i) The timber door surrounds/architraves to the two doors on the rear screen

wall as shown on drawing no. 2405/13/D

ii) The architrave and keystone to arched opening N as shown on drawing no. 2405/13/D

iii) The timber cladding to the structural columns.

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

### **BH2013/00463**

#### **51 Ship Street Brighton**

Change of use of ground floor and basement from Post Office (A1) to restaurant (A3) with associated plant and alterations.

**Applicant:** TGI Fridays

**Officer:** Mark Thomas 292336

**Approved on 28/06/13 DELEGATED**

#### **1) UNI**

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

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

#### **2) UNI**

The use hereby permitted shall not be open to customers except between the hours of 8:00 and 24:00 on 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.*

#### **3) UNI**

No intoxicating liquor shall be sold or supplied within the A3 unit hereby approved except to persons who are taking meals on the premises and who are seated at tables, or to persons intending to take meals at the premises and seated at the bar area as shown on approved drawing no. 2405/03/G. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

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

#### **4) UNI**

No vehicular movements, deliveries nor any loading or unloading of vehicles shall take place on the site except between the hours of 7:00 and 19:00 on Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.

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

#### **5) UNI**

Noise associated with the kitchen extraction, air conditioning, lift plant and refrigeration systems, and any other plant associated with the development thereby permitted, shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest noise sensitive premises shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:1997.

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

### **BH2013/00902**

#### **32-36 North Street Brighton**

Display of internally illuminated fascia signs, 2 internally illuminated projecting signs and one externally illuminated hanging sign (retrospective)

**Applicant:** TJX Europe

**Officer:** Jason Hawkes 292153  
**Split Decision on 15/07/13 DELEGATED**

**1) BH10.01**

REFUSE advertisement consent for the hanging sign fronting Ship Street shown on drawing nos. 1271-10-V50/1, 1271-PP-C51/C, 1271-10-V51/1 & 1271-10-V52/1 for the reason and Informatives set out in section 11.

GRANT advertisement consent for the fascia signs and projecting signs shown on drawing nos. 1271-10-V50/1, 1271-PP-C51/C, 1271-10-V51/1 & 1271-10-V52/1 subject to Conditions and Informatives set out in section 11.

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.*

*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.*

*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.*

*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.*

*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.*

*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.*

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

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

### **1) UNI**

The proposed suspended hanging sign, due to its design and positioning on the building, detracts from the character and appearance of the Ship Street elevation and the surrounding conservation area. The advertisement thereby results in material harm to amenity, and the scheme is also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements.

## **BH2013/01167**

### **54 - 56 West Street Brighton**

Display of internally illuminated fascia sign.

**Applicant:** Nationwide Building Society

**Officer:** Mark Thomas 292336

**Refused on 15/07/13 DELEGATED**

### **1) UNI**

The proposed advertisement, when viewed in context with existing signage to be retained, would unduly dominate the appearance of the recipient business frontage and give it a cluttered and unattractive appearance representing an over-proliferation of advertisements. Furthermore, the cumulative advertisements would detract from the character and appearance of the Old Town conservation area. The advertisement would therefore be detrimental to the visual amenity of the recipient building and the street scene and are contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and advice in SPD07 'Advertisements'.

## **BH2013/01381**

### **Ground Floor Flat 40 Norfolk Road Brighton**

Erection of single storey rear extension to replace existing.

**Applicant:** Miss Jane Jones

**Officer:** Robert McNicol 292322

**Approved on 27/06/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			2 May 2013
Block plan			2 May 2013
Existing plans and elevations			15 May 2013
Proposed plans and elevations			15 May 2013

### **BH2013/01383**

#### **8-13 Black Lion Street Brighton**

Display of 2no externally illuminated hanging signs.

**Applicant:** Mr Justin Hardy

**Officer:** Robert McNicol 292322

**Refused on 04/07/13 DELEGATED**

#### **1) UNI**

By virtue of their size, position, design, number and method of illumination, the proposed signs would unduly dominate the appearance of the recipient business frontage and give it a cluttered and unattractive appearance. Furthermore, the proposed signs would detract from the historic character and appearance of the Old Town conservation area and the setting of nearby listed buildings. The advertisements would therefore be detrimental to the visual amenity of the recipient building and the street scene and are contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and advice in SPD07 'Advertisements'

### **BH2013/01422**

#### **8 North Street Brighton**

Display of 3no non-illuminated signs and 1no internally illuminated projecting sign.

**Applicant:** Mr David Noble

**Officer:** Helen Hobbs 293335

**Approved on 08/07/13 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.*

**BH2013/01465**

**Flat 3 76 Montpelier Road Brighton**

Internal alterations for form additional bathroom and additional pipework to the rear of the property.

**Applicant:** Mr Paul Allen

**Officer:** Jason Hawkes 292153

**Approved on 01/07/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The new pipe work shall be in cast iron and shall be painted black and retained as such thereafter.

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

**3) UNI**

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

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

**4) UNI**

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



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

**BH2013/01466**

**Flat 3 76 Montpelier Road Brighton**

Installation of additional pipework to the rear of the property.

**Applicant:** Mr Paul Allen

**Officer:** Jason Hawkes 292153

**Approved on 04/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The new pipe work shall be in cast iron and shall be painted black and retained as such thereafter.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location / Block Plan	10		9th May 2013
Existing Floor Plans	20	A	21st May 2013
Existing Front Elevation	22		9th May 2013
Existing Section A	24	A	21st May 2013
Existing Rear Elevations	25		9th May 2013
Proposed Floor Plans	50	C	21st May 2013
Proposed Rear Elevations	52	C	13th June 2013
Proposed Section A	53	C	13th June 2013
Proposed Doors / Storage	55	A	9th May 2013
Existing Photos	60	A	9th May 2013

**BH2013/01497**

**60 Western Road Brighton**

Change of use from retail (A1) to restaurant (A3) incorporating installation of ventilation plant at the roof level.

**Applicant:** Omaha Nominees (A) Ltd & Omaha Nominees (B) Ltd

**Officer:** Christopher Wright 292097

**Refused on 10/07/13 DELEGATED**

**1) UNI**

The proposed extraction outlet would, by reason of its height and siting, represent an incongruous feature in the historic roofscape that would be detrimental to the character of the building and the appearance of the Regency Square Conservation Area. As such the proposal is contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

**BH2013/01506**

**The Font & Firkin Public House Union Street Brighton**

Display of non-illuminated fascia signs, externally-illuminated hanging signs and internally-illuminated and non-illuminated display cases.

**Applicant:** Mitchells & Butlers

Report from: 27/06/13 to: 17/07/13

**Officer:** Robert McNicol 292322  
**Split Decision on 16/07/13 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.*

*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.*

*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.*

*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.*

*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.*

*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.*

*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.*

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

#### **8) UNI**

The signs hereby permitted shall not be installed until the spot light above the easternmost door of the Union Street elevation has been removed and the wall made good to match in material, colour, style, bonding and texture those of the existing building.

*Reason: To safeguard the appearance and character of the grade II listed building and the wider area in accordance with policy QD12, HE1 and HE9 of the Brighton & Hove Local Plan.*

#### **1) UNI**

By virtue of their position, number, materials and (where relevant) illumination, the six proposed display cases would detract from the historic and architectural appearance and character of the recipient grade II listed building and would contribute to giving the building an excessively cluttered appearance. The proposed advertisements would therefore be detrimental to the visual amenity of the area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the guidance contained in SPD07 'Advertisements'.

#### **2) UNI2**

By virtue of their position, the proposed fascia signs above the entrance doors would obscure an architectural feature of the grade II listed building. These advertisements would therefore be detrimental to the visual amenity of the area and would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the guidance contained in SPD07 'Advertisements'.

### **BH2013/01630**

#### **Font & Firkin Union Street Brighton**

Display of non-illuminated fascia signs, externally illuminated hanging signs and internally illuminated and non-illuminated display cases.

**Applicant:** Mitchells & Butlers

**Officer:** Robert McNicol 292322

#### **Refused on 15/07/13 DELEGATED**

#### **1) UNI**

By virtue of their position, number, materials and (where relevant) illumination, the six proposed display cases would detract from the historic and architectural appearance and character of the recipient grade II listed building and would contribute to giving the building an excessively cluttered appearance. The proposed advertisements would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan.

#### **2) UNI2**

By virtue of their position, the proposed fascia signs above the entrance doors would obscure an architectural feature of the grade II listed building. These advertisements would therefore detract from the historic and architectural appearance and character of the recipient grade II listed building. The proposed advertisements would therefore be contrary to policy HE1 of the Brighton & Hove

Local Plan.

**BH2013/01867**

**Flat 3 6 Montpelier Terrace Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2013/00526.

**Applicant:** Mr Joe McNulty

**Officer:** Jason Hawkes 292153

**Approved on 28/06/13 DELEGATED**

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

**BH2013/00787**

**(Former Co-op Department Store) 94-103 London Road & 6-11 & 12 Baker Street Brighton**

Application for Approval of Details Reserved by Conditions 15, 18, 19 and 21 of application BH2012/02675

**Applicant:** Watkin Jones & Co-op Group

**Officer:** Kathryn Boggiano 292138

**Approved on 04/07/13 DELEGATED**

**BH2013/01147**

**The Open Market Marshalls Row Brighton**

Application for removal of condition 40 and variation of conditions 2 and 53 of application BH2010/03744 (Redevelopment of Open Market and Francis Street car park comprising: a new partly covered market with 44 permanent market stalls, 12 B1/A1 (light industrial/retail) workshops, 8 loading bays, central square/market space, public toilets, offices and meeting room, ancillary market accommodation and plant, new gates to Marshalls Row and Ditchling Road entrances and 87 residential units in 3no 1-6 storey blocks, refuse and recycling stores, cycle parking, 5 car ports together with landscaping including alterations to carriageway and footway in Francis Street. Proposals to include a temporary market during construction. Proposal is to remove public toilets from approved location and provide toilets within market for use by the public and provision of additional permanent market stall. Condition 40 relates to the internal layout of the public toilets that this application seeks to remove from the approved scheme. Condition 2 varied to include new drawing - number E-130 P3 and 131 P3 Rev A, which shows a market stall instead of public toilets. Condition 53 varied to remove reference to public toilets within wording.

**Applicant:** Brighton & Hove City Council

**Officer:** Maria Seale 292232

**Approved on 17/07/13 DELEGATED**

**1) UNI**

The loading bays hereby approved shall be used only for temporary loading/unloading of vehicles associated with activities within the market and workshops and for no other purpose including longer term parking.

*Reason: To ensure there are sufficient loading bays available to users of the market to ensure vehicles are not unduly waiting on*

*Francis Street, in the interest of protecting highway safety and amenity, to comply with policies TR7, QD27, SU10 and EM9 of the Brighton & Hove Local Plan.*

**2) UNI**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority

for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The approved remediation strategy shall be implemented.

*Reason: To protect groundwater quality and ensure compliance policy SU3 of the Brighton & Hove Local Plan and PPS23.*

### **3) UNI**

The external lighting shall be implemented in accordance with the details contained in the submitted Light Pollution Assessment

06590/pd/001\_App8 V1 dated September 2010 unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of amenity and biodiversity to comply with policies QD25, QD27, QD17 of the Brighton & Hove Local Plan and SPD11.*

### **4) UNI**

The phasing of the construction of the development hereby approved and provision of the temporary market shall take place as per the application and submitted drawings E693/PH/01, 02, 03, 04, 05, 06, 07, 08 unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of the amenity, highway safety and the visual appearance of the locality to comply with policies QD27, SU10, TR7, SR11, QD1 and QD2 of the Brighton & Hove Local Plan.*

### **5) UNI**

The first floor door in the north elevation of the north-west block forming part of the lobby to the market office and meeting room shall be used for maintenance or emergency purposes only and the door shall remain shut except for access and egress associated with maintenance or emergency activity.

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

### **6) UNI**

Access to the flat green 'living' roofs 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: To protect the amenity of occupiers of adjacent properties and to protect biodiversity, to comply with policies QD27, QD17 and SU2 of the Brighton & Hove Local Plan and SPD11.*

### **7) UNI**

Vehicular access and deliveries to the market and workshops hereby approved shall be via Francis Street only and the Marshalls Row and Ditchling Road entrances shall be used by vehicles for emergency or maintenance purposes only unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of highway safety and to protect amenity, to comply with policies TR7, QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

### **8) UNI**

The first and second floor windows in the south elevation of the Southern Block shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall thereafter permanently retained as such.

*Reason: To prevent mutual overlooking and loss of privacy with occupiers of adjacent properties, to comply with policies QD27 of the Brighton & Hove Local Plan.*

### **9) UNI**

The car ports in the Central and South Blocks hereby approved shall be used for use by residents of the wheelchair accessible flats hereby approved only.

*Reason: To ensure the parking is made available to meet the demand created by those in most need, to comply with policies HO13 and TR18 of the Brighton & Hove Local Plan.*

### **10) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards and 8 of the dwellings (indicated as CB1, CB2, SB01, SB02, SB03, SB04, SB05 and SB07) shall be constructed to wheelchair accessible standards and shall be retained as such thereafter.

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

### **11) UNI**

No piling or any other foundation designs using penetrative methods shall be carried out, other than those approved on 18th July 2012 by planning permission ref BH2012/00673, unless details have been submitted to and approved in writing by the Local Planning Authority which demonstrate that groundwater have been satisfactorily protected. The development shall be carried out in accordance with the approved details.

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

### **12) UNI**

Within 6 months of the date of this permission, the following shall be submitted to the Local Planning Authority for written approval:

(i) (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;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 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 a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c 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;

c) certificates demonstrating that imported and/or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c."

A Closure Report shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To prevent pollution of groundwater and in the interests of amenity to comply with policy SU3 and SU11 of the Brighton & Hove Local Plan.*

### **13) UNI**

Within 6 months of the date of this permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to the Local Planning Authority for written approval:

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

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

*Reason: To protect groundwater quality and ensure compliance with policy SU3 of the Brighton & Hove Local Plan and PPS 23.*

#### **14) UNI**

Within 6 months of the date of this permission, details of the measures which will be undertaken to protect/divert the public sewers and water supply mains shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented.

*Reason: To prevent pollution of controlled waters and ensure satisfactory drainage and sewerage to serve the development, to comply with policy SU3 of the Brighton & Hove Local Plan.*

#### **15) UNI**

Within 6 months of the date of this permission, the following shall be submitted to the Local Planning Authority for written approval:

- (a) evidence that the non-residential development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and
- (b) a BREEAM Pre-assessment Report showing that the development is predicted to achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development.

*Reason: To ensure the development meets the sustainable target stated in the application and as it is necessary to build in sustainable measures at an early stage in the development, to comply with policy SU2 of the Brighton & Hove Local Plan and SPD08.*

#### **16) UNI**

Within 6 months of the date of this permission, a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development shall be submitted to the Local Planning Authority for written approval:

*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 SPD08.*

#### **17) UNI**

Not used. [Note: This condition (relating to BREEAM Design Stage) on the original permission BH2010/03744 has been complied with. See Informative no.1 below]

### **18) UNI**

The green roofs and walls shall be installed in accordance with the details approved on 29th May 2013 by planning permission ref. BH2012/03831 within 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.

*Reason: In the interests of biodiversity and sustainability, to comply with policies QD17, QD15, SU2 and SPD11 of the Brighton & Hove Local Plan.*

### **19) UNI**

Notwithstanding the details shown on the submitted plans, within 6 months of the date of this permission, details of the photovoltaic panels including their precise location, appearance and details demonstrating they are located in their optimum position for productivity shall be submitted to the Local Planning Authority for written approval. This shall include details of service voids sized to accommodate additional pipework and/or cabling to allow for the future installation of additional photovoltaic or solar thermal collectors. The approved panels and service voids shall be implemented before first occupation of the development and maintained in perpetuity.

*Reason: In the interests of sustainability and the visual amenities of the locality, to comply with policies SU2, SU16, QD1 and QD2 of the Brighton & Hove Local Plan and SPD08.*

### **20) UNI**

Notwithstanding the details submitted, within 6 months of the date of this permission a scheme for the enhancement of Francis Street shall be submitted to the Local Planning Authority for written approval. The scheme shall include:

- (a) pedestrian priority measures including a 'shared surface' concept
- (b) enhanced public realm including resurfacing of the entire length of the street
- (c) street furniture and lighting
- (d) new landscaping including street trees
- (e) highway safety and traffic calming measures
- (f) provision of a car club parking bay
- (g) a feasibility study to show whether disabled parking spaces can be provided
- (h) measures to ensure safe travel by cyclists
- (i) a Stage 1 Safety Audit
- (j) measures to ensure disabled are not disadvantaged
- (k) a feasibility study to show whether on-street visitor cycle parking can be provided.

The approved scheme shall be implemented before first occupation of the development and shall be maintained in perpetuity.

*Reason: The scheme requires further design development and to achieve transport objectives with regard highway safety, traffic generation, promotion of sustainable modes of transport, to achieve an appropriate residential environment and to contribute to the regeneration of the locality, and in the interests of visual amenity and biodiversity, in accordance with policies TR1, TR2, TR7, TR8, TR10, TR13, TR14, TR18, SR1, SR5, SR11, QD1, QD2, QD15, QD16, QD17, QD27 and QD27 of the Brighton & Hove Local Plan and SPD10, SPD06 and SPD11.*

### **21) UNI**

Notwithstanding the landscaping indicated within the submitted documents and plans, within 6 months of the date of this permission a scheme for hard and soft landscaping shall be submitted to the Local Planning Authority for written approval, which shall include hard surfacing within the market square, means of enclosure, and planting of the development which shall include at least 9 trees



and an Arboricultural Method Statement on the size of tree to be planted and method of planting.

*Reason: Some of the species of planting suggested are unsuitable in this location, in the interests of enhancing the appearance of the development and the visual amenities and regeneration of the area and to enhance biodiversity, to comply with policies QD1, QD2, QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD10, SPD06 and SPD11.*

#### **22) UNI**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities and regeneration of the area and to enhance biodiversity, to comply with policies QD1, QD2, QD15, QD16 and QD17 of the Brighton & Hove Local Plan and SPD10, SPD06 and SPD11.*

#### **23) UNI**

Within 6 months of the date of this permission, a specification for the flooring serving the ground floor loading bays, so as to minimise noise from vehicle movements including fork lift trucks, shall be submitted to the Local Planning Authority for written approval. The approved specification shall be implemented and maintained in perpetuity.

*Reason: In the interests of protection of amenity, to comply with policy QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

#### **24) UNI**

No development of the market and workshop units within which an A3 café (currently no.s 14-15) and heat source pump are to be located shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU9 and SR11 of the Brighton & Hove Local Plan.*

#### **25) UNI**

No development of the market and workshop units within which an A3 café (currently no.s 14-15) and heat source pump are to be located shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of those units and shall thereafter be retained as such.

*Reason: In the interests of protection of amenity, to comply with policy QD27, SU9, SR11 and SU10 of the Brighton & Hove Local Plan.*

#### **26) UNI**

The following architectural details shall be implemented in accordance with the details approved on 1st February 2013 by planning permission ref BH2012/02160:

- (i) street entrances to flats
- (ii) projecting bays

(iii) balustrading to the balconies and roof terraces

(iv) external doors and windows.

The approved designs shall be implemented before first occupation of the residential units and maintained in perpetuity.

*Reason: In the interests of the securing a good quality design appropriate to the area, to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

#### **27) UNI**

The materials to be used in the development shall be implemented in accordance with the details approved on 15th October 2012 by planning permission BH2012/01716.

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

#### **28) UNI**

The internal and external cycle parking facilities approved on 12th September 2012 by planning permission ref BH2012/00740 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 by the occupants of, and visitors to, the development at all times.

*Reason: To ensure sufficient number are allocated to residents, and commercial users and their visitors and to ensure their design is efficient and effective, to encourage travel by means other than private motor vehicles and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.*

#### **29) UNI**

A rainwater harvesting system within the development shall be carried out in accordance with the details approved on 26th September 2012 by planning permission BH2012/02347.

*Reason: In the interests of sustainability and to comply with policy SU2 of the Brighton & Hove Local Plan and SPD08.*

#### **30) UNI**

Not used. [Note: This condition (relating to the layout of the public toilet block) on the original permission BH2010/03744 is not applicable to this amended permission hereby granted. See Informative no.1 below]

#### **31) UNI**

Within 3 months of first occupation, an Acoustic Report shall be provided demonstrating that the predicted internal noise levels in the submitted Anderson Acoustic Report dated October 2010 and associated noise mitigation measures, such as glazing to the residential units and ceiling and wall construction of the loading bay and workshops, has been satisfactorily achieved. The parameters and scope of this Acoustic Report shall be agreed with the Local Planning Authority. If the report shows non compliance with the predicted noise levels then details of further mitigation measures shall be submitted to and agreed in writing by the Local Planning Authority. The approved further mitigation measures shall implemented.

*Reason: In the interests of protecting the amenity of residents, to comply with policies QD27, SU10 and EM9 of the Brighton & Hove Local Plan.*

#### **32) UNI**

Notwithstanding the location and design of the canopies at the Marshalls Row/London Rd and Ditchling Road entrances, a revised design for the both entrances to the market including signing shall be submitted to and approved in writing by the Local Planning Authority. The design shall include measures to enhance the entrances to the market and ensure the market signals its presence on the main road frontages, and shall incorporate an artistic element. The approved design shall be implemented before the market is first occupied and maintained in perpetuity.

*Reason: To secure a sympathetic design which relates positively to Marshalls*

*Row, London Road and Ditchling Road., to comply with policies QD1, QD2, QD6, QD27, SR1, SR5 of the Brighton & Hove Local Plan and SPD10.*

### **33) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **34) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built except the 8 wheelchair accessible units has achieved a minimum of 50% of the energy credits within an overall Code for Sustainable Homes rating of level 3 score of at least 64 points and each of the wheelchair accessible units have achieved Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **35) UNI**

Within 6 months of the date of this permission the following shall be submitted to the Local Planning Authority for written approval:

- (i) A Management Plan for the operation of the day to day activities and long-term management of the premises, which shall include details of:
  - (a) how deliveries will be co-ordinated, to ensure loading bays are available to prevent vehicles waiting unduly in Francis Street;
  - (b) how visiting markets and other events will be managed;
  - (c) how the use of the community room will be managed;
  - (d) how refuse and recycling and its collection will be managed
  - (e) the regular review of the Plan; and
- (ii) A Management Plan for the operation of day to day activities associated with the temporary market, which shall include details of:
  - (a) how deliveries take place and are co-ordinated
  - (b) how refuse and recycling is managed
  - (c) regular review of the Plan; and
- (iii) A Management Plan for how refuse and recycling and its collection will be managed for the residential units.

The approved Management Plans shall be implemented within a time scale to be agreed by the Local Planning Authority and before first occupation of the final permanent market premises.

*Reason: In the interests of highway safety, to protect amenity and to ensure satisfactory management and general operation of the premises, to comply with policies TR1, TR7, QD27, SU10, SR11 and SU2 of the Brighton & Hove Local Plan.*

### **36) UNI**

The development shall not be occupied or brought into use until details of the type and locations of at least 5 bat and 5 bird nesting boxes have been submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be implemented before occupation of the development and maintained in

perpetuity.

*Reason: In the interests of biodiversity, to comply with policy QD17 of the Brighton & Hove Local Plan and SPD11.*

**37) UNI**

The 1.8 metre high screens to the balconies serving the flats in the first floor north elevation of the Northern Block and the first, second and third floor flats in the east elevation of the Central Block shall be implemented in accordance with the details approved on 1<sup>st</sup> February 2013 by planning permission ref BH2012/02160 before first occupation of the flats to which they relate. The approved screens shall be maintained in perpetuity.

*Reason: To prevent undue loss of privacy to occupiers of properties opposite, to comply with policy QD27 of the Brighton & Hove Local Plan.*

**38) UNI**

The market and workshops hereby permitted shall not be occupied until a Design Strategy for the signing, lighting, shopfronts, gates, loading bays and security shutters to the market, its stalls and shop units has been submitted to and approved in writing by the Local Planning Authority. Signs, lighting, shopfronts, gates and security shutters shall be in accordance with the approved Strategy.

*Reason: To ensure a consistent and attractive appearance to the development in the interests of quality design, to comply with policies QD1 and QD5 of the Brighton & Hove Local Plan and SPD02.*

**39) UNI**

The external loading bay doors shall be implemented in accordance with the details approved by planning permission BH2013/00369 on 10/6/13 before first occupation of the market and workshops. The approved doors shall be maintained in perpetuity.

*Reason: To secure a good quality design and finish, in the interests of the visual amenity of the building and the locality, to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**40) UNI**

The market and workshops hereby approved shall not be occupied until details of electrical connection points for delivery vehicles within the loading bay areas hereby approved have been provided. The design and number of electrical connection points shall be agreed in writing by the Local Planning Authority.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

**41) UNI**

The market and workshops hereby approved shall not be occupied until details of the design, including specification of the reversing alarms, and number of all fork lift trucks operating within the development site have been agreed in writing by the Local Planning Authority. Only fork lift trucks of the approved design and number shall be used within and around the site in connection with the market and workshop uses hereby approved.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

**42) UNI**

The development hereby permitted shall not be first occupied until evidence that Secure By Design accreditation has been achieved for the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Secure By Design measures unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of crime prevention, to comply with policy QD7 of the Brighton & Hove Local Plan.*

#### **43) UNI**

The development shall not be occupied until all the toilet facilities (including market trader toilets to be used by the public on the ground floor), market office, meeting room, lifts and refuse and recycling stores hereby approved have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

*Reason: To ensure there are sufficient community and waste facilities to meet the demands created by the development and to ensure the development is accessible to all, to comply with policies SU2, HO19, HO20, HO21 and QD27 of the Brighton & Hove Local Plan.*

#### **44) UNI**

The residential units hereby approved shall not be occupied until details of the alternative internal ventilation system which allows residents to achieve satisfactory ventilation without the need to open windows, has been submitted to and approved in writing by the Local Planning Authority. The approved ventilation system shall be implemented before first occupation.

*Reason: In the interests of amenity, to comply with policies SU9, SU10, SR11 and QD27 of the Brighton & Hove Local Plan.*

#### **45) UNI**

The market trader toilets on the ground floor in the south-east corner of the new market as shown on drawings Extract from E-130 P3 and 131 P3 Rev A, 11-073-E-130-1 C1A and 11-073-E-130-3 C1A shall be open and made available for use by the general public during the opening hours of the market and shall include provision of a baby change facility within the unisex disabled cubicle.

*Reason: To ensure the former public toilet provision is not lost within the development and to ensure the toilets are accessible to all members of the public for community benefit, to comply with policies HO19 and HO20 of the Brighton & Hove Local Plan.*

#### **46) UNI**

Not used. [Note: This condition (relating to time limit for commencement of development) on the original permission BH2010/03744 has been complied with. See Informative no.1 below].

#### **47) UNI**

2. The development hereby permitted shall be carried out in accordance with the following approved drawings unless indicated otherwise in the conditions below:

06590/PA/001A,  
06590/PA/002A,  
06590/PA/003B,  
06590/PA/004A,  
06590/PA/005A,  
06590/PA/014E,  
06590/PA/025B,  
06590/PA/030D,  
06590/PA/031D,  
06590/PA/35,  
06590/PA/36,  
06590/PA/37,  
06590/PA/38,  
06590/PA/039,  
06590/PA/40A,  
06590/PA/45A,  
06590/PA/046,  
06590/PA/047,

06590/PA/048A,  
06590/PA/49,  
06590/PA/50A,  
06590/PA/55B,  
06590/PA/56C,  
06590/PA/57B,  
06590/PA/058B,  
06590/PA/059B,  
06590/PA/060A,  
06590/PA/65B,  
06590/PA/66A,  
06590/PA/067A,  
06590/PA/068,  
06590/PA/069A,  
06590/PA/070,  
06590/PA/071,  
06590/PA/075,  
06590/PA/076,  
06590/PA/077,  
06590/PA/078,  
06590/PA/079,  
06590/PA/081,  
06590/PA/082,  
06590/PA/083,  
06590/PA/100,  
E693/PH/01,  
E693/PH/02,  
E693/PH/03,  
E693/PH/04,  
E693/PH/05,  
E693/PH/06,  
E693/PH/07,

E693/PH/08 received on 3rd December 2010

and 06590/PA/006A,

6590/PA/007B,

06590/PA/008G,

06590/PA/009G,

06590/PA/010F,

06590/PA/011F,

06590/PA/012F,

06590/PA/020F,

06590/PA/021F,

06590/PA/022D,

06590/PA/23C,

06590/PA/024D,

06590/PA/026D,

06590/PA/032G received on 9th February 2011 (and the amended drawings approved as a Non-Material Amendment on 15th October 2012 under ref. BH2012/01924) and Extract from E-130 P3 and 131 P3 Rev A and Site Location Plan received 9th April 2013 and 11-073-E-130-1 C1A and 11-073-E-130-3 C1A received on 17th April 2013

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

#### **48) UNI**

All doors allowing vehicle access to the development hereby approved shall remain closed at all times apart from access or egress.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

**49) UNI**

All windows serving the A1/B1 workshops hereby approved shall remain closed at all times.

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

**50) UNI**

All doors serving the A1/B1 workshops hereby approved shall remain closed other than for access and egress.

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

**51) UNI**

No deliveries shall take place except between 07.00-19.00 hours Monday to Friday or 09.00-18.00 hours Saturdays and not at any time on Sunday, bank or public holidays unless otherwise agreed in writing by the Local Planning Authority. Where an exception from the specified hours is proposed, the Local Planning Authority shall be notified in writing at least 14 days in advance of the proposal and a strategy for notification of local residents shall be provided. The approved notification strategy shall be implemented.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

**52) UNI**

The market (including temporary market) and workshop uses hereby approved, excluding use of the market office and meeting room, shall only be open to the general public from 07.00-19.00 hours Monday to Saturdays and 10.00-17.00 hours on Sundays, bank or public holidays except for 12 occasions per year and no more than 2 such occasions in any one month where the premises may be open between 07.00- 22.00 hours Monday to Saturdays and 09.00-21.00 hours Sundays and bank holidays. Where an exception from the specified hours is proposed, for up to 12 exceptional events, the Local Planning Authority shall be notified in writing at least 14 days in advance of the proposal and a strategy for notification of local residents shall be provided. The approved notification strategy shall be implemented.

*Reason: In the interests of protection of amenity and to allow for other events to take place such as visiting markets, community or festival events which would help regenerate the area, to comply with policies QD27, SU10, SR1, SR5, SR11 and EM9 of the Brighton & Hove Local Plan and SPD10.*

**53) UNI**

The market (including temporary market) and workshops, excluding the market office and meeting room, shall only be in use by the market operator, tenants and other users other than the general public between 07.00-19.30 hours Monday to Saturdays and 09.30-17.30 on Sundays, bank or public holidays.

*Reason: To allow for activities such as setting up and down of stalls, stocktaking and other essential operational activities when the public are not present to enable the efficient and effective operation of the market and workshops whilst protecting amenity, to comply with policies QD27, SU10, SR1, SR5 SR11 and EM9 of the Brighton & Hove Local Plan and SPD10.*

**54) UNI**

The market office and meeting room in the north-west corner of the site shall only be in use between 07.00-22.00 hours Monday to Saturdays and 09.00-21.00 hours Sundays, bank and public holidays unless otherwise agreed in writing by the Local Planning Authority. Where an exception from the specified hours is proposed, the Local Planning Authority shall be notified in writing at least 14 days in advance of the proposal and a strategy for notification of local residents shall

be provided. The approved notification strategy shall be implemented.

*Reason: In the interests of protection of amenity, to comply with policies QD27, SU10 and SR11 of the Brighton & Hove Local Plan.*

### **55) UNI**

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

*Reason: In the interests of protecting the amenity of residents, to comply with policies QD27, SU10 and EM9 of the Brighton & Hove Local Plan.*

### **BH2013/01320**

#### **Flat 3 8 Alexandra Villas Brighton**

Loft conversion incorporating 6no rooflights.

**Applicant:** Mr & Mrs Webb

**Officer:** Louise Kent 292198

**Approved on 27/06/13 DELEGATED**

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

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

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

#### **2) BH12.05A**

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

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

#### **3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing site and location plan	1303 E01		26 April 2013
Existing floor plans	1303 E02		26 April 2013
Existing south and east elevations	1303 E03		26 April 2013
Existing west elevation and sections	1303 E04		26 April 2013
Proposed second floor plan	1303 P02		26 April 2013
Proposed loft floor plan	1303 P03	A	13 June 2013
Proposed sections	1303 P07	A	13 June 2013
Proposed roof plan	1303 P04	A	13 June 2013
Proposed elevations	1303 P05	A	13 June 2013
Proposed elevation	1303 P06		26 April 2013

### **BH2013/01339**

#### **171-173 North Street Brighton**

Display of 3no non illuminated fascia signs and internally illuminated lettering, 2no externally illuminated hanging signs, internally applied window vinyl, externally applied letterbox vinyl patch and vinyl name plate, 1no non illuminated ATM backing panel and 1no internally illuminated ATM collar.

Report from: 27/06/13 to: 17/07/13



**Applicant:** Lloyds Banking Group  
**Officer:** Andrew Huntley 292321

**Approved on 01/07/13 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.*

**BH2013/01398**

**22 - 23 York Place Brighton**

Installation of ventilation ductwork, air conditioning and condenser units to rear of property.

**Applicant:** Meatliquor  
**Officer:** Pete Campbell 292359

**Approved on 27/06/13 DELEGATED**

**1) BH01.01**

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

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

Plan Type	Reference	Version	Date Received
OS Site location plan			02/05/2013
Site plan			02/05/2013
Plant noise assessment	BS 33536/NI	A	02/05/2013
Performance specification report			02/05/2013
Design and Access Statement	PG/AP/1221		02/05/2013
Existing plan at rear of property	1221/1		02/05/2013
Existing elevation at rear of property	1221/2		02/05/2013
Ventilation layout, ground floor	001-016-04	B	02/05/2013
Ventilation layout roof area & elevation	001-016-05	C	02/05/2013

**3) UNI**

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, there should be no significant low frequency tones present.

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

**4) UNI**

The air conditioning, extract and supply systems shall only operate between the hours of 09:00am and midnight daily.

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

**5) UNI**

The air conditioning units and refrigeration condensers shall not be brought into use unless or until the timber enclosure and acoustic enclosure as shown on drawing number 001-016-05 revision C received 2 May 2013 have been fully installed in accordance with the approved details and retained as such thereafter. All plant shall be fitted with suitable anti-vibration mounts.

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

**BH2013/01415**

**29 St Nicholas Road Brighton**

Alteration to layout of windows to front of dormer with existing sash windows

Report from: 27/06/13 to: 17/07/13

replaced by sliding doors.

**Applicant:** Mr Alex Pitt

**Officer:** Andrew Huntley 292321

**Approved on 04/07/13 DELEGATED**

**1) BH01.01**

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

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

Plan Type	Reference	Version	Date Received
Site Plan.			07.05.2013
Existing and Proposed Front Elevations.			20.05.2013
Current and Proposed Window Layout.			07.05.2013
Blyweert Range Information			22.05.2013

**BH2013/01472**

**55 Princes Road Brighton**

External alterations to the house including creation of flat roof and installation of rooflight to existing pitched roof single storey rear extension. Removal of existing two storey flat roof rear extension. Raising of height to pitched roof side extension and installation of rooflight. Erection of single storey pitched roof rear extension including 2no rooflights and chimney. Installation of roof to existing porch to side, installation of rooflight to rear roof slope, revised fenestration and associated works.

**Applicant:** Mr & Mrs Ted & Jane Power

**Officer:** Liz Arnold 291709

**Refused on 10/07/13 DELEGATED**

**1) UNI**

The proposed flat roofed rear extension would result in the loss of the existing traditional outrigger which mirrors that of the second half of the semi-detached pair of properties, no. 57 Princes Road thereby having an unbalancing and detrimental impact upon the visual amenities of the pair of semi-detached properties. In addition the proposed raised rooflight appears to intersect the north-west facing ground floor window when viewed from areas to the north-west of the site and therefore relates poorly to and fails to respect the design of the existing parent property. As such the proposal would have a harmful impact upon the visual amenities of the parent property, the pair of semi-detached properties and the wider area, including the surrounding Round Hill Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

2. The proposed gable end pitched roof rear extension, by virtue of its excessive size, bulk, massing and poor design which includes an incongruous sited chimney and excessive sized rooflights result in an unusually intrusive and unsympathetic extension to the dwelling. Furthermore the proposed eastern pitched roof would have a poor and haphazard relationship with the adjacent flat roofed rear extension. As such the proposed gable end pitched roof rear extension would be harmful to the visual amenities of the parent property, the pair of semi-detached properties and the wider area, including the surrounding Round

Hill Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed rooflight within the side extension, by virtue of its excessive size, would be of detriment to the visual amenities of the parent property and the wider area, including the surrounding Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**4) UNI4**

The combined impacts of the proposed extensions, by virtue of their design, size, form and massing would result in visually intrusive and bulky additions to the property, which are unsympathetic to the design of the existing property and as such would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties and the wider area, including the surrounding Round Hill Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2013/01523**

**19A & Workshop 19A Bath Street Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2012/02001.

**Applicant:** Mr Christopher Korodyski

**Officer:** Anthony Foster 294495

**Approved on 17/07/13 DELEGATED**

**BH2013/01562**

**18A Bond Street Brighton**

Enclosure of courtyard with new flat roof and brick wall at lower ground floor.

**Applicant:** InnBrighton Ltd

**Officer:** Andrew Huntley 292321

**Approved on 05/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Plans, Elevations and Sections.	1062 01		16.05.2013
Proposed Plans, Elevations and Sections.	1062 02		16.05.2013
Location and Block Plan			16.05.2013

**BH2013/01563**

**18A Bond Street Brighton**

Internal and external alterations including enclosure of courtyard with new flat

Report from: 27/06/13 to: 17/07/13

roof and brick wall at lower ground floor and creation of internal staircase between ground and lower ground floor.

**Applicant:** InnBrighton Ltd

**Officer:** Andrew Huntley 292321

**Approved on 05/07/13 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 external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. The proposed staircase shall be made of timber.

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

**WITHDEAN**

**BH2013/00732**

**70 Redhill Drive Brighton**

Demolition of existing rear store, conservatory, terraces and bays and erection of rear extension to lower ground and ground floor levels.

**Applicant:** Mr & Mrs T Dodsworth

**Officer:** Andrew Huntley 292321

**Refused on 11/07/13 DELEGATED**

**1) UNI**

The development, by reason of bulk, depth, height, roof form and massing would appear as excessively dominant and incongruous additions that would relate poorly with the existing bungalow, resulting in a over extended appearance harming the character of the building and the surrounding area. Therefore, the development is contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

Notwithstanding the existing vegetation along the boundary of the site with 68 and 72 Redhill Drive, the proposed large terrace could cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to Policy QD27 of the Brighton & Hove Local Plan.

**BH2013/01111**

**124 Valley Drive Brighton**

Erection of two storey pitched roof rear extension and loft conversion incorporating half-hip roof extension, front and side rooflights and associated alterations.

**Applicant:** Mr Chris Adderley

**Officer:** Christopher Wright 292097

**Refused on 28/06/13 DELEGATED**

**1) UNI**

The proposed rear extension would, by reason of the materials, form, height, bulk, massing and design detailing, give the recipient dwelling an over-extended appearance and would appear unduly dominant, discordant and unsympathetic in relation to the scale and traditional appearance and character of the existing dwelling, and incongruous and out of context in relation to neighbouring properties in Valley Drive, including those which have been extended in a more sympathetic and traditional fashion. As such the proposal would be harmful to

visual amenity and would detract from the character and appearance of the property to be extended and is therefore contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The applicant has failed to provide sufficient information to demonstrate that the proposed development would not have an unneighbourly impact resulting in loss of skylight, daylight and outlook to the adjoining property, 126 Valley Drive, and as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

**BH2013/01402**

**36 Bramble Rise Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension and 2no rooflights to the front and rear.

**Applicant:** Mr Andy Bradley

**Officer:** Robert McNicol 292322

**Approved on 27/06/13 DELEGATED**

**BH2013/01413**

**8 Elms Lea Avenue Brighton**

Erection of single storey rear/side extension and conversion of existing garage to form granny annexe. External alterations including replacement of UPVC windows with timber windows, cladding of first floor with timber boards, installation of solar panels to roof and associated works. (Part Retrospective).

**Applicant:** Mr & Mrs R&C Gorst-Unsworth

**Officer:** Christopher Wright 292097

**Refused on 28/06/13 DELEGATED**

**1) UNI**

The proposed side and rear extension would, by reason of the scale, form, design, detailing, siting and position forward of the line of the front wall of the original dwellinghouse, have an unduly dominant and discordant visual relationship with the recipient property and the character and appearance of the locality, to the detriment of visual amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/01419**

**36 Bramble Rise Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Andy Bradley

**Officer:** Robert McNicol 292322

**Approved on 27/06/13 DELEGATED**

**1) BH01.01**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block and site location plans	RHA.020-100		7 May 2013
Existing floor plans	RHA.020-101		7 May 2013
Existing elevations	RHA.020-102		7 May 2013
Proposed floor plans	RHA.020-201	A	7 May 2013
Proposed elevations	RHA.020-202	B	20 June 2013

**BH2013/01493**

**66A Dyke Road Avenue Brighton**

Erection of a two storey front extension and an infill extension at first floor level to the front elevation with associated external alterations.

**Applicant:** Mr Graeme Cox

**Officer:** Jason Hawkes 292153

**Approved on 04/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

The proposed side windows and door on the south east elevation of the dwelling hereby approved shall be obscure glazed and retained as such thereafter. The proposed windows shall also be non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such.

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

**4) UNI**

The retained trees adjacent the boundary with 66 Dyke Road Avenue shall be protected during the works to the standards laid out in BS 5837 (2012) Trees in Relation to Design, Demolition & Construction - Recommendations.

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Survey Drawing	11/ S1		13th May 2013
Location Plan	148PA001		13th May 2013
Existing Plans	148PA002		13th May 2013
Existing Plans - First	148PA003		13th May 2013
Existing Elevations - North &	148PA004		13th May 2013

East			
Existing Elevations - South and West	148PA005		13th May 2013
Existing and Proposed Block Plans	148PA101		13th May 2013
Proposed Plans - Ground	148PA102		13th May 2013
Proposed Plans - First	148PA103	A	26th June 2013
Proposed Elevations - North and East	148PA104		13th May 2013
Proposed Elevations - South and West	148PA105		13th May 2013
Proposed Sections AA-BB	148PA106		13th May 2013

**BH2013/01495**

**39 Westdene Drive Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating full width rear dormer and rooflights to front and side elevations, and erection of single storey rear extension.

**Applicant:** Mr Louie Rix-Martin

**Officer:** Robert McNicol 292322

**Refused on 08/07/13 DELEGATED**

**1) UNI**

The proposed rear dormer extension would be partially constructed above, and would rely on, the proposed ground floor rear extension. The dormer cannot therefore be considered under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The combined rear extension and dormer would have more than one storey and would extend more than 3 metres beyond the rear wall of the house. The proposed rear extension would also have an eaves height higher than that of the existing house. The proposal is therefore contrary to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2013/01553**

**109 Windmill Drive Brighton**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Fuchs

**Officer:** Robert McNicol 292322

**Refused on 05/07/13 DELEGATED**

**1) UNI**

By virtue of its depth, the proposed rear extension would fail to respect the domestic character and appearance of the recipient property and would unduly dominate the rear of the building, giving it an overextended appearance. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**BH2013/01554**

**109 Windmill Drive Brighton**

Certificate of lawfulness for proposed loft conversion incorporating 4no rooflights to the front and dormer to the rear. Erection of single storey rear extension.

**Applicant:** Mr & Mrs Fuchs

**Officer:** Robert McNicol 292322

**Refused on 09/07/13 DELEGATED**

**1) UNI**

The proposed rear dormer extension would be partially constructed above, and would rely on, the proposed ground floor rear extension. The dormer cannot



therefore be considered under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The combined rear extension and dormer would have more than one storey and would extend more than 3 metres beyond the rear wall of the house. The proposed rear extension would also have an eaves height higher than that of the existing house. The proposal is therefore contrary to Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2013/01601**

**The Excelsior London Road Patcham Brighton**

Creation of eleven additional car parking spaces.

**Applicant:** The Excelsior Brighton Ltd

**Officer:** Robert McNicol 292322

**Refused on 12/07/13 DELEGATED**

**1) UNI**

By virtue of the loss of a significant part of the attractive lawn area at the front of the building and the covering of this with a hardstanding for parking, the proposed development would have a detrimental impact on the appearance and setting of the recipient building and would undermine the open and green character of the area. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/01687**

**12 Middle Road Brighton**

Replacement of existing timber framed windows and door with timber framed windows to front and UPVC units to rear.

**Applicant:** Miss Patterson

**Officer:** Robert McNicol 292322

**Refused on 15/07/13 DELEGATED**

**1) UNI**

By virtue of the thickness of the proposed frames of the replacement windows, the proposed front windows would have a detrimental impact on the appearance of the recipient property and the historic character of the Preston Village conservation area. The proposed development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2013/01785**

**47 Compton Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.57m.

**Applicant:** Dr & Mrs Andrew Brown

**Officer:** Chris Swain 292178

**Prior approval not required on 12/07/13 DELEGATED**

**EAST BRIGHTON**

**BH2012/03923**

**15 Eaton Place Brighton**

Installation of cast iron access stairs and French doors to first floor rear elevation.

**Applicant:** Ms Denitza Moreau

**Officer:** Louise Kent 292198

**Refused on 27/06/13 DELEGATED**

### **1) UNI**

The proposed alterations would have an adverse impact upon the architectural and historic character of the exterior of the Grade II Listed Building, due to their size and position and through the loss of original building fabric. The proposal would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2012/03924**

#### **15 Eaton Place Brighton**

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

**Applicant:** Dr Merle Lipton

**Officer:** Louise Kent 292198

**Refused on 27/06/13 DELEGATED**

### **1) UNI**

The proposed alterations would constitute an incongruous and uncharacteristic feature, causing a detrimental visual impact on the existing building and the neighbouring buildings. They would detract from the historic character and appearance of the grade II Listed Building and the surrounding East Cliff conservation area. The proposal is therefore contrary to policies QD1, QD14, HE1, and HE6 of the Brighton & Hove Local Plan.

### **2) UNI2**

The staircase and balcony would cause loss of residential amenity to 13 and 17 Eaton Place, and 61 St George's Place, due to the potential for overlooking and loss of privacy, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/01280**

#### **4 Robin Dene Brighton**

Conversion of integral garage into living accommodation.

**Applicant:** Miss Jane Bawden

**Officer:** Chris Swain 292178

**Approved on 28/06/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 condition 2, no development shall commence until full details of the proposed new window hereby permitted, including scaled drawings of the design of the frames and glazing bars, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed details and maintained as such thereafter.

*Reason: As insufficient information has been submitted, to ensure the satisfactory appearance of the building and to comply with policy QD14 of the Brighton & Hove Local Plan.*

### **4) UNI**

2. The development hereby permitted shall be carried out in accordance with

the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan			9 May 2013
Annotated photograph			9 May 2013
Existing plan			9 May 2013
Proposed plan			9 May 2013
Existing elevations			9 May 2013
Proposed elevations			9 May 2013

### **BH2013/01596**

#### **Flat 2A Chesham Mansions 25 - 27 Eaton Place Brighton**

Alteration to rear side elevation from window to timber door at basement level.

**Applicant:** Mr Michael Edwards

**Officer:** Pete Campbell 292359

**Approved on 05/07/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan and block plan			17/05/2013
Existing and proposed plans			17/05/2013

### **BH2013/01761**

#### **10 Chesham Road Brighton**

Certificate of lawfulness for proposed conversion of 1no flat and 1no maisonette into a single residential dwelling.

**Applicant:** Mr & Mrs Mark Clark

**Officer:** Andrew Huntley 292321

**Approved on 11/07/13 DELEGATED**

#### **1) UNI**

The works necessary to facilitate the conversion affect only the interior and do not materially affect the external appearance of the building. The conversion of 2 no. flats into a single dwelling does not constitute a material change of use. The proposal does not constitute development as outlined by Section 55 of the Town and Country Planning Act 1990 and as amended by Section 49 of the Planning and Compulsory Purchase Act 2004.

## **HANOVER & ELM GROVE**

### **BH2012/03761**

#### **Land Adjacent to Bib & Tucker Pub 212 Elm Grove Brighton**

Erection of new two storey three bed detached house.

**Applicant:** Bramwood Taverns Ltd

**Officer:** Jonathan Puplett 292525

#### **Approved on 22/01/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 two windows which serve the stairway of the dwelling shall be obscure glazed and non-opening, and shall be retained as such thereafter.

*Reason: To protect the privacy of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

##### **3) UNI**

The hard surfaces 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.*

##### **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 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.*

##### **5) UNI**

During construction of the development hereby approved the measures set out in the approved Waste Minimisation Statement shall be implemented in strict accordance with the approved details.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03 Construction and Demolition Waste.*

##### **6) UNI**

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

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

##### **7) UNI**

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

(a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

#### **8) UNI**

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

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

#### **9) UNI**

All of the windows to the front elevation of the dwelling hereby approved shall be painted timber, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

*Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **10) UNI**

The development hereby permitted shall not be commenced until full details of the proposed cycle parking facilities 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) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure and planting of the development.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect the privacy of the adjoining properties and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

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

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

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

**13) UNI**

The approved boundary screening measures shall be implemented in full prior to the first occupation of the dwelling and shall be retained as such thereafter.

*Reason: To protect the privacy of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**14) UNI**

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

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

**15) 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.*

**16) UNI**

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

*Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation & Development.*

**17) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Plans And Elevations	297/HP21		26/11/2012
Proposed Plans And Elevations	297/HP22		26/11/2012
Existing And Proposed Sections	297/HP23		26/11/2012

**18) UNI**

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its 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.*

### 19) UNI

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

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

### **BH2013/00890**

#### **64 Bentham Road Brighton**

Removal of existing steps and erection of pitched roof bin store (Part Retrospective).

**Applicant:** Ms Angela Webb

**Officer:** Chris Swain 292178

**Approved on 16/07/13 DELEGATED**

#### **1) UNI**

Notwithstanding the submitted drawing "proposed elevation showing door details", received on 8 May 2013, within three months of the date of this permission, full details of the proposed new door, including materials and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed details within 6 months and maintained as such thereafter.

*Reason: To ensure the satisfactory appearance of the building 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 drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan			21 May 2013
Block plan			21 May 2013
Pre-existing plan			8 May 2013
Proposed plan			8 May 2013
Pre-existing corner elevation			8 May 2013
Existing corner elevation			8 May 2013
Proposed corner elevation			8 May 2013
Proposed Whichelo Place elevation			8 May 2013
Proposed side elevation / Bentham Road			8 May 2013
Proposed elevation showing door details			8 May 2013

### **BH2013/01136**

#### **Wellesley House 10 - 14 Waterloo Place Brighton**

Display of externally-illuminated screen mesh scaffolding shroud. (Retrospective).

**Applicant:** Phoenix Brighton

**Officer:** Jonathan Puplett 292525

**Refused on 12/07/13 DELEGATED**

Report from: 27/06/13 to: 17/07/13

### **1) UNI**

No information has been submitted regarding the need for the scaffolding and shroud in situ. No explanation of any proposed building works and their likely duration has been submitted. In the absence of such details, with no justification for the display of the advertisement and no defined timescale for the duration of its display, the proposed advertisement is considered to have an overly prominent and harmful appearance. The advertisement is considered to be detrimental to the visual amenity of the recipient building and the surrounding Valley Gardens Conservation Area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and advice set out in SPD07 'Advertisements'.

### **BH2013/01343**

#### **2a Whippingham Street Brighton**

Creation of additional floor above first floor level incorporating 2no dormers to front.

**Applicant:** Mr Steve Martin

**Officer:** Anthony Foster 294495

**Refused on 02/07/13 DELEGATED**

### **1) UNI**

The proposed development by virtue of its appearance, design, height, bulk and massing would result in an over dominant and incongruous addition, which fails to respect the hierarchy of the existing development, to the detriment of the character and appearance of the existing building, the adjoining dwelling at no. 67 Hartington Road and the surrounding area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD01 'Roof Alterations and Extensions'.

### **2) UNI2**

The proposed extension, by reason of its height and siting, would result in an un-neighbourly development leading to a loss of light and a sense of enclosure to the neighbouring occupiers of 69 Hartington Road and would have an overbearing impact leading to a loss of residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/01674**

#### **13 Richmond Terrace Brighton**

Application for approval of details reserved by conditions 3, 4 and 6 of application BH2011/00925.

**Applicant:** Mr Haydn Hughes

**Officer:** Sue Dubberley 293817

**Approved on 04/07/13 DELEGATED**

### **HOLLINGDEAN & STANMER**

### **BH2008/03887**

#### **1 Pevensey Building University of Sussex North South Road Brighton**

Installation of free standing handrail on the roof and all existing windows to be replaced with new double glazing.

**Applicant:** Mr Neil Troak

**Officer:** Andrew Huntley 292321

**Approved on 04/07/13 DELEGATED**

### **1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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



<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Window Details	87777G2B	Sheets D1 - D35	26.10.2009
Window Details	87777G2B	Sheets E1 - E17	26.10.2009
Glazing Details	87777G2B	Sheet S1	26.10.2009

**BH2011/02773**

**Chichester 1 North South Road University Of Sussex Brighton**

Internal alterations and refurbishment of first floor. (Part retrospective)

**Applicant:** University of Sussex

**Officer:** Andrew Huntley 292321

**Refused on 27/06/13 DELEGATED**

**1) UNI**

In the absence of detailed drawings showing the existing laboratory furniture, the lack of detail and justification within the heritage statement submitted, there is insufficient information to fully assess the impact of the works undertaken on the architectural and historic fabric, character, and the appearance of the interior of the Grade II\* listed building. As such, the proposal is contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

**2) UNI2**

Notwithstanding the first reason for refusal, the replacement of the largely original Spence laboratory furniture will significantly harm the historic fabric, character, and the appearance of the interior of the Grade II\* listed building. Therefore, the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

**BH2012/00695**

**1 Pevensey Building University of Sussex North South Road Brighton**

Internal alterations to layout and refurbishment works to level two school offices.

**Applicant:** University of Sussex

**Officer:** Andrew Huntley 292321

**Approved on 27/06/13 DELEGATED**

**BH2012/03568**

**1 Pevensey Building North South Road University of Sussex Brighton**

Internal alterations to lecture theatres including replacement seating and writing desks, including new wheelchair seating positions and extension of top tier of room 1A6. Replacement lighting and remedial and refurbishments works.

**Applicant:** Mr Steven Vale

**Officer:** Andrew Huntley 292321

**Refused on 27/06/13 DELEGATED**

**1) UNI**

In the absence of detailed drawings showing the existing and proposed seating and writing desks, the lack of detail and justification within the heritage statement submitted, there is insufficient information to fully assess the impact of the works undertaken on the architectural and historic fabric, character, and the appearance of the interior of the Grade II\* listed building. As such, the proposal is contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

Report from: 27/06/13 to: 17/07/13

## 2) UNI2

Notwithstanding the first reason for refusal, the replacement of the largely original Spence seating and writing desks has significantly harmed the architectural and historic fabric, character, and the appearance of the interior of the Grade II\* listed building. Therefore, the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

### **BH2013/00857**

#### **20 Davey Drive Brighton**

Erection of raised decked area to rear (Part retrospective).

**Applicant:** Mr Ross Everett

**Officer:** Chris Swain 292178

**Approved on 08/07/13 DELEGATED**

#### 1) BH01.01

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

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

Plan Type	Reference	Version	Date Received
Block and location plan	4A		8 May 2013
Existing and proposed plans	CH02	A	8 July 2013
Existing and proposed elevations	CH02	B	13 May 2013
Existing and proposed section	CH03	A	3 July 2013

#### 3) UNI

The hereby approved external decked area shall not be brought into use until the proposed boundary screening indicated on the submitted drawings is installed in its entirety. The screening shall be retained as such thereafter.

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

### **BH2013/00896**

#### **Unit 3 Wholesale Meat Market Upper Hollingdean Road Brighton**

Change of use from trade sales/storage to mixed use of trade sales and retail (Retrospective).

**Applicant:** Malpass Meats

**Officer:** Liz Arnold 291709

**Approved on 02/07/13 DELEGATED**

#### 1) UNI

1. The mixed trade sales and retail use hereby approved shall cease on or before the 16th January 2016.

*Reason: The mixed use of the unit hereby approved is not considered acceptable as a permanent form of development to safeguard the use of the unit for Industrial and Business Use and to comply with policy EM1 of the Brighton & Hove Local Plan and policy CP3 of the Brighton & Hove Submission City Plan Part One.*

#### 2) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	-	-	20th March 2013
Block Plan	-	-	20th March 2013
Existing and Proposed Floor Plans	-	-	20th March 2013

### **3) UNI**

Notwithstanding the information provided, within 2 months of the permission hereby approved further details of the disabled car parking provision for the occupants of and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be fully implemented and made available for use within 4 months from the date of their approval.

*Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with policies TR1 and TR18 of the Brighton & Hove Local Plan and SPG4 on Parking Standards.*

### **4) UNI**

Within 2 months of the permission hereby approved 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 within 2 months of the date of their approval and shall thereafter be retained for use at all times.

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

### **5) UNI**

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

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

### **BH2013/01026**

#### **226 Ditchling Road Brighton**

Certificate of lawfulness for the existing use of two separate flats.

**Applicant:** Mr Zakir Mohamed

**Officer:** Jonathan Puplett 292525

**Approved on 11/07/13 DELEGATED**

### **BH2013/01366**

#### **35 Uplands Road Brighton**

Change of use from single dwelling (C3) to House in Multiple Occupation (C4).

**Applicant:** Mr David Tamplin

**Officer:** Jonathan Puplett 292525

**Approved on 04/07/13 XXXX**

### **1) UNI**

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

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

### **2) UNI**

No development shall take place until a scheme for the storage of refuse and

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

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			13/05/2013
Existing Floorplans			13/05/2013
Proposed Floorplans			13/05/2013

**BH2013/01441**

**126 Hollingbury Park Avenue Brighton**

Creation of lightwell to lower ground floor.

**Applicant:** Mr Justin Kirby

**Officer:** Sonia Gillam 292265

**Approved on 02/07/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 grate shown on the approved plans of the development hereby permitted shall match in material and colour the railings to the front boundary wall of the existing property and shall be retained as such. *Reason: In the interests of the character and appearance of*

*the development and the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.*

**4) UNI**

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan	K141-001		07/05/2013
Existing lower ground floor plan	K141-002		07/05/2013
Existing ground floor plan	K141-003		07/05/2013
Existing front elevation and section	K141-005		07/05/2013
Proposed lower ground and ground floor plan	K141-100		07/05/2013
Proposed sections and front elevation	K141-101		07/05/2013

### **BH2013/01545**

#### **8 Walton Bank Brighton**

Erection of single storey front extension.

**Applicant:** Martin Phillips

**Officer:** Pete Campbell 292359

**Approved on 08/07/13 DELEGATED**

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

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

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

Plan Type	Reference	Version	Date Received
Proposed F/F plan, existing side elevations	1		13/05/2013
Proposed G/F plan, proposed front elevation	2		13/05/2013
Existing F/F plan, proposed side elevation	3		13/05/2013
Existing ground floor plan, existing front elevation	4		13/05/2013
Site plan and block plan	5		13/05/2013

### **MOULSECOOMB & BEVENDEAN**

#### **BH2013/01331**

#### **St Albans Church Coombe Road Brighton**

Application for approval of details reserved by conditions 11, 12 and 13 of application BH2012/01589.

**Applicant:** Bailey Brothers Ltd

**Officer:** Liz Arnold 291709

**Approved on 12/07/13 DELEGATED**

**BH2013/01348**

**8 Coombe Terrace Brighton**

Conversion of ground floor (front) financial and professional services (A2) and ground and first floor residential (C3) to small house in multiple occupation (C4).

**Applicant:** T & G Estates Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 02/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

Prior to the first occupation of the development hereby approved, all external works hereby approved and agreed in relation to the requirements of the above conditions shall be carried out in full.

*Reason: To ensure an acceptable appearance to the development and to comply with policies QD2 and QD14 of the Brighton & Hove Local Plan.*

**4) 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.*

**5) 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.*

**6) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan And Block Plan			30/04/2013
Existing Floorplans And Elevations			30/04/2013
Proposed Floorplans And Elevations			21/06/2013
Cycle Store Details			30/04/2013
Refuse And Recycling Store Details			30/04/2013

## 7) UNI

Notwithstanding the details shown in the approved drawings, no development shall take place until full details of the proposed replacement / new windows and any replacement doors 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 shall be retained as such thereafter.

*Reason: To ensure an acceptable appearance to the development and to comply with policies QD2 and QD14 of the Brighton & Hove Local Plan.*

### **BH2013/01361**

#### **81 Newick Road Brighton**

Change of use from dwelling house (C3) to House in Multiple Occupation (C4).

**Applicant:** Mr David Stanbrook

**Officer:** Andrew Huntley 292321

**Approved on 01/07/13 DELEGATED**

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

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

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

#### **2) BH02.08**

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

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

#### **3) BH06.02**

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

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

#### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			09.05.2013
Lease Plan			15.05.2013

### **BH2013/01424**

#### **12 Ringmer Drive Brighton**

Change of use from dwelling house (C3) to House in Multiple Occupation (C4).

**Applicant:** Mr Christopher Dyke

**Officer:** Andrew Huntley 292321

**Approved on 01/07/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

## **2) BH02.08**

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

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

## **3) BH06.02**

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

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

## **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			
Ground and First Floor Plans			17.05.2013

## **QUEEN'S PARK**

### **BH2013/00394**

#### **94 Albion Hill Brighton**

Certificate of Lawfulness for proposed single storey rear extension, loft conversion incorporating rear dormer and front rooflight and alterations to windows to rear elevation.

**Applicant:** Hugh Miller

**Officer:** Louise Kent 292198

**Approved on 11/07/13 DELEGATED**

### **BH2013/00983**

#### **9-10 St James Street Brighton**

Display of 2no non-illuminated fascia signs and 1no externally illuminated projecting sign.

**Applicant:** William Hill Organisation Ltd

**Officer:** Wayne Nee 292132

**Approved on 08/07/13 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**

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) 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.*

## **4) 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.*

## **5) 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.*

## **6) UNI**

No advertisement shall be sited or displayed so as to -

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

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

## **7) UNI**

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.*

## **BH2013/00984**

### **9-10 St James Street Brighton**

Installation of new shopfront to No 10 St James's Street.

**Applicant:** William Hill Organisation Ltd

**Officer:** Wayne Nee 292132

**Approved on 08/07/13 DELEGATED**

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

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

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

### **2) UNI**

The proposed new section of wall shall match the existing walls in terms of material and rendered finish.

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

**3) UNI**

The proposed new entrance flooring hereby permitted shall match in material, colour, pattern and style to that of the existing.

*Reason: For the avoidance of doubt and to ensure the 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 listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	n/a		13 May 2013
Fascia signage details	PROV/E/NL/70 0/502C		28 March 2013
Existing and proposed	PROV/E/NL/70 0/201	A	28 March 2013

**5) UNI**

No works shall take place until full details of the new shopfront and entrance door including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2013/00985**

**9-10 St James Street Brighton**

Display of non-illuminated fascia sign to No 9 St James's Street.

**Applicant:** William Hill Organisation Ltd

**Officer:** Wayne Nee 292132

**Approved on 08/07/13 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.*

**BH2013/01106**

**40-42 Upper St James Street Brighton**

Erection of a two storey extension creating additional second and third floors. Creation of 2no flats at second and third floor levels.

**Applicant:** Nordstar Property Co Ltd

**Officer:** Chris Swain 292178

**Approved on 27/06/13 XXXX**

**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

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

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

## 3) 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 facing a highway.

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

## 4) UNI

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

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

## 5) UNI

The development hereby permitted shall be finished in wet render to match the existing building in composition (lime based) and texture, without external beads, stops or bell drips and shall be retained as such thereafter.

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

## 6) 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.*

## 7) UNI

The windows shown as serving the bathrooms and kitchens to the rear at second and third floor level, hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

## 8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			4 April 2013
Block plan			4 April 2013
Existing floor plans and elevations	PL01		4 April 2013
Proposed floor plans and elevations	PL02	D	11 June 2013

## **9) UNI**

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

- (i) 1:20 sample elevations and sections showing the proposed windows and masonry cills and 1:1 joinery details of the windows,
- (ii) 1:20 sample elevations and sections showing the proposed cornicing detailing.
- (iii) details and samples of materials and colours; and the works shall be carried out and completed in their entirety fully in accordance with the approved details and maintained as such thereafter.

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

## **10) UNI**

The development hereby permitted for the second and third floors 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.*

## **11) UNI**

Cycle parking details to be submitted. 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.*

## **BH2013/01156**

### **17 Marine Parade Brighton**

Replacement of UPVC and timber framed windows and door with timber framed units incorporating revised fenestration and relocation of soil pipes to East elevation.

**Applicant:** Mr Tibbett

**Officer:** Pete Campbell 292359

**Approved on 04/07/13 DELEGATED**

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

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

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

### **2) UNI**

The windows hereby approved shall be painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	ADC470/LP		10/04/2013
Block plan	ADC470/BP		10/04/2013
Lower ground, ground & first floor plans as proposed	ADC470/12	A	21/06/2013
Second, third & fourth floor plans as proposed	ADC470/13		10/04/2013
Elevations as existing & proposed	ADC470/14	A	21/06/2013
Joinery details	ADC470/15	A	21/06/2013
Plans as existing	ADC470/16		07/05/2013
Design and access statement			10/04/2013

**4) UNI**

The external finish of the east elevation including any damage caused as a result of the removal of external pipe work shall be made good to match in colour and texture the original building.

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

**BH2013/01157**

**17 Marine Parade Brighton**

Replacement of UPVC and timber framed windows and door with timber framed units incorporating revised fenestration and re-location of soil pipes to East elevation.

**Applicant:** Mr Tibbett

**Officer:** Pete Campbell 292359

**Approved on 01/07/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

The windows hereby approved shall be painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

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

**3) UNI**

The external finish of the east elevation including any damage caused as a result of the removal of external pipe work shall be made good to match in colour and texture the original building.

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

**BH2013/01193**

**18 Upper Rock Gardens Brighton**

Installation of roller blind to first floor front window. (Retrospective)

**Applicant:** Miss Kimberly Le Brocq

**Officer:** Chris Swain 292178

**Refused on 08/07/13 DELEGATED1) UNI**

The installed shutter and associated motor housing by reason of scale, design, materials and detailing results in a harmful alteration to the front elevation, obscuring the traditional architectural and joinery details of the first floor window and significantly detracting from the historic appearance and character of the of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2013/01212**

**77 Grand Parade Brighton**

Application for Approval of Details reserved by conditions 1-15 of application BH2011/01074.

**Applicant:** Haysport Properties Ltd

**Officer:** Chris Swain 292178

**Split Decision on 05/07/13 DELEGATED**

**1) UNI**

The applicant has failed to submit sufficient details in relation to proposed plant and machinery. Accordingly, the local planning authority is unable to assess the potential impact of any installation and Conditions 7, 8 and 10 cannot be discharged at this time.

**2) UNI2**

The applicant has failed to submit sufficient details in relation to the external lighting, specifically a lack of details on siting and the precise specifications of the lighting. Accordingly, the local planning authority is unable to assess the potential impact of any installation and Condition 11 cannot be discharged at this time.

**3) UNI3**

The applicant has failed to submit any details in relation to cycling parking facilities. Accordingly, the local planning authority is unable to assess any potential impacts. As such Condition 5 cannot be discharged at this time.

**4) UNI4**

The applicant has failed to submit sufficient details in relation to a soundproofing scheme for the building. Accordingly, the local planning authority is unable to adequately assess the potential impact of any soundproofing measures and Condition 6 cannot be discharged at this time.

**BH2013/01304**

**27 Richmond Place Brighton**

Application for variation of condition 2 of previously approved application BH2011/03077 (Conversion of first and second floor offices to form 1no two bedroom and 1no three bedroom maisonettes) to allow for minor material amendments (part retrospective).

**Applicant:** Stephen Logue

**Officer:** Jonathan Puplett 292525

**Approved on 27/06/13 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	0915/1		13/10/2011
Proposed Ground Floor Plan	0915/30	A	26/06/2013
Proposed First Floor Plan And Section	0915/6	C	17/04/2013
Proposed Second Floor Plan And Section	0915/7	C	17/04/2013
Proposed Window Details	0915/31		26/06/2013
Proposed Window Details	0915/32		26/06/2013
Proposed Window Details	0915/33		26/06/2013
Statement Of Sustainability Measures	DOC 4.0915	1.2	26/06/2013

## 2) UNI

The replacement first floor and second floor windows hereby approved to the Richmond Street frontage of the building shall meet the acoustic requirements and specifically the losses stated in the Andersen Acoustics report, 1492\_001R\_1-0\_RNM dated 22 February 2012. The windows shall be retained as such thereafter.

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

## 3) UNI

The development hereby approved shall be carried out in accordance with the APPROVED statement of sustainability measures ref. DOC 4.0915 rev. 1.2.

*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 rear residential unit hereby approved shall not be occupied until details of secure cycle parking facilities for the occupants of the residential unit have been submitted to and approved in writing by the Local Planning Authority. The approved cycle facilities to serve both residential units shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

## 5) UNI

The development hereby 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.*

## 6) 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.*

## **7) UNI**

The passive ventilation system shown in drawing no. 0915/12/A shall be installed and functioning prior to the first occupation of the residential dwellings hereby approved. The ventilation system shall be retained as such thereafter.

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

## **BH2013/01335**

### **94 St James's Street Brighton**

Conversion of first, second and third floors from retail (A1) to a three bedroom maisonette (C3), an amended retail unit across the ground and basement levels and alterations to existing shopfront to allow access to residential unit.

**Applicant:** Geneva Investment Group Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 08/07/13 DELEGATED**

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

The development hereby permitted shall be commenced before the expiration of 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 Class A1 use hereby approved at ground and basement floor levels shall not be in use except between the hours of 07.30 and 23.00 hours Monday to Sunday.

*Reason: To safeguard the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **3) UNI**

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

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

#### **4) UNI**

Notwithstanding the detail shown in the approved drawings, no development shall take place until full details of the proposed shopfront and exterior doors have been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 scale elevation drawings, 1:1 scale sample joinery section drawings, and full details of the proposed materials of construction, finishes and colours of finishes.

*Reason: To ensure an acceptable appearance to the development and to accord with policies QD10 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPD02 'Shop Front Design'.*

#### **5) 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.*

#### **6) UNI**

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 13th of May 2013 have been fully implemented, and such measures shall thereafter be



retained as such.

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

#### **7) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	2753-Loc		29/04/2013
Existing Floorplans And Elevations	2753-01		29/04/2013
Proposed Floorplans And Elevations	2753-02		29/04/2013
Waste Minimisation Statement			29/04/2013
Sustainability Checklist	SG13/01043		13/05/2013

#### **8) UNI**

The development shall be carried out in accordance with the measures set out in the approved Waste Management Plan.

*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.*

#### **BH2013/01349**

#### **8 & 9 Atlingworth Street Brighton**

Replacement of existing single glazed, timber sash and casement windows with double glazed, timber sash and casement windows. Removal of external steel fire escape stairs and refuge balconies.

**Applicant:** Southern Housing Group Ltd

**Officer:** Sonia Gillam 292265

**Approved on 03/07/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan	3306/01		30/04/2013
Existing elevations	3306/02	B	08/05/2013
Existing window schedule	3306/03	A	30/04/2013
Proposed elevations	3306/04	C	08/05/2013
Proposed window schedule	3306/05	B	30/04/2013
Existing window sections	3306/08		30/04/2013

**BH2013/01423****97 Freshfield Road Brighton**

Replacement of existing basement window with front door to front elevation and removal of door and window from ground floor rear and insertion of bi-folding patio doors.

**Applicant:** Mr N W Chrisp

**Officer:** Pete Campbell 292359

**Approved on 01/07/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 store as shown on drawing No.12 received 7 May 2013 shall only be used as ancillary accommodation/storage in connection with the use of the main property as a single dwelling house and shall at no time be converted to or sold as a self-contained unit.

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

**4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan			07/05/2013
Block plan			07/05/2013
Existing basement and ground floor plan	10		07/05/2013
Existing first and second floor	11		07/05/2013
Proposed basement and ground floor plan	12		07/05/2013
Existing and proposed elevations	14	A	07/05/2013
Email from agent			20/05/2013

**BH2013/01426****Flat 14 Northumberland Court 62-64 Marine Parade Brighton**

Installation of replacement entrance door, French doors and sash window to front and enlarged windows to rear.

**Applicant:** Ms Maria Boyce

**Officer:** Sonia Gillam 292265

**Approved on 05/07/13 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.*

**BH2013/01427****Flat 14 Northumberland Court 62-64 Marine Parade Brighton**

Installation of replacement entrance door, French doors and sash window to front and enlarged windows to rear.

**Applicant:** Ms Maria Boyce

**Officer:** Sonia Gillam 292265

**Approved on 05/07/13 DELEGATED**

**1) BH01.01**

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

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

Plan Type	Reference	Version	Date Received
Site location plan	121101/S0		07/05/2013
Block plan	121101/P00		07/05/2013
Existing gf plan	S1	A	04/07/2013
Existing gf plan (part)	S2		07/05/2013
Existing gf plan (part)	S3		07/05/2013
Existing rear elevation	S7		07/05/2013
Existing door detail	S8		07/05/2013
Existing joinery details	S9		07/05/2013
Existing joinery details	S10		07/05/2013
Proposed rear elevation	P7		07/05/2013
Proposed front door details	P8	A	28/05/2013
Proposed front door detail	P9	A	28/05/2013
Proposed Door detail	P10		07/05/2013
Proposed rear window detail	P12	A	28/05/2013
Proposed rear window detail	P13		07/05/2013
Proposed French door detail	P21	A	28/05/2013
Proposed French door detail	P22	A	28/05/2013
Proposed French door detail	P23	A	28/05/2013
Proposed front window detail	P24	A	28/05/2013
Proposed front window detail	P25		28/05/2013
Proposed gf plan	P51	A	04/07/2013
Proposed gf plan (part)	P52		07/05/2013
Proposed gf plan (part)	P53		10/05/2013

**BH2013/01475****9 Wyndham Street Brighton**

Erection of single storey rear extension to replace existing with associated internal alterations to layout.

**Applicant:** Mr Daniel Scoular

**Officer:** Wayne Nee 292132

**Approved on 17/07/13 DELEGATED**

**1) BH01.05**

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

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

## 2) UNI

No works shall take place until full details of the proposals have been submitted to and approved by the Local Planning Authority in writing, comprising of:

- a) 1:1 scale joinery details of the ground floor rear window
- b) 1:20 sections and details of the materials and finishes of the glazed roof framework and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## 3) UNI

The window and patio doors hereby approved shall be painted timber with concealed trickle vents.

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

### **BH2013/01491**

#### **41 Marine Parade Brighton**

Replacement windows on front elevation at second, third and fourth floor levels, replacement of lower half of sash window to rear and refurbishment works. (Part-Retrospective).

**Applicant:** Mr Stephen Bull

**Officer:** Liz Arnold 291709

**Approved on 16/07/13 DELEGATED**

#### 1) BH01.01

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

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

#### 2) UNI

Notwithstanding the annotations on plan no. PL102 Rev.B the second and third floor front elevation sash windows shall be altered to accord with the window details shown in plan no. PL108 Rev.A whilst the lower section of the rear landing sash window shall be replaced with a sash to match the existing upper sash.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with polices QD14, HE1 & HE6 of the Brighton & Hove Local Plan*

#### 3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	-	-	13th May 2013
Survey - Floor Plans	PL100	-	13th May 2013
Survey - Elevations	PL101	-	13th May 2013
Proposed Floor Plans	PL102	Rev. B	12th July 2013
Proposed Elevations	PL103	Rev. A	12th July 2013
Details - 4th Floor Casement Windows	PL107	-	13th May 2013
Typical Double - Hung, Weight Balanced Sash Windows - Details	PL108	Rev. A12th July 2013	

## **BH2013/01492**

### **41 Marine Parade Brighton**

Internal alterations to layout, internal and external refurbishment and replacement of windows on front elevation at second, third and fourth floor levels and replacement of lower half of sash window to rear. (Part-Retrospective).

**Applicant:** Mr Stephen Bull

**Officer:** Liz Arnold 291709

**Refused on 16/07/13 DELEGATED**

#### **1) UNI**

The covering of cornices, the depth of skirting, the following of cornices and skirting to the size and shape of related rooms (rather than to their respective position within the building), the installation of recessed spotlights, the new hearth at ground floor level, the removal of lime plaster, the lowering of ceilings, the creation of irregular shaped rooms at basement level, the installation of flush doors at basement level and the installation of unpainted panelled doors throughout the property, have had an adverse impact upon the architectural and historic character and appearance of the Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

#### **2) UNI2**

The applicant has failed to provide sufficient information in relation to the strengthening works undertaken to the floor of bedroom 4 and the repair works to the portico. As such the Local Planning Authority is unable to fully assess the impacts that these works have had on the architectural and historic character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

## **BH2013/01515**

### **19B Camelford Street Brighton**

Roof alterations including raising of ridge height, dormer to rear elevation and creation of parapet wall to front and rear elevations.

**Applicant:** Mr Charles Meloy

**Officer:** Wayne Nee 292132

**Refused on 09/07/13 DELEGATED**

#### **1) UNI**

The proposed rear dormer, by reason of its size and siting on the eaves of the roof, is considered to represent an unsympathetic and non-traditional addition that would over dominate the roof slope. The proposal is therefore contrary to policy QD14 and the advice within Supplementary Planning Guidance SPGBH1.

#### **2) UNI2**

The proposed vertical rear wall, by reason of its tile hang cladding finish, would form an inappropriate and unsympathetic addition to the property which would result in material harm to the appearance of the existing property and would be detrimental to the character and appearance of East Cliff Conservation Area. The proposal is therefore contrary to policies HE6 and QD14.

## **ROTTINGDEAN COASTAL**

### **BH2012/03759**

#### **Ovingdean Hall College Greenways Brighton**

Demolition and removal of existing storage sheds and containers. Erection of 2no single storage buildings in college grounds.

**Applicant:** Ovingdean Property Ltd

**Officer:** Sue Dubberley 293817

**Approved on 15/07/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plans	0239.EXG.001		26 Nov 2012
Southern stores existing	0239.EXG.001		26 Nov 2012
Northern site plan existing	0239.EXG.001		26 Nov 2012
Location and block plans	0239.PL.001	A	11 Mar 2013
Northern store plans sections and elevations	0239.PL.002	A	11 Mar 2013
Proposed tractor/lawnmower store, plans sections and elevations	0239.PL.003	A	11 Mar 2013

**BH2012/03760**

**Ovingdean Hall College Greenways Brighton**

Demolition of existing storage sheds and containers.

**Applicant:** Ovingdean Property Ltd

**Officer:** Sue Dubberley 293817

**Approved on 12/07/13 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.*

**BH2013/00021**

**Ovingdean Hall College Greenways Brighton**

Application for approval of details reserved by conditions 3, 4v and 5 of BH2011/03422.

**Applicant:** Mr T Racke

**Officer:** Sue Dubberley 293817

Report from: 27/06/13 to: 17/07/13

**Approved on 28/06/13 DELEGATED**

**BH2013/00022**

**Ovingdean Hall College Greenways Brighton**

Application for approval of details reserved by conditions 5, 6v, 7, 9, 10 and 12a and 12b of BH2011/03421.

**Applicant:** Mr T Racke

**Officer:** Sue Dubberley 293817

**Split Decision on 04/07/13 DELEGATED**

**1) UNI**

Condition 12b cannot be discharged at this time because a design Stage Certificate confirming that an overall rating of 'excellent' has been achieved for the development has not been submitted

**BH2013/01300**

**23 Wanderdown Road Brighton**

Erection of raised decking with stairs above existing shed to rear garden.

**Applicant:** Mr Jonathan Perham

**Officer:** Andrew Huntley 292321

**Refused on 28/06/13 DELEGATED**

**1) UNI**

Notwithstanding the existing vegetation along the boundary of the site with 21 and 25 Wanderdown Road, the proposed raised terrace could cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to neighbouring properties. Therefore, the proposal would be contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

Due to its unusual and contrived design the proposed development would appear incongruous within this residential setting and would thereby harm the visual amenities of the locality contrary to the provisions of policy QD14 of the Brighton & Hove Local Plan.

**BH2013/01533**

**1 Meadow Close Rottingdean Brighton**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2009/00948 (Appeal ref APP/Q1445/A/09/2113807)

**Applicant:** South Eastern Construction Ltd

**Officer:** Anthony Foster 294495

**Approved on 17/07/13 DELEGATED**

**BH2013/01535**

**57 Lustrells Vale Saltdean Brighton**

Erection of conservatory to side elevation.

**Applicant:** Lisa Rothwell

**Officer:** Andrew Huntley 292321

**Approved on 16/07/13 DELEGATED**

**1) BH01.01**

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

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			13.05.2013
Block Plan			13.05.2013
Existing Layout and Elevations	ROTO1		13.05.2013
Proposed Layout and Elevations	ROTO2		13.05.2013
All Conservatory Views	Rothwell001		13.05.2013

**BH2013/01648**

**12 Chorley Avenue Saltdean Brighton**

Removal of existing rear conservatory and erection of single storey rear extension incorporating mono-pitch roof and bi-folding patio doors. Replacement of existing flat roof with pitch roof over existing kitchen to match extension. Extension of existing rear timber decking.

**Applicant:** Mr Lawrence Andrew

**Officer:** Andrew Huntley 292321

**Approved on 04/07/13 DELEGATED**

**1) UNI**

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

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

**2) UNI**

The 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			20.05.2013
Existing Block Plan			20.05.2013
Proposed Block Plan			20.05.2013
Proposed Rear Extension, Replacement of Flat Roof and Additional Decking	MCA/CA/001	A	20.05.2013

**BH2013/02076**

**Kemp Town Enclosures Marine Parade Brighton**

Non Material Amendment to BH2011/01995 to install a wet cast stone rather than a dry cast stone.

**Applicant:** Kemp Town Society

**Officer:** Liz Arnold 291709

**Approved on 15/07/13 DELEGATED**

**WOODINGDEAN**

**BH2013/01377**

**Land Adjacent to 42 Rosebery Avenue Brighton**

Outline application with all matters reserved for the erection of a detached

Report from: 27/06/13 to: 17/07/13



residential dwelling.

**Applicant:** Mr Graham Card

**Officer:** Chris Swain 292178

**Refused on 17/07/13 DELEGATED**

**1) UNI**

1. The proposal would represent development of a new dwelling outside the defined built up area boundary, within designated countryside, on a site which has not been allocated for housing and for which no exception to policy has been demonstrated. The proposal is therefore contrary to policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed siting of a dwelling within open countryside and abutting the boundary with the South Downs National Park, in contrast to the established pattern of development results in the loss of the soft vegetative buffer and the infilling of the visual gap between the urban fringe and the South Downs National Park, eroding the character, and harming the setting of the National Park. The proposal would be unduly prominent and would detract from views into, and out of the National Park, failing to conserve or enhance the visual landscape quality and character, whilst having a significant adverse impact upon the countryside/downland, contrary to policies NC5, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

**3) UNI3**

The application has not established the presence or otherwise of protected species at the site and has failed to demonstrate that the proposal would not be liable to cause demonstrable harm to such protected species and their habitats. The proposal is therefore contrary to Policy QD18 of the Brighton & Hove Local Plan

**BH2013/01482**

**68 Crescent Drive South Brighton**

Erection of front and rear extensions, loft conversion incorporating raising of ridge height, hip to gable roof extension, installation of rear balcony and rooflights.

**Applicant:** Miss Lucy Clifton-Sprigg

**Officer:** Andrew Huntley 292321

**Approved on 04/07/13 XXXX**

**1) UNI**

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

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

**2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with 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 listed below.

Plan Type	Reference	Version	Date Received
Existing Floor Plan, Elevations and	1312012/01		21/05/2013

Sections. Location and Block Plans.			
Proposed Ground/First Floor Plans and Elevations.	1312012/02		21/05/2013
Proposed Sections AA & BB and Street scene Elevation.	1312012/03		21/05/2013

*Reason: For the avoidance of doubt and in the interests of proper planning.  
15/03/2013*

**BH2013/01484**

**Elmhurst Warren Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2008/02303

**Applicant:** Bupa

**Officer:** Anthony Foster 294495

**Approved on 04/07/13 DELEGATED**

**BH2013/01614**

**47 Selhurst Road Brighton**

Application for Approval of Details Reserved by condition 8 of application BH2010/00165.

**Applicant:** Mr Conrad Levy

**Officer:** Anthony Foster 294495

**Approved on 16/07/13 DELEGATED**

**BH2013/01864**

**37 Downsway Brighton**

Non Material Amendment to BH2012/03993 to reduce the length of the extension by approx 1.4m. Omit the wall between the study and studio. Use the room as a study/lounge.

**Applicant:** Dr Joanna Swann

**Officer:** Anthony Foster 294495

**Approved on 03/07/13 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2013/01333**

**11A Second Avenue Hove**

Alterations to layout and replacement of 3no windows to West elevation.

**Applicant:** Richard Kennington

**Officer:** Helen Hobbs 293335

**Approved on 02/07/13 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Notwithstanding the submitted drawings, the meeting rails, masonry cills and subcills of the proposed replacement windows hereby permitted shall match exactly those of the existing ground floor kitchen sash window on the west elevation of the building.

*Reason:*

*To ensure the satisfactory preservation of this listed building and the character and appearance of the surrounding conservation area and to comply with policies HE1 & HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

No works shall take place until full details of the proposed partition to be installed in front of the garage doors, including 1:20 section, showing how the new partition would adjoin the ceiling or wall has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**4) UNI**

No development shall take place until a sample of the facing brickwork to be used in the construction of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved facing brick.

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

**BH2013/01525**

**Basement Flat 12 Lansdowne Street Hove**

Replacement of existing single glazed timber patio doors with double glazed timber patio doors to the rear of the property (Retrospective).

**Applicant:** James Danvers

**Officer:** Mark Thomas 292336

**Approved on 01/07/13 DELEGATED**

**BH2013/01538**

**5A Brunswick Terrace Hove**

Installation of enlarged sliding sash window to courtyard.

**Applicant:** Mr Chapman

**Officer:** Helen Hobbs 293335

**Approved on 10/07/13 DELEGATED**

**1) BH01.01**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan	ADC564/LP		15th May 2013
Block plan	ADC564/BP		15th May 2013
As existing	ADC564/01		15th May 2013
Detail plans	ADC564/03	A	26th June 2013
As proposed	ADC564/02	A	26th June 2013

**BH2013/01539**

**5A Brunswick Terrace Hove**

Internal alterations to layout of flat and installation of enlarged sliding sash window to courtyard.

**Applicant:** Mr Chapman

**Officer:** Helen Hobbs 293335

**Approved on 10/07/13 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.*

**BH2013/01555**

**111 Western Road Brighton**

Application for variation of condition 5 of application 95/0386/FP (Change of use of ground floor and basement from bank (A2 use) to restaurant (A3 use)) to state that the premises shall not be open or in use except between the hours of 0700 and 00.00 hours on any day.

**Applicant:** Mr Craig Ritchie

**Officer:** Guy Everest 293334

**Approved on 04/07/13 DELEGATED**

**1) UNI**

The premises shall not be open or in use except between the hours of 07:00 and 24:00 on any day.

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

**2) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan, Basement Level Plan and Ground Floor Level Plan	BSMTGRND		15/05/2013

**CENTRAL HOVE**

**BH2013/00986**

**Flat 3 1 Kings Gardens Hove**

Internal alterations including refurbishment works to bathrooms, kitchen, utility room and study. External alterations including amendments to drainage and repairs to windows to west elevation.

**Applicant:** Mr Paul Sandler

**Officer:** Mark Thomas 292336

**Approved on 15/07/13 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.*

**BH2013/01341****26 Fourth Avenue Hove**

Creation of glazed enclosure to front porch.

**Applicant:** Mr Edward Telesford

**Officer:** Christopher Wright 292097

**Refused on 28/06/13 DELEGATED**

**1) UNI**

The proposed development would, by reason of the window designs, loss of timber bracing elements and full enclosure of the timber porch structure, detract from the character of the recipient property and would be incongruous with the otherwise matching appearance of the neighbouring property, 24 Fourth Avenue, as the two houses are designed as a pair. The fenestration detailing is not considered appropriate to the design of the recipient dwelling. As such the proposal would be detrimental to visual amenity and would detract from the character and appearance of the conservation area, contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

**BH2013/01344****17 Third Avenue Hove**

Erection of side garden fence over existing wall.

**Applicant:** Ms Christine Henson

**Officer:** Christopher Wright 292097

**Approved on 17/07/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 there has been submitted to and approved in writing by the Local Planning Authority a detailed elevation at 1:20 scale of the design of the timber trellis hereby permitted. The development shall be implemented in accordance with the approved details and retained as such thereafter.

*Reason: To enhance the appearance of the development in the interests of the visual and residential amenities of the area and to comply with policies HE6 and QD27 of the Brighton & Hove Local Plan 2005.*

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			22 May 2013
Block Plan			29 April 2013
Existing and Proposed Elevations			29 April 2013

**BH2013/01438****15 & 15A Victoria Terrace Hove**

Part change of use of basement and ground floors at No15 from retail (A1) to cafe (A3/A5) with the installation of a new shop front. Demolition of No15 A and erection of 1no two bedroom dwelling with pitched roof, dormer and rooflights.

**Applicant:** Mssrs Steve Gregory & Taylor

**Officer:** Christopher Wright 292097

## **Refused on 11/07/13 DELEGATED**

### **1) UNI**

The proposed development would, by reason of the design, form, detailing and composition of the front elevation, including the in-set balcony in the front roof slope and the number of rooflights proposed, represent an incongruous and discordant development which would be out of character with the prevailing townscape and the historic roofscape, to the detriment of visual amenity and the appearance of the Cliftonville Conservation Area. As such the proposal is contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan 2005.

### **2) UNI2**

A noise assessment has not been submitted with the application and as such an assessment of the potential noise impact of the proposed café extraction system on the nearest noise sensitive premises, in this case a first floor flat, cannot be determined. In this regard the proposal is contrary to the objectives of policies SU10 and QD27 of the Local Plan.

### **3) UNI3**

The proposed development would, by reason of the siting, scale, bulk and massing of the new dwelling in relation to property in Victoria Terrace, result in an unacceptable increased sense of enclosure and an overbearing impact on adjoining residents, to the detriment of neighbour amenity, and contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

### **4) UNI4**

The private amenity space to the rear of the proposed new dwelling would, by reason of the orientation and overhang of the proposed rear projection of the new dwelling, be dark and poorly lit and is not considered to be useable or appropriate to the scale and nature of the proposed development, contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan 2005.

## **BH2013/01517**

### **15 & 15A Victoria Terrace Hove**

Demolition of 15A Victoria Terrace.

**Applicant:** Steve Gregory & Steve Taylor

**Officer:** Christopher Wright 292097

## **Refused on 11/07/13 DELEGATED**

### **1) UNI**

The proposals for the re-development of the site are not considered acceptable in terms of visual and amenity impact and as such, demolition of the existing buildings would leave an unsightly gap in the Cliftonville Conservation Area that would be detrimental to its appearance and character. As such the proposal is contrary to the requirements of policy HE8 of the Brighton & Hove Local Plan 2005.

## **GOLDSMID**

## **BH2013/00572**

### **42 Wilbury Villas Hove**

Display of 1no externally illuminated post sign, 1no non-illuminated fence panel sign and 1no externally illuminated oval sign on North elevation (Retrospective)

**Applicant:** Each Peach Childcare

**Officer:** Guy Everest 293334

## **Refused on 04/07/13 DELEGATED**

### **1) UNI**

The advertisements, by reason of their size and siting on a prominent building in a predominantly residential location, appear incongruous and intrusive features which are detrimental to the visual amenity of the site and wider surrounding

area. The impact is exacerbated by the illumination of two of the signs. The advertisements have therefore harmed the visual amenities of the area and are also contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

**BH2013/00997**

**4 Cowdray Court 49 Cromwell Road Hove**

Replacement of 3no existing timber framed windows with new UPVC windows. (Retrospective).

**Applicant:** Ms Laura Hutchinson

**Officer:** Mark Thomas 292336

**Approved on 15/07/13 DELEGATED**

**BH2013/01417**

**Flat 7 Granville Court 2-4 Denmark Villas Hove**

Installation of replacement aluminium windows.

**Applicant:** Miss L Clowes

**Officer:** Adrian Smith 290478

**Approved on 01/07/13 DELEGATED**

**1) BH01.01**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan and block plan			07/05/2013
Floor plans and elevations			07/05/2013
Window specification	1001-ASSY	A	13/05/2013

**BH2013/01429**

**187 Dyke Road Hove**

Demolition of existing ground floor rear extensions and terrace and erection of two storey rear extension, relocation and enlargement of dormer to front and replacement of boundary wall with railings and gates.

**Applicant:** RT Williams

**Officer:** Steven Lewis 290480

**Refused on 04/07/13 DELEGATED**

**1) UNI**

The extension by reason of its scale, massing, bulk, site coverage, materials and detailing is considered poorly designed, an overdevelopment of the site and would have a seriously harmful impact upon the character and appearance of the building to be extended and the visual amenity of the area. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The extension by reason of its siting and scale, massing would have an unduly harmful and domineering impact upon the amenities of adjacent occupiers resulting in a loss of outlook, light causing overshadowing and an overbearing presence. This is contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **3) UNI3**

The proposed front boundary wall and railings, due to their excessive height and appearance, would be out of keeping with the character and appearance of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

### **4) UNI4**

The proposed parking layout fails to ensure a safe means of access to and from the site and does not provide adequate manoeuvring space on-site and increases the likelihood that vehicles would have to reverse out onto the highway, contrary to policy TR7 of the Brighton & Hove Local Plan.

### **BH2013/01477**

#### **Flat 17 Bell Mead 124 Holland Road Hove**

Insertion of 1no rooflight to south roof slope.

**Applicant:** Mr Michael & Mrs Pauline Trigg

**Officer:** Mark Thomas 292336

**Refused on 17/07/13 DELEGATED**

#### **1) UNI**

The proposed rooflight by virtue of its positioning would relate poorly to the fenestration on the elevation below, disrupting the buildings rhythm. As such, it is considered that the proposal would have an unacceptably harmful impact on the character and appearance of the recipient property, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance BH1 (SPGBH1): roof extensions and alterations.

### **BH2013/01576**

#### **42 Wilbury Villas Hove**

Erection of a 1.8m high close boarded fence with trellis around perimeter of property (Retrospective)

**Applicant:** Each Peach Childcare

**Officer:** Guy Everest 293334

**Refused on 04/07/13 DELEGATED**

#### **1) UNI**

The fence, by reason of its siting, height and design, fails to emphasise and enhance the positive qualities of the local neighbourhood and has harmed the prevailing character and appearance of the area. The development is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

### **BH2013/01790**

#### **23 Ferndale Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by part

3.5m and part 4.52m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

**Applicant:** Mr Brian Jackson

**Officer:** Jonathan Puplett 292525

**Prior approval not required on 11/07/13 DELEGATED**

### **HANGLETON & KNOLL**

### **BH2013/01456**

#### **31 Northease Drive Hove**

Erection of single storey rear extension to replace existing rear porch.

**Applicant:** Mr Ian Marshall

**Officer:** Robert McNicol 292322



**Approved on 05/07/13 DELEGATED**

**1) BH01.01**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			20 May 2013
Existing elevations			20 May 2013
Existing plans			20 May 2013
Proposed plans and elevations and block plan	JW/13/015		9 May 2013

**BH2013/01480**

**121 Poplar Avenue Hove**

Erection of single storey extension to garage and conversion of garage to garden studio.

**Applicant:** Mrs E Baxter

**Officer:** Christopher Wright 292097

**Refused on 05/07/13 DELEGATED**

**1) UNI**

The proposed development would, by reason of the design, form and siting, relate poorly to the design and appearance of the recipient dwelling to the detriment of visual amenity and the character of the existing property, contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2013/01560**

**3 Lark Hill Hove**

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

**Applicant:** Mr & Mrs Harding

**Officer:** Helen Hobbs 293335

**Approved on 11/07/13 DELEGATED**

**BH2013/01787**

**18 Sunninghill Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.52m.

**Applicant:** Mr & Mrs Roger Sayers

**Officer:** Chris Swain 292178

**Prior approval not required on 11/07/13 DELEGATED**

## NORTH PORTSLADE

### BH2013/01436

#### **420 Mile Oak Road Portslade**

Erection of a single storey rear extension with associated external alterations.

**Applicant:** Mr Stuart Wraige

**Officer:** Robert McNicol 292322

#### **Refused on 03/07/13 DELEGATED**

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

By virtue of its eaves height, the proposed flat roof extension would appear disjointed and be an unsympathetic addition to the recipient property. The proposal would therefore have a detrimental impact on the appearance of the recipient property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

### BH2013/01705

#### **27 Heathfield Crescent Portslade**

Erection of single storey rear extension and formation of raised patio, incorporating installation of privacy screen.

**Applicant:** Georgia Towner

**Officer:** Helen Hobbs 293335

#### **Approved on 15/07/13 DELEGATED**

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

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

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

##### **2) UNI**

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

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

##### **3) UNI**

The high level window positioned on the south-facing elevation of the extension hereby permitted shall be obscure glazed and fixed shut/non-opening and thereafter permanently retained as such.

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

##### **4) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing floor plan	PA-001-01		23rd May 2013
Proposed floor plan	PA-001-02	A	23rd May 2013
Existing east (rear) elevation	PA-001-03		23rd May 2013
Proposed east (rear) elevation	PA-001-04	A	23rd May 2013
Existing south (side) elevation	PA-001-05		23rd May 2013
Proposed south (side) elevation	PA-001-06	A	23rd May 2013
Existing north elevation	PA-001-07		23rd May 2013
Proposed north elevation	PA-001-08	A	23rd May 2013

Report from: 27/06/13 to: 17/07/13

Existing roof plan	PA-001-09		23rd May 2013
Proposed roof plan	PA-001-10	A	23rd May 2013
Block plan			23rd May 2013
Site plan			23rd May 2013

**BH2013/01849**

**89 Mile Oak Road Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.15m, and for which the height of the eaves would be 2.9m.

**Applicant:** Mr R Evans

**Officer:** Chris Swain 292178

**Prior approval not required on 12/07/13 DELEGATED**

**BH2013/02162**

**365A Mile Oak Road Portslade**

Certificate of lawfulness for proposed single storey rear extension at ground floor level, hip to gable end roof extension with side dormer and rooflights.

**Applicant:** Miss Primrose Joy

**Officer:** Steven Lewis 290480

**Approved on 12/07/13 DELEGATED**

**SOUTH PORTSLADE**

**BH2013/01231**

**113-115 Trafalgar Road Portslade**

Outline application for the demolition of existing bungalows and erection of 5no three bedroom houses.

**Applicant:** Mr H Cooper

**Officer:** Guy Everest 293334

**Refused on 04/07/13 DELEGATED**

**1) UNI**

The local planning authority considers that the site is not capable of accommodating 5no. three-bedroom dwellinghouses without having a detrimental impact on the prevailing character and appearance of the street scene. The proposed provision of 5no. dwellings on this site of restricted size would not reflect the urban grain of the area or the surrounding context and would represent overdevelopment, therefore failing to emphasise and enhance the positive qualities of the local neighbourhood. The proposal is thereby contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

**BH2013/01329**

**Portslade Hand Car Wash Camden Street Portslade**

Application for Continued Use of premises as car wash and valet service.

**Applicant:** Portslade Hand Car Wash

**Officer:** Jason Hawkes 292153

**Approved on 28/06/13 DELEGATED**

**1) UNI**

The use of the premises as a hand car and valet service hereby permitted shall cease by the 30th June 2015 and the use shall revert back to a B2 (general industrial) use.

*Reason: To retain the long term use of the premises for long term employment purposes in accordance with policy EM6 of the Brighton & Hove Local Plan.*

## 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan			7th May 2013
Supporting Statement			25th April 2013

## 3) UNI

All vehicles that are washed shall be cleaned using jet washes only.

*Reason: To conserve the amount of water used to wash cars in accordance with policy SU2, SU4 and SU5 of the Brighton & Hove Local Plan.*

## 4) UNI

There shall be no vehicular movements nor any loading or unloading of vehicles on the site except between the hours of 7am and 7pm daily.

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

## 5) UNI

The premises shall not be open or in use except between the hours of 8am and 7pm on Monday to Sunday and Bank Holidays.

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

## **BH2013/01407**

### **Rear of 15-19 Norway Street Portslade**

Conversion of existing commercial units (B1/B8) into 3no one bedroom cottages with associated landscaping and car parking.

**Applicant:** Spear Developments Ltd

**Officer:** Jason Hawkes 292153

**Refused on 04/07/13 DELEGATED**

## 1) UNI

Policies EM3 and EM6 of the Brighton & Hove Local Plan seeks to retain employment uses and allows the release of such sites for other uses providing the sites are genuinely redundant. The proposed application contradicts the information submitted in respect of application BH2012/03940, which sought to retain the application site for employment uses and advised that it could be retained as a viable commercial unit. Additionally, the marketing report submitted relates to the whole site, which focuses on the two main buildings, and not to the retained building as a stand alone unit. It is therefore considered that there is insufficient marketing evidence to demonstrate that this unit can be considered genuinely redundant. The scheme is therefore contrary to policies EM3 and EM6 of the Brighton & Hove Local Plan 2005.

## 2) UNI2

Having regard to the lack of space and outlook for the bedroom areas for the proposed houses, the scheme is judged to provide an inappropriate and poor standard of accommodation that would provide inadequate living conditions for future occupiers. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

## 3) UNI3

The proposed parking area results in the loss of the rear gardens recently approved for the new houses at 19 & 19A Norway Street. With the additional

parking spaces in place, the gardens would be smaller and would not be appropriate as outside amenity areas for a family sized dwelling. The scheme is therefore deemed contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

**BH2013/01488**

**Benfield Primary School 255 Old Shoreham Road Portslade**

Replacement of existing cement fibre pitched roof with metal pitched roof.

**Applicant:** Brighton & Hove City Council

**Officer:** Robert McNicol 292322

**Approved on 08/07/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 and material sample listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location, block and floor plans	J058 300		21 May 2013
Existing north and south elevations	J058 301		13 May 2013
Proposed north and south elevations	J058 302		13 May 2013
Existing and proposed roof plans	J058 303		21 May 2013
Roof section diagram - eaves detail	195 E		13 May 2013
Roof section diagram - ridge detail	192 A S		13 May 2013
Roof section diagram - roof panel detail	191 B		13 May 2013
Product data sheet	KS1000RW Trapezoidal EcoSafe Insulated Roof Panel		13 May 2013
Metal composite panel roof cladding sample KS1000RW Trapezoidal EcoSafe Insulated Roof Panel		4 July 2013	

**BH2013/01536**

**Land Adjacent to 214 Old Shoreham Road Portslade**

Alterations to boundary wall fronting Foredown Drive and creation of permeable car parking area for 3 cars.

**Applicant:** Scaffold It (UK) Ltd

**Officer:** Guy Everest 293334

**Refused on 05/07/13 DELEGATED**

### **1) UNI**

The development would result in the loss of open space and, in the absence of information to indicate otherwise, visually important trees. The resulting visual impact would harm the character and appearance of the site and wider surrounding area, and would fail to emphasise or enhance the positive qualities of the local neighbourhood. The proposal is thereby contrary to policies QD1, QD2, QD16 and QD20 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 6, trees and development sites.

### **2) UNI2**

The development would increase levels of off-street parking, encourage additional car journeys and would not support or encourage greater use of walking, cycling and bus travel. The proposal is thereby contrary to Policy TR1 of the Brighton & Hove Local Plan which seeks to maximise the use of public transport, walking and cycling.

### **BH2013/01557**

#### **15-19 rear of 15-19 and 15A Norway Street Portslade**

Application for Approval of Details Reserved by conditions 3, 9, 10, 11, 12, 14(i) and 16 of application BH2012/03940.

**Applicant:** Spear Development Ltd

**Officer:** Jason Hawkes 292153

**Approved on 28/06/13 DELEGATED**

### **HOVE PARK**

### **BH2013/01166**

#### **8 Hill Drive Hove**

Erection of two storey rear extension and loft conversion incorporating raising of ridge height, rear dormers and front rooflights and associated alterations.

**Applicant:** Mr Ghar Cheung

**Officer:** Mark Thomas 292336

**Refused on 15/07/13 DELEGATED**

### **1) UNI**

The proposed two storey extension, by virtue of its excessive bulk and scale, and the utilisation of an inappropriate roof form would have an unacceptably harmful impact on the character and appearance of the recipient property. The proposed rear dormers, by virtue of their positioning, and the roofslope coverage in combination with the roof over the two storey extension, would result in a visually cluttered and overdeveloped roofslope and rear elevation. For the reasons outlined, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance BH1 (SPGBH1): roof extensions and alterations.

### **2) UNI2**

The proposed extension, by virtue of its bulk, scale, height, positioning and proximity to the shared boundary, would have an unacceptable overbearing impact on the occupiers of no. 6 Hill Drive, with resultant overshadowing, loss of outlook and increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/01299**

#### **The British Engineerium The Drove Hove**

Application for Approval of Details Reserved by Condition 5 of application BH2011/00229.

**Applicant:** The British Engineerium

**Officer:** Guy Everest 293334

**Approved on 03/07/13 DELEGATED**

**BH2013/01311**

**4 Stanford Close Hove**

Demolition of existing dwelling and erection of new dwelling.

**Applicant:** Mr Simon Taylor

**Officer:** Helen Hobbs 293335

**Approved on 27/06/13 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 extension, enlargement, alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A, B, C, and D) of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the eastern and western elevation of the dwelling 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**

No development shall take place until samples of the materials 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 in the interests of the visual amenities of the area and to comply with planning policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**5) UNI**

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**6) UNI**

No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting

and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

*Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.*

**7) UNI**

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

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

**8) UNI**

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

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

**9) UNI**

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.*

**10) 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.*

**11) UNI**

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

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

**12) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Survey as existing	S1		2nd May 2013
Survey as existing	S10		23rd April 2013
Plan and elevation of front garden	S11		25th April 2013
Ground floor plan	P1	C	21st June 2013



First floor plan	P2	C	21st June 2013
Second floor plan	P3	B	25th April 2013
Roof plan	P4	B	25th April 2013
Basement plan	P5		25th April 2013
South elevation	P6	C	21st June 2013
North elevation	P7		25th April 2013
West elevation	P8	C	21st June 2013
East elevation	P9	B	21st June 2013
Contextual elevations	P10	C	24th June 2013
Plan and elevations of front garden	P11		25th April 2013

### 13) UNI

The residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum 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.*

### **BH2013/01406**

#### **16 Tongdean Road Hove**

Erection of double garage to the front.

**Applicant:** Mr K Ives

**Officer:** Jason Hawkes 292153

**Approved on 05/07/13 DELEGATED**

#### 1) UNI

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

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

#### 2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plans	TR01		3rd May 2013
Block Plan	TR02		3rd May 2013
Existing Ground Floor Plans	TR03		3rd May 2013
Proposed Ground Floor Plans	TR04		3rd May 2013
Proposed Ground Floor Plans at Garage Floor Level	TR05		3rd May 2013
Existing and Proposed Street Facing Elevations	TR06		3rd May 2013
Proposed Sections AA & BB	TR07		3rd May 2013
Proposed Section AA	TR08		3rd May 2013
Proposed Sections BB	TR09		3rd May 2013

### 3) UNI

No development shall commence until full details of existing land levels in the

vicinity of the site of the garage building hereby permitted and the proposed finished floor level of the garage and spot levels along the associated driveway and surrounding land have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the agreed levels details.

*Reason: To safeguard visual amenity and the amenities of the occupiers of nearby properties to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

No development shall take place until details of the construction of the green roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roof shall be constructed in accordance with the approved details and shall be retained as such thereafter.

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

**BH2013/01430**

**BHASVIC 205 Dyke Road Hove**

Demolition of existing lobbies and erection of new part-covered lobbies (Part-Retrospective).

**Applicant:** Mr Nick Borland

**Officer:** Steven Lewis 290480

**Approved on 01/07/13 DELEGATED**

**1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	164-13-01	A	20/06/2013
Existing Floor Plan	164-13-02	A	13/05/2013
Lobby Plans and Sections	164-13-03	A	13/05/2013
Existing and Proposed	164-13-04	A	13/05/2013

**2) UNI**

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

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

**BH2013/01459**

**2 Chalfont Drive Hove**

Erection of single storey rear extension, alterations to garage roof and associated landscaping.

**Applicant:** Mr Luke Howlett

**Officer:** Adrian Smith 290478

**Refused on 01/07/13 DELEGATED**

**1) UNI**

The proposed rear extension, by virtue of its large footprint and lack of direct relationship with the original building, would appear an excessively scaled and disproportionate addition to the site, contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed rear extension, by virtue of its excessive depth along the side boundary to the site, would result in a loss of outlook to the occupiers of No.4 Chalfont Drive representing an unneighbourly development, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/01464**

**34 Nevill Avenue Hove**

Certificate of lawfulness for proposed removal of existing conservatory and lean-to and erection of single storey rear extension.

**Applicant:** Mrs Sarah Easter

**Officer:** Helen Hobbs 293335

**Approved on 08/07/13 DELEGATED**

**BH2013/01486**

**25 Lullington Avenue Hove**

Certificate of lawfulness for proposed loft extension incorporating dormer to rear.

**Applicant:** Mr & Mrs S Rowden

**Officer:** Mark Thomas 292336

**Approved on 15/07/13 DELEGATED**

**BH2013/01559**

**4 Sandringham Close Hove**

Erection of single storey rear extension incorporating alterations to patio to the rear.

**Applicant:** Mr Sharifi

**Officer:** Robert McNicol 292322

**Approved on 05/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) BH03.03**

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

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

**3) UNI**

Access to the flat 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) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans and elevations	1163/1519		16 May 2013
Proposed plans and elevations, block plan and site location plan	1163/1710		16 May 2013

### **BH2013/01583**

#### **63 Goldstone Crescent Hove**

Erection of single storey detached outbuilding to the rear.

**Applicant:** Mr & Mrs Allen

**Officer:** Helen Hobbs 293335

**Approved on 16/07/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design Layout plan	/	/	28th May 2013
Site plan	/	/	21st May 2013
Block plan	/	/	21st May 2013

### **BH2013/01595**

#### **3 Woodland Close Hove**

Erection of single storey rear extension and side porch.

**Applicant:** Mr A Goodridge

**Officer:** Mark Thomas 292336

**Approved on 17/07/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan	-	-	20 May 2013
Block plan	-	-	20 May 2013
Existing and proposed plans and elevations	13/840/01	-	20 May 2013

## **WESTBOURNE**

### **BH2013/01375**

#### **Flat B 31 Langdale Road Hove**

Replacement of existing UPVC window with UPVC patio doors.

**Applicant:** Ms H Holford

**Officer:** Robert McNicol 292322

**Approved on 27/06/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			1 May 2013
Proposed door specifications			1 May 2013
Annotated photographs			1 May 2013
Existing window and proposed door elevation indicative drawings			13 May 2013

### **BH2013/01478**

#### **Flat 1 36 Pembroke Crescent Hove**

Erection of single storey rear extension and infilling of side window.

**Applicant:** Mrs Emma Banks

**Officer:** Helen Hobbs 293335

**Approved on 10/07/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing & Proposed ground floor plans	RFA12/214/01	B	9th May 2013

Elevations	RFA12/214/02	C	09th July 2013
Site plan	RFA12/214/OS		15th May 2013

### 3) 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.*

#### **BH2013/01518**

##### **45 Braemore Road Hove**

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

**Applicant:** Mrs Helen Holt

**Officer:** Robert McNicol 292322

**Approved on 09/07/13 DELEGATED**

### **WISH**

#### **BH2013/01216**

##### **285 Portland Road Hove**

Formation of hardstanding incorporating formation of front boundary wall. (Part retrospective)

**Applicant:** Mrs Skinner

**Officer:** Mark Thomas 292336

**Approved on 15/07/13 DELEGATED**

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

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Pre-existing plan	1480/1695	-	12 April 2013
Existing plan and elevations	1480/1696	-	12 April 2013
Proposed plan and elevations with site location and block plan.	1480/1697A	-	12 April 2013

#### **BH2013/01378**

##### **36 Rothbury Road Hove**

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

**Applicant:** Mrs A Ellis

**Officer:** Mark Thomas 292336

**Approved on 11/07/13 DELEGATED**

#### **BH2013/01435**

##### **14 Amesbury Crescent Hove**

Erection of single storey conservatory extension to rear.

**Applicant:** Dr V Lyfar-Cisse

**Officer:** Robert McNicol 292322

**Approved on 01/07/13 DELEGATED**

**1) BH01.01**

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location and block plans	12432-Loc	A	25 June 2013
Existing floor plan and elevations	1343201		8 May 2013
Proposed floor plan and elevations	1343202	B	7 June 2013

**BH2013/01454**

**149 Portland Road Hove**

Conversion of part ground, first and second floor from bank to 3no self contained residential units with associated alterations including erection of single storey rear extension to the first floor.

**Applicant:** S Ajmi

**Officer:** Steven Lewis 290480

**Refused on 03/07/13 DELEGATED**

**1) UNI**

The proposed accommodation by reason of its layout, size, access to amenity space and its failure to demonstrate all reasonable steps have been taken to implement Lifetime Homes Standards is considered unsuitable and would not provide a satisfactory standard of living accommodation for its occupiers. This is contrary to policies HO5, HO13 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The extension by reason of its scale and excessive depth in addition to the existing first floor projection, would appear overly extended to the host building, representing an overdevelopment of the site and would have a harmful impact on the character and appearance of the application site and out of keeping with neighbouring properties. The proposal is considered contrary to policy QD14 of the Brighton & Hove Local Plan.

**3) UNI3**

The extension by reason of its excessive depth, scale and positioning extending beyond the existing first floor projection would result in increased building bulk and would have an unduly harmful and domineering impact upon the amenities of future occupiers resulting in a loss of outlook and an overbearing presence. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/01588**

**Hove Lagoon Kingsway Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/04041.

**Applicant:** Lagoon Watersports Ltd

**Officer:** Steven Lewis 290480

**Approved on 15/07/13 DELEGATED**

**BH2013/01606****58 Mansfield Road Hove**

Formation of pitched roof over existing flat roof to North elevation.

**Applicant:** Mrs Eden Baksh

**Officer:** Jason Hawkes 292153

**Approved on 15/07/13 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

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

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	1022/01		20th May 2013
Site Plan	1022/02		20th May 2013
Existing Elevations & Existing Roof Plan	1022/03		20th May 2013
Proposed Elevations & Proposed Roof Plan	1022/04		20th May 2013

**Withdrawn Applications****BH2013/01556****37 St Heliers Avenue Hove**

Erection of single storey rear extension and loft conversion incorporating hip to gable roof extension and rear dormer.

**Applicant:** Mr R Corbett

**Officer:** Steven Lewis 290480

**WITHDRAWN ON 01/07/13**