

**PLANS LIST 20 November 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****BH2013/02621****Mill House Overhill Drive Brighton**

Non material amendment to BH2012/03233 for addition of 2no bedrooms and bathroom to roof space with the addition of 4no rooflights to southern elevation and 1no rooflight to northern elevation.

**Applicant:** Alan Maysey

**Officer:** Anthony Foster 294495

**Refused on 24/10/13 DELEGATED**

**1) UNI**

The proposed revisions to the scheme approved under application BH2010/03233 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals in respect of the impact on the design and appearance of the host building and impact on neighbouring properties.

**BH2013/02633****42 Ridgeside Avenue Brighton**

Application for approval of details reserved by conditions 3 and 4 of application BH2013/01607.

**Applicant:** Mr & Mrs Rowland

**Officer:** Wayne Nee 292132

**Approved on 10/10/13 DELEGATED**

**BH2013/02760****4 Wilmington Parade Brighton**

Erection of single storey rear extension.

**Applicant:** Mr P Vigneswaran

**Officer:** Chris Swain 292178

**Approved on 16/10/13 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			9 August 2013
Existing and proposed floor plans	AD/13/WIL4/P L01		21 August 2013
Existing elevations	AD/13/WIL4/P L01		21 August 2013
Proposed ground floor plan and elevations	AD/13/WIL4/P L01		21 August 2013

### **BH2013/02884**

#### **200 Mackie Avenue Brighton**

Erection of rear infill extension to ground floor, extension of existing rear dormer and installation of 3no dormers to front.

**Applicant:** Mr & Mrs Gareth Handley

**Officer:** Andrew Huntley 292321

**Refused on 22/10/13 DELEGATED**

#### 1) UNI

The proposed front dormer windows, by virtue of their design, size, number and massing would result in visually intrusive and bulky additions to the property, which would be unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

### **BH2013/02906**

#### **39 Craginair Avenue Brighton**

Demolition of existing garage and erection of new garage to rear.

**Applicant:** Mr Jeremy Snelling

**Officer:** Emily Stanbridge 292359

**Approved on 21/10/13 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			22.08.2013
Block Plan			22.08.2013
Existing rear elevation			30.08.2013
Front elevation existing			30.08.2013
Existing side elevation			30.08.2013
Existing plan			30.08.2013

Proposed rear elevation			30.08.2013
Proposed front elevation			30.08.2013
Proposed plan			30.08.2013
Proposed side elevation			30.08.2013
Proposed floor plan			30.08.2013

**BH2013/02925**

**New Priory Vets Brighton The Deneway Brighton**

Display of non-illuminated free standing sign.

**Applicant:** New Priory Vets Brighton

**Officer:** Liz Arnold 291709

**Approved on 16/10/13 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.*

**BH2013/02939**

**170-172 Carden Hill Brighton**

Prior approval for change of use from offices (B1) to residential (C3) to form 2no units.

**Applicant:** Goassets Ltd

**Officer:** Christopher Wright 292097

**Prior approval not required on 18/10/13 DELEGATED**

**BH2013/03000**

**68 Wilmington Way Brighton**

Erection of single storey rear extension.

**Applicant:** Laura Turner

**Officer:** Emily Stanbridge 292359

**Approved on 23/10/13 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.*

Plan Type	Reference	Version	Date Received
Rear Extension Proposals	13B-PA-01		02.09.2013

**BH2013/03011**

**10 Sanyhills Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.4m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.6m.

**Applicant:** Mr Richard Olney

**Officer:** Chris Swain 292178

**Prior approval not required on 14/10/13 DELEGATED**

**BH2013/03040**

**1 Rotherfield Crescent Brighton**

Erection of single storey front, side and rear extension incorporating raised decking to rear.

**Applicant:** Mr Steven Porter

**Officer:** Andrew Huntley 292321

**Refused on 23/10/13 DELEGATED**

**1) UNI**

The proposed side/front extension, by virtue of its design, size and roof form would result in a visually intrusive and awkward addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of

detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

**BH2013/03105**

**123 Mackie Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable end roof extension, front rooflight, side window and red dormer with Juliet balcony.

**Applicant:** Greg Perry  
**Officer:** Emily Stanbridge 292359

**Approved on 16/10/13 DELEGATED**

**BH2013/03148**

**156 Cuckmere Way Brighton**

Removal of existing side outrigger and erection of two storey side and rear extension.

**Applicant:** Abbie Collins  
**Officer:** Andrew Huntley 292321

**Approved on 28/10/13 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
Location and Block Plans	001		13.09.2013
Existing Plans	002	A	15.10.2013
Existing Elevations and Section	003	A	15.10.2013
Proposed Plans	004	A	15.10.2013
Proposed Elevations and Section	005	A	15.10.2013

**PRESTON PARK**

**BH2013/02701**

**Ground Floor Flat 107 Preston Road Brighton**

Erection of single story rear extension.

**Applicant:** Mr & Mrs Bennett  
**Officer:** Jonathan Puplett 292525

**Refused on 28/10/13 DELEGATED**

**1) UNI**

The proposed extension would take up the majority of the main garden area and is not of a form and footprint which would result in the appearance of a sympathetic addition to the main building. The proposed extension is contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPD12 'Design guide for extensions and alterations.'

**2) UNI2**

The proposed extension would be sited alongside the boundary between nos. 107 and 109 Preston Road and would project over the boundary wall. The extension would have an overbearing and enclosing impact upon the occupiers of no. 109 when viewed from the side and rear windows and garden of this property, would result in increased overshadowing of this property, and overall and would represent an neighbourly form of development. The proposed extension is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/02942**

**42 Florence Road Brighton**

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

**Applicant:** Jon Wilson

**Officer:** Sonia Gillam 292265

**Approved on 22/10/13 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.*

Plan Type	Reference	Version	Date Received
Site and block plans	A.03		27/08/2013
Existing plans	A.01		27/08/2013
Existing elevations and section	A.02		27/08/2013
Existing side elevation and section	A.01		27/08/2013
Proposed plans	D.01	A	27/08/2013
Proposed elevations and section	D.02		27/08/2013
Proposed side elevation and section	D.03	A	27/08/2013

**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.*

**4) 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.*

**5) 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.*

**6) UNI**

The rooflight in the eastern elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 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.*

**7) UNI**

The window in the eastern elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 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 dormer window hereby approved shall be painted softwood, double hung vertical sliding sash with concealed trickle vents 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.*

**BH2013/02991**

**7 Lucerne Road Brighton**

Erection of single storey rear infill extension and landscaping to rear.

**Applicant:** Howard & Susan Kidd

**Officer:** Wayne Nee 292132

**Approved on 17/10/13 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.*

Plan Type	Reference	Version	Date Received
Proposed plans	13.01.01/4B		30 August 2013
Plans and elevations	12.01.01/3		30 August 2013
Proposed sections	13.01.01/6A		30 August 2013
Site plan and block plan			30 August 2013

**3) UNI**

Report from: 10/10/2013 to: 30/10/2013

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.*

**BH2013/03134**

**70 Ashford Road Brighton**

Certificate of lawfulness for proposed loft conversion incorporating rooflight to front and dormer to rear.

**Applicant:** Lesley Burgess

**Officer:** Emily Stanbridge 292359

**Refused on 23/10/13 DELEGATED**

**1) UNI**

The plans submitted demonstrate that the glazed guarding to the proposed rear does not sit flush against the walls of the dormer. Consequently this creates a platform between the rear wall of the dormer window and the proposed glazed guarding. Therefore the proposal does not come under permitted development rights.

**2) UNI2**

Whilst the plans submitted demonstrate the rear dormer is to be set back 20cm from the eaves, the glazed guarding to the rear is situated within 20cm of the eaves of the original roof. Therefore the proposal does not come under permitted development rights.

**REGENCY**

**BH2013/01845**

**The Lion & Lobster 24 Sillwood Street Brighton**

Formation of external seating terraces at first and second floor level incorporating external staircase & retaining wall at second floor level. (Retrospective)

**Applicant:** Mr Gary Whelan

**Officer:** Christopher Wright 292097

**Refused on 14/10/13 DELEGATED**

**1) UNI**

The first and second floor roof terraces proposed would have a significant adverse impact on neighbour amenity by way of noise and disturbance due to the proposed hours of use late at night within an area which is predominantly residential and set away from the busier nearby streets such as Western Road where late night drinking and eating establishments are less out of character. For these reasons the proposal is contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan 2005.

**BH2013/02319**

**39/40 Old Steine Brighton**

Removal of existing mansard roof and creation of additional floor incorporating mansard roof to match existing and other associated works.

**Applicant:** Mr Adam Lacey

**Officer:** Christopher Wright 292097

**Refused on 25/10/13 DELEGATED**

**1) UNI**

The proposed development would, by reason of the additional height, bulk and scale of the building, increase the prominence and dominance of the building in relation to neighbour buildings such that the setting and views of the adjacent listed buildings would be compromised, to the detriment of visual amenity and the historic character and appearance of the Valley Gardens Conservation Area. As such the proposal is contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan.



## **2) UNI2**

The proposed external balcony railings would, by reason of their position and design, detract from the character of the building and appear unsympathetic with the decoration and detailing of the adjacent listed buildings, to the detriment of visual amenity and the historic townscape of the Valley Gardens Conservation Area. As such the proposal is contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

## **3) UNI3**

The proposed development would, by reason of the additional height and bulk created together with the close proximity of the development to adjacent buildings, result in increased overshadowing, overlooking and a generally overbearing impact that would be detrimental to the amenities of the occupiers and users of adjacent buildings, contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan.

### **BH2013/02380**

#### **211 Western Road Brighton**

Display of internally illuminated fascia signs, hanging sign and lettering.

**Applicant:** Mr Adam Marshall

**Officer:** Emily Stanbridge 292359

**Approved on 22/10/13 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.*

### **BH2013/02381**

#### **211 Western Road Brighton**

Installation of new shopfront.

**Applicant:** Mr Adam Marshall

**Officer:** Emily Stanbridge 292359

**Approved on 22/10/13 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD10 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	EP-3M-006		15.08.2013
Standard projecting sign	55140-A		16.07.2013
Existing shop front	EP-3M-001A		16.10.2013
Proposed shop front	EP-3M-005		07.10.2013
Proposed shop front	EP-3M-005A		07.10.2013
Proposed shop front	EP-3M-005B		07.10.2013
Proposed shop front	EP-3M-005C		07.10.2013
Proposed sections	EP-3M-006		27.08.2013
Existing plans	EP-3M-001		15.08.2013
Proposed set out and GA plans	EP-3M-002		15.08.2013

## **BH2013/02544**

### **19 Clifton Terrace Brighton**

Erection of two storey rear extension at lower ground and ground floor levels with associated external alterations including demolition of conservatory and alterations to fenestration. Internal alterations to layout of house.

**Applicant:** Mr & Mrs Walter

**Officer:** Jason Hawkes 292153

### **Refused on 28/10/13 DELEGATED**

#### **1) UNI**

The rear extension is deemed inappropriate for this building in respect of its scale, siting and design. The construction of the extension would result in the loss of three historic rear windows, original York stone, garden steps and balustrade and result in the removal of the side wall of the outrigger at ground floor level. The scale and design of the new sets of doors to the rear outrigger and the proposed extension are also considered inappropriate and relate poorly to the fenestration above. The extension and these alterations would therefore be detrimental to the historic character and appearance of the listed building and the scheme is contrary to policy HE1 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed double glazed sliding sash windows would not match the original windows on the building and would detract from the historic character and appearance of the listed building. The scheme is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

#### **3) UNI3**

The proposal results in substantial alterations to the layout of the basement level which would significantly affect its plan form and detract from the character and appearance of the listed building. The scheme is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

## **BH2013/02545**

### **19 Clifton Terrace Brighton**

Erection of two storey rear extension at lower ground and ground floor levels with associated external alterations including demolition of conservatory and alterations to fenestration.

**Applicant:** Mr & Mrs Walter

**Officer:** Jason Hawkes 292153

### **Refused on 28/10/13 DELEGATED**

#### **1) UNI**

The rear extension is deemed inappropriate for this building in respect of its scale, siting and design. The construction of the extension would result in the loss of three historic rear windows, original York stone, garden steps and balustrade and result in the removal of the side wall of the outrigger at ground floor level. The scale and design of the new sets of doors to the rear outrigger and the proposed extension are also considered inappropriate and relate poorly to the fenestration above. The extension and these alterations would therefore be detrimental to the historic character and appearance of the listed building and the Montpelier & Clifton Hill Conservation Area. The scheme is contrary to policies HE1 & HE6 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed double glazed sliding sash windows would not match the original windows on the building and would detract from the historic character and appearance of the listed building and the Montpelier & Clifton Hill Conservation Area. The scheme is contrary to policies HE1 & HE6 of the Brighton & Hove

Local Plan and Supplementary Planning Document 9: Architectural Features.

### **3) UNI3**

Due to the position and bulk of the rear extension, the proposal would result in a loss of outlook, light, overshadowing and a heightened sense of enclosure to 18 Clifton Terrace. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD: Design Guide for Extensions and Alterations and Alterations.

#### **BH2013/02678**

##### **41 Middle Street Brighton**

Replacement of existing timber windows and rooflights with UPVC windows and rooflights. (Retrospective).

**Applicant:** Mr Martin Friel

**Officer:** Adrian Smith 290478

**Refused on 28/10/13 DELEGATED**

### **1) UNI**

The windows and rooflight as installed, by virtue of their unsympathetic material finish with thick UPVC frames and non-original opening arrangements to the rear, have significantly harmed the appearance of the building and its important historical significance in the wider Old Town Conservation Area, contrary to policies QD14 & HE6 of the Brighton & Hove Local Plan and guidance within SPD08 'Architectural Features'.

#### **BH2013/02742**

##### **Friends Meeting House Ship Street Brighton**

Alterations to two internal and one external doors to create automatic door opening systems for disabled access.

**Applicant:** Sussex West Area Quaker Meeting

**Officer:** Jason Hawkes 292153

**Approved on 25/10/13 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 proposed mounting plate above the double door, as shown on drawing mb/02/brighton meeting house, shall be painted or colour finished to match the colour of the doors and thereafter retained as such.

*Reason: To preserve the character and appearance of the listed building and in accordance with policy HE1 of the Brighton & Hove Local Plan.*

#### **BH2013/02755**

##### **23A Sussex Heights 14 St Margarets Place Brighton**

Replacement of existing steel patio doors with UPVC patio doors and enclosure of balcony with UPVC windows (retrospective).

**Applicant:** Kenny Munnely

**Officer:** Mark Thomas 292336

**Approved on 16/10/13 DELEGATED**

#### **BH2013/02768**

##### **St Mary Magdalen School Spring Street Brighton**

Installation of ventilation extract on flat roof and replacement door with louvers above to West elevation.

**Applicant:** St Mary Magdalen School

Report from: 10/10/2013 to: 30/10/2013

**Officer:** Christopher Wright 292097

**Approved on 16/10/13 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 inlet and extraction machinery and plant hereby approved shall be used only between the hours of 08.00 and 14.00 on Mondays to Fridays inclusive, and shall not be used on Saturdays, Sundays or Bank or Public Holidays.

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

**3) UNI**

Noise associated with the inlet and extraction 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. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

*Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 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.*

Plan Type	Reference	Version	Date Received
Location Plan	1276-P-10		12 Aug 2013
Block Plan	1276-P-11		12 Aug 2013
Existing and Proposed Roof Plans	1276-P-12		12 Aug 2013
Elevations	1276-P-13		12 Aug 2013

**5) UNI**

The external extract vent above the flat roof hereby permitted shall be finished externally in Traffic Grey colour, RAL 7043, and shall be retained as such thereafter.

*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 HE6 and QD14 of the Brighton & Hove Local Plan 2005.*

**BH2013/02832**

**73 Upper North Street Brighton**

Erection of single storey rear extension and alterations including external front and rear restoration works, revised rear fenestration, excavations at basement level with associated access changes, installation of railings to steps and rear landscaping.

**Applicant:** Mr & Mrs P Sharp

**Officer:** Jason Hawkes 292153

**Approved on 18/10/13 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted 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.*

**4) UNI**

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

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

**5) UNI**

No development shall take place until full details of the proposed external replacement paving and feature floor tiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

**6) UNI**

No development shall take place until full details of the proposed cycle store have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

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

**7) UNI**

Access to the flat roof over the rear extension 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.*

**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
As Existing Basement and Ground Floor Plan	205UNS74/01	A	19th August 2013
As Existing First Floor and Roof Plan	205UNS74/02	A	19th August 2013
As Existing Elevations	205UNS74/03	A	19th August 2013
As Existing 'Actual' Site Views, Sections Block and Location Plans	205UNS74/04	A	19th August 2013
Proposed Basement and Ground Floor Plan	205UNS74/05	A	19th August 2013

Proposed First Floor and Roof Plan	205UNS74/06	A	19th August 2013
Proposed Elevations	205UNS74/07	A	19th August 2013
Proposed 'Actual' Site Views, Sections, Railing and Gate Designs	205UNS74/08	A	19th August 2013
Details Sections / Elevations	205UNS74/09	A	19th August 2013

### 9) UNI

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

### **BH2013/02848**

#### **7A Western Terrace Brighton**

Replacement of casements and sashes to 5no windows.

**Applicant:** Mr William Allen

**Officer:** Helen Hobbs 293335

**Approved on 11/10/13 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.*

### **BH2013/02866**

#### **53-54 North Street Brighton**

Display of internally illuminated fascia and projecting signs.

**Applicant:** Freshmex (uk) ltd

**Officer:** Emily Stanbridge 292359

**Refused on 23/10/13 DELEGATED**

#### 1) UNI

The proposed advertisements by reason of their size, design and illumination would be unsympathetic to the existing building and would harm the character and appearance of the building and the wider Old Town Conservation Area. The advertisements would harm the visual amenities of the area and are also contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

### **BH2013/02920**

#### **29 Western Road Brighton**

Display of non-illuminated painted elevations. (Retrospective).

**Applicant:** The Pie and Mash Shop Ltd

**Officer:** Adrian Smith 290478

**Refused on 14/10/13 DELEGATED**

#### 1) UNI

The advertisement as installed represents an incongruous and harmful addition to the building to the detriment of the architectural and historic character and appearance of the building, Regency Square Conservation Area, and its setting, contrary to policy HE9 of the Brighton & Hove Local Plan.

### **BH2013/02934**

#### **37 Sillwood Road Brighton**

Replacement of timber beam with galvanised steel beam between lower ground floor and ground floor flats.

**Applicant:** 37 Sillwood Road (Brighton) Ltd

**Officer:** Emily Stanbridge 292359

**Approved on 30/10/13 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.

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

**BH2013/02990**

**Churchill Square Western Road Brighton**

Application for approval of details reserved by condition 3 of application BH2012/03350.

**Applicant:** Keinwort Benson (Channel Islands) Corporate Se

**Officer:** Jason Hawkes 292153

**Approved on 25/10/13 DELEGATED**

**BH2013/02994**

**12 Norfolk Terrace Brighton**

Removal of existing external fire escape and installation of UPVC rainwater downpipe to replace existing to rear elevation.

**Applicant:** Mr Peter Mullarky

**Officer:** Mark Thomas 292336

**Approved on 28/10/13 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**

Any damage to the renderwork of the rear elevation following the removal of the fire escape shall be made good and the repaired areas 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 rainwater down-pipe hereby approved shall be painted to match the colour of the elevation to which it would be affixed, and shall be permanently 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.*

**BH2013/02999**

**Land Adjoining West Pier Kings Road Brighton**

Installation of temporary telecommunication mast until 10th October 2013. (Part Retrospective)

**Applicant:** Telefonica O2

**Officer:** Christopher Wright 292097



**Refused on 30/10/13 DELEGATED**

**1) UNI**

The design, siting, height and appearance of the development would be prominent and starkly alien within the historic context of the seafront and would detract from the setting of the adjacent Grade I listed West Pier, important views from within the Regency Square Conservation Area and along the seafront, to the detriment of visual amenity and the historic character and appearance of the locality and the Regency Square Conservation Area. As such the proposal is contrary to the requirements of policies QD23 and QD24 of the Brighton & Hove Local Plan 2005.

**BH2013/03309**

**130 - 134A Western Road Brighton**

Non Material Amendment to BH2013/02287 to retain existing concrete finish on facade

**Applicant:** Waitrose Ltd

**Officer:** Steven Lewis 290480

**Approved on 21/10/13 DELEGATED**

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

**BH2012/03859**

**25 Oxford Street Brighton**

Conversion of first and second floors from offices (B1) to maisonette.

**Applicant:** Anthony Seigne

**Officer:** Andrew Huntley 292321

**Refused on 28/10/13 DELEGATED**

**1) UNI**

The development would result in the loss of a small business unit (Use Class B1(a)) for which insufficient justification has been given, contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

**BH2013/01162**

**Site J New England Quarter Fleet Street Brighton**

Application for approval of details reserved by condition 18Av of application BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Maria Seale 292232

**Approved on 21/10/13 DELEGATED**

**BH2013/01826**

**Site J New England Quarter Brighton**

Application for Approval of Details Reserved by Condition 25a of application BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Maria Seale 292232

**Approved on 14/10/13 DELEGATED**

**BH2013/01926**

**Site J New England Quarter Fleet Street Brighton**

Application for Approval of Details Reserved by Condition 24a of application BH2012/01627.

**Applicant:** The Hyde Group

**Officer:** Maria Seale 292232

**Approved on 14/10/13 DELEGATED**

**BH2013/02147**

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

Application for variation of condition 2 of application BH2012/02675 (Partial demolition of former Co-Operative building allowing for the retention of the existing façade. Erection of a new building ranging from 3 to 6 storeys providing 351 units of student accommodation (sui generis) and 3no retail units (A1) at ground floor level) to allow for a minor material amendment to change the ground floor unit on Baker Street from retail unit No. 3 (A1) to a student management office (sui generis)/retail unit (A1) and to create a larger retail unit No. 1 on London Road where the student management suite was previously proposed.

**Applicant:** Watkin Jones Group

**Officer:** Kathryn Boggiano 292138

**Approved after Section 106 signed on 21/10/13 DELEGATED**

**1) UNI**

The windows within the east elevation of the north rear wing at first, second and third storey levels, which serve the communal kitchens/living rooms shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**2) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until a scheme for the soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**3) UNI**

The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL\_002 revision B received 8 November 2012, PL\_003 revision D received 20 November 2012, PL\_004 revision C and PL\_005 received 16 November 2012, and corresponding elevational drawing EL\_004 revision C received 12 November 2012, and as shown on drawing numbers PL\_003 revision F received 18 June 2013, PL\_004 revision D and PL\_005 revision C received on 20 May 2013 approved as part of non material amendment BH2013/01602, this element of the glazing should also be fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply*

**4) UNI**

The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens

erected on the exterior of the window as shown on the floor plans - drawing number PL\_001 revision J received on 24 June 2013, PL\_002 revision B received 8 November 2012 and corresponding elevational drawing EL\_002 revision C received 12 November 2012, and as shown on drawing numbers EL\_002 revision D received 20 May 2013 approved as part of Non Material Amendment BH2013/01602, and this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

*Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply*

#### **5) UNI**

The London Road retail units hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 on Sundays and Bank/Public Holidays.

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

#### **6) UNI**

No deliveries to or from the retail development and student management and marketing unit hereby approved, shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 10.00 and 16.00 Sundays, Bank or Public Holidays. All deliveries to the larger retail units which front onto London Road shall be made from the loading by on London Road and not to the rear of the development.

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

#### **7) UNI**

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 08:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

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

#### **8) 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 occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **9) 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.*

#### **10) UNI**

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the

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

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

#### **11) UNI**

Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL\_003 revision D received 20 November 2012 and shown on PL\_003 revision F received on 18 June 2013 and approved as part of Non Material Amendment BH2013/01602 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **12) UNI**

The development shall be carried out in accordance with the details contained the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787.

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

#### **13) UNI**

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the retail development will achieve a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the retail development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

#### **14) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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 HE10 of the Brighton & Hove Local Plan.*

#### **15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL\_003 revision D received 20 November 2012 and EL\_007 revision B received 14 November 2012, and shown on PL-003 revision D received on 18 June 2013 and approve as part of BH2013/01602, shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

#### **16) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL\_001 revision J received 24 June 2013 located in front of the management office 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.*

#### **17) UNI**

The residential element of 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.*

#### **18) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, non of the residential development hereby approved shall be occupied until a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential 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 Supplementary Planning Document SPD08 Sustainable Building Design.*

#### **19) UNI**

The Baker Street A1/student management and marketing unit hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 9:00 and 19:00 on Sundays and Bank/Public Holidays.

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

#### **20) UNI**

Prior to the Baker Street ground floor unit being brought into A1 use, details of an alternative location for a student accommodation management office within the buildings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The student management office shall be brought into use in accordance with the approved details, prior to commencement of the Baker Street A1 use, and shall be retained as such thereafter.

*Reason: To ensure that appropriate facilities exist for the management of the student accommodation office and to comply with policies QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove Submission City Plan.*

**21) UNI**

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

*Reason: To ensure that the development is sustainable and ma*

**22) UNI**

The provision of foul and surface water drainage shall be implemented in accordance with the details shown on WL\_407-061 Rev P1 and WL\_407\_060 Rev P1 which were submitted and approved as part of application BH2013/00787.

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

**23) UNI**

The development shall be carried out in accordance with the details shown on Tree Constraints Plan referenced 1400 11 Rev B which was submitted and approved as part of application BH2013/00787. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**24) UNI**

(i) The development shall be carried out in accordance with the details contained within the Phase 1 Desk Top Study and a Phase 2 Site Investigation Report along with associated appendices and supporting information which were submitted as part of application BH2013/01410.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) above that any remediation scheme required and approved under the provisions of (i) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or mate

**25) UNI**

The bird boxes shall be installed in accordance with the details contained within the Nesting Bird Mitigation and Enhancement Strategy which was submitted and

approved as part of application BH2013/00787. The scheme shall be retained as such thereafter.

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

**26) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

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

**27) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed green walling have been submitted to and approved in writing by the Local Planning Authority. These details shall include timescale for implementation and maintenance programme and irrigation system, substrate to be used and plant species. The scheme shall then be carried out in accordance with the approved details.

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

**28) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the final design and location of the proposed Photo Voltaic panels to be installed on the roof of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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.*

**29) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the spring loaded or similar mechanism for the Josta cycle parking facilities and proposed signage with instructions for use (to be erected in the cycle parking store) to provide a total of 134 spaces in the basement as shown on drawing number PL\_009 revision E received 8 November 2012, and shown on PL-009 revision F received on 20 May 2013 and approved as part of Non Material Amendment BH2013/01602, 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.*

**30) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include edible landscaping/food growing, hard surfacing, means of enclosure,

planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

### 31) UNI

1. 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
London Road and Baker Street Elevations	EL_001	C	27 November 2012
London Terrace Elevations	EL_002	C	12 November 2012
Kingsbury Road Elevations and London Terrace back gardens	EL_003	C	12 November 2012
Wing Elevations	EL_004	C	12 November 2012
Existing Elevations	EL_005		30 August 2012
Existing Elevations	EL_006	A	10 September 2012
North Courtyard Section	EL_007	B	14 November 2012
24 Kingsbury Road Sections	EL_008	A	22 November 2012
Fire Escape Door Detail	EL_009	A	8 November 2012

### 32) UNI

Plan Type	Reference	Version	Date Received
Elevation Details_1 proposed	EL_010		15 November 2012
Elevation Details_2 proposed	EL_011		15 November 2012
Elevation Details_3 proposed	EL_012		15 November 2012
Elevation Details_4 proposed	EL_013		15 November 2012
Fire Strategy Plan Ground Floor	FS_001	A	8 November 2012
Fire Strategy Plan First Floor	FS_002	A	28 November 2012
Fire Strategy Sections	FS_003	A	8 November 2012
Ground Floor Plan	A1_PL_001	J	24 June 2013
Upper Ground Floor Plan Proposed	PL_002	B	8 November 2012
First Floor Plan Proposed	PL_003	D	20 November 2012
Second Floor Plan Proposed	PL_004	C	16 November 2012
Third Floor Plan Proposed	PL_005	B	16 November 2013
Fourth Floor Plan Proposed	PL_006	C	16 November 2012

### 33) UNI

Plan Type	Reference	Version	Date Received
Fifth Floor Plan Proposed	PL_007	C	28 November 2012
Roof Plan Proposed	PL_008	C	16 November 2012



Basement Plan Proposed	PL_009	E	8 November 2012
Site Location Plan Proposed	10_002	A	2 July 2013
Student Entrance and Management Office Plan	PL_012	B	14 November 2012
Existing Basement Plan	PL_013		30 August 2012
Existing Ground Floor Plan	PL_014		30 August 2012
Existing First Floor Plan	PL_015		30 August 2012
Existing Second Floor Plan	PL_016		30 August 2012
Existing Third Floor Plan	PL_017		30 August 2012
Existing Fourth Floor Plan	PL_018		30 August 2012
Proximity of Proposed Building to London Terrace	PL_019	A	18 September 2012
Block Plan	PL_027		10 September 2012
Block Plan - Existing	PL_028		10 September 2012
Typical 5 Bed Flat Cluster	PL_029		2 November 2012
Typical Studio Layouts	PL_030		2 November 2012
Typical Small Studio Layouts	PL_031		2 November 2012
Public Realm Improvements	PL_032	A	16 November 2012
Site Sections Sheet 1	SE_001	B	8 November 2012

### 34) UNI

Plan Type	Reference	Version	Date Received
3D Views 014	SK_014		15 November 2012
3D Views 010	SK_020		15 November 2012
Ground floor landscape proposals	03	D	30 August 2012
First floor landscape proposals	04	E	30 August 2012
Ground floor planting proposals	05	A	30 August 2012
First floor planting proposals	06	B	30 August 2012
Proposed delivery lay-by	2370-TR-23	B	2 November 2012
Proposed delivery lay-by	2370SK-21	H	26 October 2012
CGI Sheet-1	RE_001		30 August 2012
CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

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

### 35) UNI

Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407\_Struct\_001, issue 01' and drawing no. WEL\_407\_SK20\_P1 'Façade Retention - Assumed Sequence of Works'.

*Reason: To ensure the satisfactory preservation of the facade and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.*

### 36) UNI

Report from: 10/10/2013 to: 30/10/2013

No work shall take place above the ground floor slab level of any part of the development hereby approved, unless or until a scheme for the storage of refuse and recycling for the retail units 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.*

**37) UNI**

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

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

**38) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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 QD15 of the Brighton & Hove Local Plan.*

**39) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until 1:20 scale elevations and sections of the detailed shop front and doors design and the design of the three external fire doors within the shop fronts, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.*

**40) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until full details of the proposed replacement glazing within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.*

**41) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

**42) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations.

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

#### **43) UNI**

The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL\_002 revision C received 12 November 2012, PL\_003 revision C received 20 November 2012 and PL\_012 revision B received 14 November 2012, and as shown on drawing numbers EL\_002 revision D received 20 May 2013 and PL\_003 revision F received 18 June 2013 approved as part of Non Material Amendment BH2013/01602, shall be fixed shut and thereafter permanently retained as such.

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

#### **BH2013/02148**

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

Application for variation of condition 2 of application BH2012/02675 (Partial demolition of former Co-Operative building allowing for the retention of the existing façade. Erection of a new building ranging from 3 to 6 storeys providing 351 units of student accommodation (sui generis) and 3no retail units (A1) at ground floor level) to allow for a minor material amendment comprising the following: Change to bedroom window positioning on all elevations of both proposed buildings; Replacement of glazing at third floor and central portico of retained façade with bird mesh on London Road elevation; Additional window proposed on London Terrace elevation (west) at fifth floor; change to grouping of oriel windows on rear of Baker Street elevation; installation of two dry riser recessed cabinets to London Road shopfront and changes to retail entrance points on London Road and Baker Street.

**Applicant:** Watkin Jones Group

**Officer:** Kathryn Boggiano 292138

**Approved after Section 106 signed on 22/10/13 DELEGATED**

#### **1) 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 occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

#### **2) UNI**

No work shall take place above the ground floor slab of any of the development hereby approved until details of the finish of the dry risers have been submitted to and approved in writing by the Local Planning Authority. The works shall be

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.*

### **3) 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.*

### **4) UNI**

Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL\_003 revision G received 24 June 2013 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

### **5) UNI**

The development shall be carried out in accordance with the details contained the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787.

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

### **6) UNI**

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the retail development will achieve a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the retail development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

## 7) UNI

Plan Type	Reference	Version	Date Received
Retained Façade Details	SE_004	B	4 June 2013
Façade retention assumed sequence of works	WEL_407_SK 20	P1	12 October 2012
Site Sections Sheet 3	SE_005	B	22 November 2012
3D Views 1	SK_005		15 November 2012
3D Views 2	SK_006		15 November 2012
3D Views 4	SK_008		15 November 2012
3D Views 5	SK_009		15 November 2012
3D Views 014	SK_014		15 November 2012
3D Views 010	SK_020		15 November 2012
Ground floor landscape proposals	03	D	30 August 2012
First floor landscape proposals	04	E	30 August 2012
Ground floor planting proposals	05	A	30 August 2012
First floor planting proposals	06	B	30 August 2012
Proposed delivery lay-by	2370-TR-23	B	2 November 2012
CGI Sheet-1	RE_001		30 August 2012
CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

## 8) UNI

Plan Type	Reference	Version	Date Received
Proposed delivery lay-by	2370SK-21	H	26 October 2012
CGI Sheet-1	RE_001		30 August 2012
CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

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

## 9) UNI

Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407\_Struct\_001, issue 01' and drawing no. WEL\_407\_SK20\_P1 'Façade Retention - Assumed Sequence of Works'.

*Reason: To ensure the satisfactory preservation of the facade and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.*

## 10) UNI

The windows within the east elevation of the north rear wing at first, second and third storey levels, which serve the communal kitchens/living rooms shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**11) UNI**

The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL\_002 revision E, PL\_003 revision G and EL\_002 revision E received on 24 June 2013 and PL\_012 revision B received 14 November 2012 shall be fixed shut and thereafter permanently retained as such.

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

**12) UNI**

The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL\_002 revision C, PL\_003 revision G, PL\_004 revision E and PL\_005 revision D and EL\_004 revision D received 24 June 2013, this element of the glazing should also be fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window which face west.

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

**13) UNI**

The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL\_001 revision J received on 24 June 2013, PL\_002 revision C, EL\_002 revision E received on 24 June 2013, and this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

**14) UNI**

The London Road retail units hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 on Sundays and Bank/Public Holidays.

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

**15) UNI**

No deliveries to or from the retail development and student management and marketing unit hereby approved, shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 10.00 and 16.00 Sundays, Bank or Public Holidays. All deliveries to the larger retail units which front onto London Road shall be made from the loading bay on London Road and not to the rear of the development.

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

**16) UNI**

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 08:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

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

**17) UNI**

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

a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and

b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

*Reason: To ensure that the development is sustainable.*

**18) UNI**

The provision of foul and surface water drainage shall be implemented in accordance with the details shown on WL\_407-061 Rev P1 and WL\_407\_060 Rev P1 which were submitted and approved as part of application BH2013/00787.

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

**19) UNI**

The development shall be carried out in accordance with the details shown on Tree Constraints Plan referenced 1400 11 Rev B which was submitted and approved as part of application BH2013/00787. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**20) UNI**

(i) The development shall be carried out in accordance with the details contained within the Phase 1 Desk Top Study and a Phase 2 Site Investigation Report along with associated appendices and supporting information which were submitted as part of application BH2013/01410.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) above that any remediation scheme required and approved under the provisions of (i) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or mate

**21) UNI**

The bird boxes shall be installed in accordance with the details contained within the Nesting Bird Mitigation and Enhancement Strategy which was submitted and

approved as part of application BH2013/00787. The scheme shall be retained as such thereafter.

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

**22) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

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

**23) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed green walling have been submitted to and approved in writing by the Local Planning Authority. These details shall include timescale for implementation and maintenance programme and irrigation system, substrate to be used and plant species. The scheme shall then be carried out in accordance with the approved details.

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

**24) UNI**

1. 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
London Road and Baker Street Elevations	EL_001	F	24 June 2013
London Terrace Elevations	EL_002	E	24 June 2013
Kingsbury Road Elevations and London Terrace back gardens	EL_003	E	24 June 2013
Wing Elevations	EL_004	D	17 October 2013
Existing Elevations	EL_005		30 August 2012
Existing Elevations	EL_006	A	10 September 2012
North Courtyard Section	EL_007	B	14 November 2012
24 Kingsbury Road Sections	EL_008	A	22 November 2012

**25) UNI**

Plan Type	Reference	Version	Date Received
Fire Escape Door Detail	EL_009	A	8 November 2012
Elevation Details_1 proposed	EL_010		15 November 2012
Elevation Details_2 proposed	EL_011		15 November 2012
Elevation Details_3 proposed	EL_012		15 November 2012



Elevation Details_4 proposed	EL_013		15 November 2012
Fire Strategy Plan Ground Floor	FS_001	A	8 November 2012
Fire Strategy Plan First Floor	FS_002	A	28 November 2012
Fire Strategy Sections	FS_003	A	8 November 2012
Ground Floor Plan_A1	PL_001	J	24 June 2013
Upper Ground Floor Plan Proposed	PL_002	C	24 June 2013
First Floor Plan Proposed	PL_003	G	24 June 2013
Second Floor Plan Proposed	PL_004	E	24 June 2013
Third Floor Plan Proposed	PL_005	D	24 June 2013
Fourth Floor Plan Proposed	PL_006	E	24 June 2013
Fifth Floor Plan Proposed	PL_007	D	24 June 2013
Roof Plan Proposed	PL_008	C	16 November 2012
Basement Plan Proposed	PL_009	E	8 November 2012
Site Location Plan Proposed	10_002	A	A 2 July 2013
Student Entrance and Management Office Plan	PL_012	B	14 November 2012

## 26) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the final design and location of the proposed Photo Voltaic panels to be installed on the roof of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

## 27) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the spring loaded or similar mechanism for the Josta cycle parking facilities and proposed signage with instructs for use (to be erected in the cycle parking store) to provide a total of 134 spaces in the basement as shown on drawing number PL\_009 revision E received 8 November 2012, and shown on PL-009 revision F received on 20 May 2013 and approved as part of Non Material Amendment BH2013/01602, 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.*

## 28) UNI

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

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

**29) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, unless or until a scheme for the storage of refuse and recycling for the retail units 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.*

**30) UNI**

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

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

**31) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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 QD15 of the Brighton & Hove Local Plan.*

**32) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until 1:20 scale elevations and sections of the detailed shop front and doors design and the design of the three external fire doors within the shop fronts, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.*

**33) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until full details of the proposed replacement window frames within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.*

**34) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and

thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

**35) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations.

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

**36) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until a scheme for the soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**37) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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 HE10 of the Brighton & Hove Local Plan.*

**38) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL\_003 revision G received on 24 June 2013 and EL\_007 revision B received 14 November 2012, shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

**39) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL\_001 revision J received 24 June 2013 located in front of the management office 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.*

**40) UNI**

The residential element of 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.*

**41) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, non of the residential development hereby approved shall be occupied until a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential 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 Supplementary Planning Document SPD08 Sustainable Building Design.*

**42) UNI**

The Baker Street A1/student management and marketing unit hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 9:00 and 19:00 on Sundays and Bank/Public Holidays.

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

**43) UNI**

Prior to the Baker Street ground floor unit being brought into A1 use, details of an alternative location for a student accommodation management office shall be submitted to and approved in writing by the Local Planning Authority. The student management office shall be brought into use in accordance with the approved details, prior to commencement of the Baker Street A1 use, and shall be retained as such thereafter.

*Reason: To ensure that appropriate facilities exist for the management of the student accommodation office and to comply with policies QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove Submission City Plan.*

**44) UNI**

No work shall take place above the ground floor slab level of any part of the development hereby approved, until a sample of the proposed retained façade replacement window frame, for both the attic level and the central portico, which contain the framing bars where necessary and the bird mesh installed within the frame sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.*

**45) 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.*

**BH2013/02791**

**16 Kew Street Brighton**

Change of use from single dwelling (C3) to small house in multiple occupation (C4) and conversion of existing garage into habitable room with replacement of garage door with bay window.

**Applicant:** Paul Tomlinson

**Officer:** Jonathan Puplett 292525

**Approved on 17/10/13 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 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			22/08/2013
Block Plan			22/08/2013
Existing and proposed floor plans and elevations	TKS/01	R2	22/08/2013
Existing and proposed floor plans	TKS/02	R2	22/08/2013

**5) UNI**

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

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

**BH2013/02933**

**58-62 Lewes Road Brighton**

Display of externally illuminated fascia signs and hanging sign.

**Applicant:** WM Morrison Supermarkets PLC

**Officer:** Andrew Huntley 292321

**Approved on 28/10/13 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.*

**BH2013/02971****13 Kew Street Brighton**

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

**Applicant:** Mr M Bailey

**Officer:** Emily Stanbridge 292359

**Approved on 23/10/13 DELEGATED**

**1) UNI**

The proposed development is permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2013/02973****15 Pelham Square Brighton**

External alterations including replacement of roof materials, alterations to rear dormer and replacement of all windows and doors. Removal of window at lower ground floor level and creation of glazed roof over light well and installation of access door. Alterations and refurbishment to existing rear extension at ground floor level. External renovation and refurbishment works.

**Applicant:** Mr A Walker & Mr M Pepperell

**Officer:** Chris Swain 292178

**Approved on 30/10/13 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**

Plan Type	Reference	Version	Date Received
proposed plan roof	cmA124 GA 05	P3	28 October 2013
proposed elevation front	cmA124 GA 06	P3	28 October 2013
proposed elevation back	cmA124 GA 07	P2	21 October 2013
proposed section a-a west east	cmA124 GA 08	P2	21 October 2013
proposed section b-b east west	cmA124 GA 09	P2	21 October 2013
proposed section / back elevation c-c	cmA124 GA 10	P3	28 October 2013
proposed detail elevation / section 1	cmA124 DA 01	P2	21 October 2013
proposed detail elevation / section 1	cmA124 DA 02	P2	21 October 2013
proposed joinery details 1	cmA124 J 01	P2	28 October 2013
proposed joinery details 2	cmA124 J 02	P3	28 October 2013
proposed joinery details 3	cmA124 J 03	P2	28 October 2013
proposed joinery details 4	cmA124 J 04	P2	28 October 2013
proposed joinery details 5	cmA124 J 05	P3	28 October 2013

**3) UNI**

No development shall take place until large scale 1:1 joinery details of all the proposed external door types have been submitted to and approved in writing by

Report from: 10/10/2013 to: 30/10/2013

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 policies HE1 and HE6 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	cmA124 LOC 01		4 September 2013
lower ground floor existing plan	cmA124 EX 01		4 September 2013
ground floor existing plan	cmA124 EX 02		4 September 2013
first floor existing plan	cmA124 EX 03		4 September 2013
Second floor existing plan	cmA124 EX 04		4 September 2013
Roof existing plan	cmA124 EX 05		4 September 2013
Front existing elevation	cmA124 EX 06		4 September 2013
back existing elevation	cmA124 EX 07		4 September 2013
west east-existing section	cmA124 EX 08		4 September 2013
existing joinery details	cmA124 SD 01		4 September 2013
proposed plan lower ground floor	cmA124 GA 01	P3	28 October 2013
proposed plan ground floor	cmA124 GA 02	P2	21 October 2013
proposed plan first floor	cmA124 GA 03	P2	21 October 2013

### **BH2013/02974**

#### **15 Pelham Square Brighton**

External alterations including replacement of roof materials, alterations to rear dormer and replacement of all windows and doors. Removal of window at lower ground floor level and creation of glazed roof over light well and installation of access door. Alterations and refurbishment of existing rear extension at ground floor level. Internal alterations including changes to layout, reopening of original fireplaces, damp proofing, external and internal renovation and refurbishment works.

**Applicant:** Mr A Walker & Mr M Pepperell

**Officer:** Chris Swain 292178

**Approved on 30/10/13 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 large scale 1:1 joinery details of all the proposed door types 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 preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.



### **3) UNI**

All existing historic features to be retained, except where otherwise shown on plans or agreed in writing.

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

#### **BH2013/02983**

##### **20-21 York Place Brighton**

Replacement of existing timber framed double manual doors with new aluminum framed bifolding automatic doors.

**Applicant:** hiSbe

**Officer:** Andrew Huntley 292321

**Refused on 22/10/13 DELEGATED**

### **1) UNI**

The aluminium bi-folding door is of an unattractive utilitarian modern design, not in-keeping with the character and appearance of the host building and the wider Valley Gardens Conservation Area. As such, the proposal would be visually detrimental to the character and appearance of the host building and the Valley Garden Conservation Area, contrary to Policies QD5, QD10, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Documents 02 Shop Front Design and 09 Architectural Features.

#### **BH2013/03003**

##### **The Shakespeare's Head 1 Chatham Place Brighton**

Application for Approval of Details reserved by Condition 2 of Application BH2012/02531.

**Applicant:** InnBrighton Ltd

**Officer:** Chris Swain 292178

**Approved on 28/10/13 DELEGATED**

#### **BH2013/03093**

##### **Brighton Dome Church Street Brighton**

Application for approval of details reserved by condition 5 of Application BH2012/01635.

**Applicant:** Brighton Dome & Festival Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 30/10/13 DELEGATED**

#### **BH2013/03145**

##### **58-62 Lewes Road Brighton**

Installation of condenser unit to the roof plant area and installation of wall mounted air conditioning units.

**Applicant:** Wm Morrison Supermarkets PLC

**Officer:** Andrew Huntley 292321

**Approved on 22/10/13 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**

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. The Rating Level

and existing background noise levels are to be determined as per the guidance provided in BS 4142:1997.

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

### **3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	D/01		12.09.2013
Existing Roof Plan	D/03		12.09.2013
Existing South Elevation	D/06		12.09.2013
Proposed Roof Plan	D/13		12.09.2013
Proposed South Elevation	D/16		12.09.2013

## **WITHDEAN**

### **BH2012/02370**

#### **9 Hillbrow Road Brighton**

Erection of 2no dwelling houses with new access drive and associated parking.

**Applicant:** Mr Paul Newman

**Officer:** Adrian Smith 290478

**Approved after Section 106 signed on 11/10/13 COMMITTEE**

### **1) UNI**

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

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

### **2) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the 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 2005.*

### **3) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses hereby permitted 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 2005.*

### **4) UNI**

All 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 2005.*

**5) UNI**

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

*Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan 2005.*

**6) UNI**

No development shall not take place until samples of a pallet of proposed materials have been submitted to and agreed in writing by the Local Planning Authority. The materials are expected to reflect the materials in use in the vicinity of the development. The agreed materials shall be used in the implementation of the development.

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

**7) UNI**

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

- (a) evidence that the development hereby permitted on Plot 1 (fronting Hillbrow Road) is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development on Plot 1 will achieve Code level 5 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 2005 and Supplementary Planning Document SPD08 Sustainable Building Design.*

**8) UNI**

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

- (a) evidence that the development permitted on Plot 2 (within the rear garden to 9 Hillbrow Road) is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 (scoring 76 points or more in the overall Code assessment) have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development on Plot 2 will achieve Code level 4 (scoring 76 points or more in the overall Code assessment) 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 2005.*

**9) UNI**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan 2005.*

**10) UNI**

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

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan 2005.*

**11) UNI**

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

*Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan 2005.*

**12) UNI**

No development shall commence until the translocation of all protected reptiles has been completed in accordance with the methodology set out in the Reptile Mitigation Strategy received on 30 August 2013, and satisfactory evidence has been submitted demonstrating that the translocation process has been completed in full.

*Reason: To ensure the protection of any protected species and to comply with Policy QD18 of the Brighton & Hove Local Plan 2005.*

**13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved on Plot 1 (fronting Hillbrow Road) shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built on Plot 1 has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD08 Sustainable Building Design.*

**14) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved on Plot 2 (within the rear garden to 9 Hillbrow Road) shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built on Plot 2 has achieved a Code for Sustainable Homes rating of Code level 4 (scoring 76 points or more in the overall Code assessment) 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 &*

**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 2005.*

**16) 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 2005.*

**17) 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 plan and block plan	TA617/01	A	31/07/2012
Existing plans	TA617/02		31/07/2012
	TA617/03		31/07/2012
	TA617/04		31/07/2012
	TA617/05		31/07/2012
	Proposed plans	TA617/10	G
	TA617/11	G	31/07/2012
	TA617/12	G	31/07/2012
	TA617/13	F	31/07/2012
	TA617/14	D	31/07/2012
	TA617/15	D	31/07/2012
	TA617/16		31/07/2012
	TA617/20		31/07/2012
	TA617/21		31/07/2012
	TA617/22		31/07/2012
	TA617/23		31/07/2012
	TA617/24		31/07/2012
	TA617/25		04/09/2012

**BH2013/01675**

**Land to the rear of The Roundhouse London Road Brighton**

Erection of two storey three bedroom dwelling (C3).

**Applicant:** Mrs Rose Dawes

**Officer:** Jason Hawkes 292153

**Refused on 14/10/13 DELEGATED**

**1) UNI**

The proposed dwelling incorporates a rear garden which would be significantly overlooked by the flats in the adjoining blocks at Cliveden Court and Grosvenor Court. This would result in a loss of privacy for future occupiers, resulting in

inappropriate outside private amenity space which would be detrimental to living conditions for future occupiers of the proposed dwelling. The scheme is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

**BH2013/02417**

**50 Withdean Road Brighton**

Erection of pitched roof side extensions at ground floor level and extensions and alterations to roof to facilitate loft conversion incorporating rooflights. Creation of enlarged garage space and other associated works.

**Applicant:** David Stevens

**Officer:** Jason Hawkes 292153

**Approved on 14/10/13 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 QD14 and QD16 of the Brighton & Hove Local Plan.*

**3) UNI**

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

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and QD14 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
Block Plan, Location Plan and Proposed Site Layout Plan	1152013/01		12th July 2013
Existing Floor Plan, Section A-A and Elevations	1152013/02		12th July 2013
Proposed Lower Ground, Ground Floor Plans and Elevations	1152013/03		12th July 2013
Proposed Roof/ First Floor Plan and Proposed Sections	1152013/04		12th July 2013

B-B and C-C			
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**BH2013/02685**

**6 Cornwall Gardens Brighton**

Alterations to front boundary wall. (Part retrospective)

**Applicant:** Mr J Blackmore

**Officer:** Adrian Smith 290478

**Approved on 17/10/13 COMMITTEE**

**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 plan	CornG/02		05/08/2013
Block plan	CornG/01		05/08/2013
Existing plans	Cornwall/02		25/09/2013
Proposed plans	Cornwall/01		25/09/2013
Gate detail	03		25/09/2013

**2) UNI**

Within three months of the date of permission full details of the proposed gates shall be submitted to and approved in writing by the Local Planning Authority. The railings shall be painted black within three months of installation and shall be retained as such thereafter.

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

**3) UNI**

Prior to the installation of the flintwork panels, a sample panel of flintwork shall be submitted to and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

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

**BH2013/02898**

**17 Bates Road Brighton**

Erection of side and rear single storey extension.

**Applicant:** Simon Turner

**Officer:** Mark Thomas 292336

**Refused on 24/10/13 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 15 Bates Road, would have an overbearing impact on occupiers of this neighbouring property, resulting in a loss of outlook, overshadowing and an increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed extension would extend beyond the rear wall of the outrigger, detracting from the original plan of the building. The footprint of the extension in combination with its variable roof form, and its excessive height and projection would result in the recipient property having an overextended appearance,

detracting from the character and appearance of the recipient dwelling. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

**BH2013/02899**

**7 Shepherds Croft Brighton**

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

**Applicant:** Karin Yardy

**Officer:** Christopher Wright 292097

**Refused on 17/10/13 DELEGATED**

**1) UNI**

The proposed roof extensions and alterations are not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended, because the window proposed on the south facing side dormer would not be non-opening below 1.7 metres above the floor of the room in which the window would be installed.

**BH2013/02910**

**3 Stamford Lodge Cumberland Road Brighton**

Replacement of existing single glazed steel framed windows with double glazed white UPVC windows.

**Applicant:** Mr Anthony Osley

**Officer:** Emily Stanbridge 292359

**Approved on 22/10/13 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
Location Map			20.08.2013
Annotated photos			20.08.2013
'Spectus' window systems			20.08.2013

**BH2013/02915**

**5 Friar Crescent Brighton**

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, rear dormer and front rooflights.

**Applicant:** J Robson

**Officer:** Mark Thomas 292336

**Approved on 22/10/13 DELEGATED**

**1) UNI**

1. The development is permitted under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.



**BH2013/02931****8 Elms Lea Avenue Brighton**

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

**Applicant:** Rick Gorst-Unsworth

**Officer:** Christopher Wright 292097

**Approved on 24/10/13 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 hereby approved accommodation within the single-storey side section of the dwellinghouse shall not be used other than for purposes incidental to the residential use of 8 Elms Lea Avenue.

*Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 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.*

Plan Type	Reference	Version	Date Received
Location Plan			27 Aug 2013
Plans As Existing	5	A	27 Aug 2013
Elevations As Existing	6	A	27 Aug 2013
Sections As Existing	7	A	27 Aug 2013
Plans As Proposed	20		27 Aug 2013
Elevations As Proposed	22		27 Aug 2013
Elevations As Proposed	21		27 Aug 2013
Sections As Proposed	22		27 Aug 2013
Block Plans: Existing & Proposed	23		27 Aug 2013

**5) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed on the easterly facing flank wall of the side garage 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.*

**BH2013/02935****78 Wayland Avenue Brighton**

Hip to barn end roof extension incorporating installation of 8no rooflights and other roof alterations. Enlargement of existing conservatory to the rear and other associated works.

**Applicant:** Mr & Mrs Maguire

**Officer:** Christopher Wright 292097

**Refused on 29/10/13 DELEGATED**

**1) UNI**

The proposed roof extensions, by reason of the design, form, scale, bulk and massing, would relate poorly with and have an unduly dominant visual relationship with the scale and character of the original building. The proposal would have a detrimental impact on visual amenity and the character and appearance of the wider street. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

**BH2013/03131****Land West of Redhill Close Brighton**

Application for approval of details reserved by conditions 8 and 9 of application BH2013/00293.

**Applicant:** Bellway Homes (South East) Ltd

**Officer:** Clare Simpson 292454

**Approved on 28/10/13 DELEGATED**

**EAST BRIGHTON****BH2013/02491****Brighton Racecourse Race Hill Brighton**

Use of land at Brighton Racecourse for car boot sales on each Sunday throughout the year and additionally on Wednesdays during the months of April to October.

**Applicant:** Brighton Racecourse Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 17/10/13 COMMITTEE**

**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 and Layout	LCP/BR.01		23/07/2013
Planning Statement			23/07/2013
Transport Statement			23/07/2013

**2) UNI**

The car boot sale events hereby approved shall only operate on Sundays throughout the year and on Wednesdays during the months of April to October each year. Traders and visitors to the events shall only be on the site between the hours of 08.30 and 17.00.

*Reason: To protect the amenity of residents in the surrounding area and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

Within three months of the date of this approval and annually thereafter, a Schedule of Events, which shall include the dates and times of the days Brighton racecourse will be used as parking in connection with the car boot sales hereby approved, along with the full details of any other events which are to be held at the racecourse on these days (including a description of the event, times of the day of the event, the anticipated likely capacity of people attending such an event, and number of parking spaces available for such an event), shall be submitted to and approved in writing by the Local Planning Authority. The operation of the car boot sale shall be in accordance with the agreed schedule unless otherwise agreed in writing with the Local Planning Authority 7 days prior to any change, the parking for the car boot sales shall only be permitted in accordance with the approved Schedule of Events.

*Reason: To ensure that there is no clash of large scale events with the car boot sales hereby approved.*

#### **4) UNI**

Within three months of the date of this approval details of measures to erect and steward temporary barriers along both sides of the southern access to the car boot sale site from Manor Hill shall be submitted to and approved in writing by the Local Planning Authority. Following this written approval the car boot sales shall be carried out in accordance with the approved details. The barriers shall be erected on the day of all car boot sales prior to any vehicle entering this access and shall remain in situ until all vehicles have left the site. No vehicles shall travel over or park on the land to either side of the barriers; vehicles shall only travel along the metalled surface of the access track.

*Reason: To ensure that vehicles do not travel over or park upon the Whitehawk Camp scheduled Ancient Monument and to comply with policy HE12 of the Brighton & Hove Local Plan.*

#### **5) UNI**

Within three months of the date of this approval details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Following this approval these facilities shall be made available for use prior to the commencement of each car boot sale event and shall remain available for the duration of each event.

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

#### **6) UNI**

Within three months of the date of this approval a detailed parking management plan shall be submitted to and approved in writing by the Local Planning Authority. Following this written approval the car boot sales shall be carried out in accordance with the approved management plan.

*Reason: To ensure that the car boot sale use does not cause on-street parking demand which could lead to obstruction of the public highway and to comply with policies TR1, TR2, TR19 and QD27 of the Brighton & Hove Local Plan.*

### **BH2013/02598**

#### **Chichester House Chichester Terrace Brighton**

Application for approval of details reserved by conditions 2, 3, 4 and 5 of application BH2013/00854.

**Applicant:** Gala Wright

**Officer:** Wayne Nee 292132

**Approved on 14/10/13 DELEGATED**

### **BH2013/02735**

## **1 Chesham Place Brighton**

External alterations including alterations to paving slabs to the front bottom step, replacement of existing valley and box gutter finishes and roof renovation, removal of existing external staircase to rear and creation of new staircase, replacement of existing timber fascias, alterations to fenestration, alterations to wrought iron railings to balcony and entrance/footpath, alterations to rear extension to extend roof, refurbishment works to the rear boundary walls. Internal alterations including refurbishment and renovation works to walls, ceilings and floors, damp proofing and strengthening of the roof and removal of oil tank and other external and internal alterations.

**Applicant:** John Brewer

**Officer:** Wayne Nee 292132

**Approved on 14/10/13 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 dimensions and profiles of any new parts to the cast iron railings and spindles of the new steps hereby approved shall match exactly the existing.

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

## **BH2013/02879**

### **Flat 8 11 Chichester Terrace Brighton**

Internal alterations to layout of flat and erection of single storey front extension incorporating a new waste pipe. (Part retrospective.)

**Applicant:** Mr Chris Pitchford

**Officer:** Andrew Huntley 292321

**Approved on 30/10/13 DELEGATED**

## **BH2013/02886**

### **Out-Patients Dept Royal Sussex County Hospital Eastern Road**

Relocation and enlargement of entrance doors, installation of air conditioning units to north elevation and creation of external stairs to east elevation.

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

**Officer:** Emily Stanbridge 292359

**Approved on 24/10/13 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 and boundary wall.

*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 railings shown on the approved plans shall be painted black within two months of being installed 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 QD1 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
Ground floor: Proposed external works	OPP/BS/009	A	29.08.2013
Ground floor: Existing general arrangement plan	OPP/BS/005		29.08.2013
Existing elevations	OPP/BS/006	B	29.08.2013
Elevations	OPP/BS/003	B	29.08.2013

**BH2013/02952**

**Portland Mansions 134 - 136 Marine Parade Brighton**

Replacement of tiling to front entrance steps.

**Applicant:** Portland Mansions Residents Association Ltd

**Officer:** Liz Arnold 291709

**Approved on 21/10/13 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 a 1:5 scale profile drawing of the proposed step nosings have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

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

**HANOVER & ELM GROVE**

**BH2013/00223**

**Brighton General Hospital Elm Grove Brighton**

External alterations incorporating removal of bridging walkways and replacement of existing single glazed metal, timber and UPVC windows and doors with UPVC.

**Applicant:** Mr Jim Vivian

**Officer:** Andrew Huntley 292321

**Approved on 14/10/13 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 UPVC windows shall have white spacer bars and gasket seals and shall not have visible trickle vents.

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

**3) UNI**

Windows 87, 88, 89 and 90 shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

**4) UNI**

The external brickwork 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.*

**BH2013/00527**

**Brighton General Hospital Elm Grove Brighton**

External alterations to D block including removal of bridging walkways and replacement of existing single glazed metal, timber and UPVC windows and doors with UPVC units.

**Applicant:** Mr Jim Vivian

**Officer:** Andrew Huntley 292321

**Approved on 14/10/13 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**

Windows 87, 88, 89 and 90 shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

**3) UNI**

The new UPVC windows shall have white spacer bars and gasket seals and shall not have visible trickle vents.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	01		04.03.2013
Block Plan	02		04.03.2013
Existing Elevations A, B, G, H & I	03		18.02.2013
Existing Elevations C & J	04		18.02.2013
Proposed Elevations A, B, G, H & I	05		06.08.2013
Proposed Elevations C & J	06		06.08.2013
Window Styles 1 & 1B	21935/007		06.08.2013

Elevations & Sections			
Window Style 3 Elevation & Section	08D		18.02.2013
Window Styles 2, 6 & 11 Elevations & Sections	09D		18.02.2013
Window Styles 4 and 8 Elevations & Sections	10D		17.05.2013
Window Styles 4 and 8 Elevations & Sections	21935/011		06.08.2013
Window 4 Option C and Cross Section Detail	BH002		06.08.2013
Doors 81, 82 and 83			06.08.2013
Doors 61 and 65			06.08.2013

### 5) UNI

The external brickwork 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.*

### **BH2013/02630**

#### **60 May Road Brighton**

Change of use from residential dwelling (C3) to small house in multiple occupation (C4).

**Applicant:** Miss Charlotte Levis

**Officer:** Wayne Nee 292132

**Approved on 18/10/13 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 not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

#### **3) 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**

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 floor plans			22 August 2013
Existing floor layout			01 August 2013
Site plan			27 August 2013
Location plans			27 August 2013

### **BH2013/02769**

#### **Maisonette 3 Hanover Place Brighton**

Installation of new window to side elevation.

**Applicant:** Mr A H Ahmed

**Officer:** Emily Stanbridge 292359

**Refused on 28/10/13 DELEGATED**

#### **1) UNI**

The proposed window has modern proportions with a strong horizontal emphasis and top opening mechanism, representing the introduction of a third window design to the north elevation of the property, which would relate poorly to the design and rhythm of the existing fenestration, having a harmful impact on the character of the building and the surrounding Valley Gardens Conservation Area. The proposal is therefore contrary to policies QD1 and HE6 of the Brighton & Hove Local Plan and the guidance set out in Supplementary Planning Document 09 - Architectural Features.

### **HOLLINGDEAN & STANMER**

#### **BH2013/00456**

#### **Attenborough Centre Gardner Centre Road Brighton**

Application for approval of details reserved by conditions 3, 5 and 6 of application BH2011/03621.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 16/10/13 DELEGATED**

#### **BH2013/00460**

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

Application for approval of details reserved by conditions 2, 4, 5, 7, 10 and 11 of application BH2013/00157.

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 16/10/13 DELEGATED**

#### **BH2013/02456**

#### **Attenborough Centre for the Creative Arts Gardner Centre Road Brighton**

Application for approval of details reserved by conditions 3, 6, 8, 9, 12, 13 and 14 of application BH2013/00157.

**Applicant:** Ms Maureen Cherry

**Officer:** Anthony Foster 294495

**Approved on 16/10/13 DELEGATED**

#### **BH2013/02457**

#### **Attenborough Centre for the Creative Arts Gardner Centre Road Brighton**

Application for approval of details reserved by conditions 4, 7 and 8 of application BH2011/03621.

**Applicant:** Ms Maureen Cherry

**Officer:** Anthony Foster 294495



**Approved on 16/10/13 DELEGATED**

**BH2013/03014**

**University of Sussex (Arts D&E & Russell Building) Lewes Road**

Application for approval of details reserved by condition 16 of application BH2009/02941.

**Applicant:** Department of Estates and Facilities Management

**Officer:** Anthony Foster 294495

**Approved on 23/10/13 DELEGATED**

**MOULSECOOMB & BEVENDEAN**

**BH2013/02617**

**81 Newick Road Brighton**

Application for approval of details reserved by conditions 3 and 4 of application BH2013/01361.

**Applicant:** David Stanbrook

**Officer:** Andrew Huntley 292321

**Approved on 23/10/13 DELEGATED**

**BH2013/02711**

**Hazel Grove Lodge Nursing Home Heath Hill Avenue Brighton**

Erection of single storey conservatory to the front elevation.

**Applicant:** Mr Hudda

**Officer:** Sue Dubberley 293817

**Refused on 18/10/13 DELEGATED**

**1) UNI**

It is considered that the conservatory would appear as an incongruous and unsympathetic feature, both due to the poor design, form and use of materials. The proposal is situated on a highly prominent frontage and would therefore be detrimental to the character and appearance of the existing building and the visual amenities of the surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

**BH2013/02727**

**108 The Avenue Brighton**

Application for Approval of Details Reserved by Condition 4, 5, 7a, 7b, 12, 13 and 15 of application BH2010/03550.

**Applicant:** Andy Ball

**Officer:** Andrew Huntley 292321

**Split Decision on 23/10/13 DELEGATED**

**1) UNI**

Approve the details pursuant to conditions 4, 5, 12 and 15 and subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 7 and 13 are Not Approved for the reason(s) set out in section 10. The details submitted pursuant to compliance with condition 7 are not acceptable because it shows a completed pre-assessment estimator predicting a Code level 4 under the Code for Sustainable Homes. However, Condition 7a of planning application BH2010/03550 states that no residential development should commence until the submission of a Design Stage/Interim Report showing that the approved 2 bed house will achieve the higher Code level 5 under the Code for Sustainable Homes. Therefore, the submitted details are not in accordance with condition 7. In addition, part b of condition 7 states that a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that

the development should achieve a Code level 5 should also be submitted to the Local Planning Authority. In addition, under part b of Condition 7 it states that a completed pre-assessment estimator will not be acceptable.

**2) UNI2**

The details submitted pursuant to compliance with condition 13 are not acceptable because there is insufficient information to be able to assess whether the development would have a detrimental impact on the existing trees, and therefore, the character of the area. Nor is there sufficient detail to ensure that the replacement planting is appropriate to mitigate for the loss of the existing tree to the detriment of the character of the area. Therefore, the proposal is contrary to QD16 of the Brighton & Hove Local Plan.

**BH2013/02802**

**7 The Crescent Brighton**

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

**Applicant:** Sally Reeve

**Officer:** Jonathan Puplett 292525

**Refused on 16/10/13 DELEGATED**

**1) UNI**

The proposed change of use from dwellinghouse (Class C3) to small house in multiple occupation (Class C4) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

**BH2013/02831**

**1 Carlyle Avenue Brighton**

Demolition of existing garage and erection of two storey two bedroom house.

**Applicant:** Peter Pollard

**Officer:** Sonia Gillam 292265

**Approved on 29/10/13 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 or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class[es A - E] 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**

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**4) UNI**

Notwithstanding the submitted plans, and unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to Lifetime Homes standards as far is practicable 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.*

**5) UNI**

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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			19/08/2013
Existing block plan			19/08/2013
Proposed block plan			19/08/2013
Existing floor plan	03/0511		19/08/2013
Proposed floor plan	03/0511a		19/08/2013
Existing and proposed elevations	03/0511b		19/08/2013
Proposed side elevations	03-0511bb		19/08/2013

**9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum 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.*

**BH2013/02893**

**35 Bevendean Road Brighton**

Insertion of new window to rear elevation.

**Applicant:** M Fitzsimons

**Officer:** Sonia Gillam 292265

**Approved on 25/10/13 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 and block plan			22/08/2013
Existing first and second floor plans	221400-02		30/08/2013
Existing lower ground and ground floor plans	221400-10		28/08/2013
Proposed first and second floor plans	221400-11		28/08/2013
Existing and proposed elevations	221400-12		28/08/2013

**BH2013/03161**

**46 Heath Hill Avenue Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.81m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.45m.

**Applicant:** Mr D Brain

**Officer:** Jonathan Puplett 292525

**Prior approval not required on 14/10/13 DELEGATED**

## **QUEEN'S PARK**

### **BH2013/01649**

#### **Ground Floor Flat 18 St Georges Terrace Brighton**

Installation of doors to the rear and removal of door to side/rear elevation.

**Applicant:** Red Plateau Ltd

**Officer:** Anthony Foster 294495

**Approved on 28/10/13 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 finish of the proposed wall 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 & Ground Floor Plan			20/05/2013
Proposed Internal Alterations to Existing Ground Floor Flat			20/05/2013

### **BH2013/01723**

#### **46 Down Terrace Brighton**

Change of use from dwelling (C3) to either dwelling (C3) or small House in Multiple Occupation (C4).

**Applicant:** Mrs Juliet Evans

**Officer:** Andrew Huntley 292321

**Approved on 21/10/13 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 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 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 and Block Plan	P46/01		24.05.2013
Existing Plans and Elevations	P46/02/A		24.05.2013
Proposed Plans and Elevations	P46/02/A		24.05.2013

### **BH2013/02078**

#### **Flat 4 2 College Road Brighton**

Roof alterations consisting of removal of inner valley roof slopes and construction of a new flat roof with domed rooflight between the two ridges to create additional living space. Insertion of rooflights to front and rear roof slopes.

**Applicant:** Miss Amber Priestley

**Officer:** Liz Arnold 291709

**Approved on 18/10/13 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. The rear rooflight shall be of the size shown in drawing no. 2A Received on the 8th October 2013.

*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			19th June 2013
Existing Elevations and Floor Plans	1	A	4th October 2013
Proposed Elevations and Floor Plans	2	A	8th October 2013
Roof Section	3	A	19th June 2013
Semi-Detached Properties Roof Elevation	4	A	19th June 2013
Roof Plan	5	A	19th June 2013
Sight Line Section			16th September 2013
Sight Line Location Plan			16th September 2013
Sight Line Elevations			16th September 2013

### **BH2013/02532**

#### **Zylo Works Sussex Street Brighton**

Demolition of the buildings located centrally within the site.

**Applicant:** J & F Solutions Ltd

Report from: 10/10/2013 to: 30/10/2013

**Officer:** Jonathan Puplett 292525

**Approved on 18/10/13 DELEGATED**

**BH2013/02540**

**The Marlborough 4 Princes Street Brighton**

Formation of beer garden to replace existing garage incorporating blocking up of garage entrance, relocation of toilets and associated works.

**Applicant:** Mr P Bennett

**Officer:** Liz Arnold 291709

**Approved on 17/10/13 COMMITTEE**

**1) UNI**

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

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

**2) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan/Block Plan			25th July 2013
Existing Plans	01		25th July 2013
Existing Elevations	02		25th July 2013
Proposed Plans and Elevations	03	A	12th September 2013

**3) UNI**

No live or amplified music shall be played in the beer garden at anytime.

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

**4) UNI**

The beer garden hereby approved shall not be in use from 22:00 hours until 09:00 the following morning Monday to Sunday. The rear access door to the garden area from Princes Street shall remain closed and not be opened for any purpose, other than for removing refuse from the facilities and for emergency access.

*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 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.*

**BH2013/02619**

**Pavilion Court Grand Parade Mews Brighton**

Replacement of existing aluminium windows with UPVC windows.

**Applicant:** Retirement Lease Housing Association

**Officer:** Emily Stanbridge 292359

**Approved on 22/10/13 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	3179		08.08.2013
Total 70 casement details			29.07.2013
Bay Window			29.07.2013
Total 70 casement details			29.07.2013
Total 70 casement details			29.07.2013
Total 70 casement details			29.07.2013
North west elevation Proposed	3179		11.10.2013
South east elevation Proposed	3179		11.10.2013
North east elevation Proposed	3179		11.10.2013
South west elevation Proposed	3179		11.10.2013

### **BH2013/02668**

#### **6 Marine Gardens Brighton**

Erection of single storey side extension.

**Applicant:** Kim Gordon

**Officer:** Emily Stanbridge 292359

**Refused on 16/10/13 DELEGATED**

#### **1) UNI**

1. The proposed extension by reason of excessive footprint, siting, scale, position and design in relation to the existing property is considered to form an uncharacteristic and inappropriate addition which would cause an overly extended appearance to the property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

#### **2) UNI2**

Notwithstanding the lack of proposed north and west elevations. The proposed extension by reason of its siting, height, scale and positioning in respect of neighbouring occupiers will result in an overbearing impact and loss of light to the occupiers of no. 7 Marine Gardens. The proposal is therefore contrary to policies QD14 and QD27 and Supplementary Planning Document 12: Design guide for extensions and alterations.

### **BH2013/02728**

#### **56 Queens Park Rise Brighton**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Mr Vasco Menezes

**Officer:** Sonia Gillam 292265

**Refused on 25/10/13 DELEGATED**

#### **1) UNI**

The proposed extension, by virtue of its inappropriate form, size and design would not respect the historic form, layout and design 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 surrounding area and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 - Design Guide for Extensions and Alterations.

**BH2013/02763**

**Cavendish House Dorset Place Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 6 of application BH2011/01852 (Appeal ref APP/Q1445/A/11/2165991)

**Applicant:** University of Brighton

**Officer:** Anthony Foster 294495

**Split Decision on 28/10/13 DELEGATED**

**1) UNI**

Insufficient information in relation to the location of the proposed refuse and recycling store has been submitted in order for the details pursuant to condition 2 of the consent to be approved.

**2) UNI2**

The information provided in relation to the proposed cycle parking facilities is considered unacceptable.

**3) UNI3**

The information provided in relation to the proposed disabled car parking is considered unacceptable.

**BH2013/02811**

**Flat 3 41-45 St James's Street Brighton**

Erection of an additional storey to facilitate the erection of 1no four bedroom flat with associated external alterations.

**Applicant:** Mr Art Stuart

**Officer:** Liz Arnold 291709

**Refused on 24/10/13 DELEGATED**

**1) UNI**

The proposed development, by virtue of its design, massing, scale, bulk and resultant height in comparison to neighbouring properties, represents an unacceptable and overly dominant form of development which is out of scale with its surroundings, causing harm to the visual amenities of the townscape, particularly when viewed from areas to the north in Chapel Street/Ardingly Street contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would result in overlooking and loss of privacy to the existing north facing external rooftop amenity areas thereby having a harmful impact upon the amenities of the existing occupiers of the property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/02811**

**Flat 3 41-45 St James's Street Brighton**

Erection of an additional storey to facilitate the erection of 1no four bedroom flat with associated external alterations.

**Applicant:** Mr Art Stuart

**Officer:** Liz Arnold 291709

**Refused on 24/10/13 DELEGATED**

**1) UNI**

The proposed development, by virtue of its design, massing, scale, bulk and resultant height in comparison to neighbouring properties, represents an unacceptable and overly dominant form of development which is out of scale with

its surroundings, causing harm to the visual amenities of the townscape, particularly when viewed from areas to the north in Chapel Street/Ardingly Street contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would result in overlooking and loss of privacy to the existing north facing external roof top amenity areas thereby having a harmful impact upon the amenities of the existing occupiers of the property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2013/02830**

**11 Wentworth Street Brighton**

Replacement of existing rear first floor timber sash window with timber French doors and creation of balcony with glass balustrading.

**Applicant:** Mark Powney

**Officer:** Emily Stanbridge 292359

**Refused on 16/10/13 DELEGATED**

**1) UNI**

The proposed French doors and balcony by virtue of their design, materials and location would result in a visually intrusive and unsympathetic addition to the property. Due to its close proximity to neighbouring properties, the balcony would result in noise disturbance, unacceptable levels of over looking and loss of privacy to 84 St James Street. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan (2005) and Supplementary Planning Document (SPD12): Design guide for extensions and alterations.

**BH2013/02861**

**Brighton College Eastern Road Brighton**

Application for Approval of Details Reserved by Condition 7 of application BH2012/02379.

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 22/10/13 DELEGATED**

**BH2013/02950**

**St Annes Court Burlington Street Brighton**

Replacement of timber framed windows to South and West elevations.

**Applicant:** St Annes Court (Burlington) Ltd

**Officer:** Emily Stanbridge 292359

**Approved on 30/10/13 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	Mb/04		27.08.2013
Existing Plans	Mb/01		27.08.2013
Proposed Plans	Mb/02		27.08.2013
Proposed Windows	Mb/03		27.08.2013

Proposed Windows/Sections	Mb/05		04.09.2013
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**BH2013/02987**

**32 Windmill Street Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.7m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.7m.

**Applicant:** Mr & Mrs Huelin

**Officer:** Jonathan Puplett 292525

**Prior approval not required on 14/10/13 DELEGATED**

**BH2013/03097**

**Flat 4 68 Marine Parade Brighton**

Internal alterations to layout of flat. (Retrospective).

**Applicant:** Neil Shah

**Officer:** Liz Arnold 291709

**Refused on 21/10/13 DELEGATED**

**1) UNI**

The replacement bathroom and cupboard doors, due to the inclusion of planted mouldings rather than recessed panels 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.

**ROTTINGDEAN COASTAL**

**BH2013/01224**

**Site of Rottingdean Swimming Pool Undercliff Walk Rottingdean Brighton**

Installation of new multisports play arena.

**Applicant:** Brighton & Hove City Council

**Officer:** Sonia Gillam 292265

**Approved on 17/10/13 COMMITTEE**

**1) UNI**

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

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

**2) UNI**

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the 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 first use of the development hereby permitted and shall thereafter be retained for use at all times.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
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Site Location Plan 1:200	21497-12/E/002		16/04/2013
Site Location Plan 1:1250	21497-12/E/002	A	26/04/2013
Site Location Plan 1:500	21497-12/E/002	A	26/04/2013
Block Plan	21497-12/E/003		16/04/2013
Proposed Elevations	21497-12/E/001	B	09/05/2013
Proposed plan	21497/12/GA/001	B	09/05/2013

### **BH2013/02177**

#### **132 Longhill Road Brighton**

Demolition of existing bungalow and erection of new four bedroom chalet bungalow.

**Applicant:** Mr George Albrow

**Officer:** Anthony Foster 294495

**Refused on 28/10/13 DELEGATED**

#### **1) UNI**

The proposed development by reason of its siting, resultant gap in the street scene, and relationship with others in the area would appear out of context with the established pattern of development, and would fail to make a positive contribution to the visual quality of the area or emphasise the positive characteristics of the area harmful to the overall character of the area and the Wanderdown Road street scene. The proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan.

### **BH2013/02304**

#### **41 Westfield Avenue North Saltdean Brighton**

Erection of a single storey side extension.

**Applicant:** Mr Dean Edwards

**Officer:** Jonathan Puplett 292525

**Refused on 16/10/13 DELEGATED**

#### **1) UNI**

The proposed development would result in a prominent over-enlarged appearance which would be out of keeping with the bungalows to either side of the application site. The roof form created would be out of keeping with neighbouring dwellings. The visual spacing between the roofs of nos. 39 and 41 Westfield Avenue North would be reduced and the consistency of roof design and spacing between roofs would be lost to the detriment of the street scene. The proposed development is therefore contrary to Policy QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The bulk and visual impact of the proposed extensions would have an overbearing and enclosing impact upon the occupiers of no. 39 Westfield Avenue North and increased overshadowing would result. The proposed development is therefore contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2013/02368**

#### **12 Court Ord Road Brighton**

Erection of extension to front and rear elevations to facilitate conversion of roof space, incorporating new front porch - juliet balcony to rear and dormers to south west and north east elevations.

**Applicant:** Mr Paul Daniels  
**Officer:** Andrew Huntley 292321

**Refused on 17/10/13 COMMITTEE**

**1) UNI**

The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property, which would be unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

**BH2013/02820**

**28 Gorham Avenue Rottingdean Brighton**

Erection of single storey rear extension with raised decking and steps to garden, single storey extension to North elevation and replacement of flat roof with pitched roof to South elevation.

**Applicant:** Mr Steve Oliver  
**Officer:** Andrew Huntley 292321

**Refused on 28/10/13 DELEGATED**

**1) UNI**

The raised terraced area would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to 26 Gorham Avenue. Therefore, the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed trellis screen, by virtue of its design, size, height and positioning would result in visually incongruous addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2013/02836**

**Basement & Ground Floor Flat 14 Sussex Square Brighton**

Internal alterations to combine flats incorporating revised layout with staircase joining ground floor and basement level.

**Applicant:** Craig Jones  
**Officer:** Sonia Gillam 292265

**Approved on 18/10/13 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 flue for the wood burning stove hereby approved, shall not project higher than the top of the chimney to the exterior 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.

**3) UNI**

The airbricks to the external extracts shown on the approved plans shall sit flush to the external elevation, and be painted to match the colour of the adjacent external wall, and shall be retained as such thereafter. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

**BH2013/02988****14A Sussex Square Brighton**

External alterations incorporating replacement windows and doors, resurfacing of lower rear courtyard and alterations to basement entrance screen. Replacement of rear fire escape ladder with external stairs.

**Applicant:** Mr Craig Jones

**Officer:** Sonia Gillam 292265

**Approved on 30/10/13 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 timber windows and doors hereby approved shall be painted white within one month of installation and shall be retained as such thereafter. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

**BH2013/02989****14A Sussex Square Brighton**

Alterations incorporating replacement windows and doors, resurfacing of lower rear courtyard and alterations to basement entrance screen. Replacement of rear fire escape ladder with external stairs.

**Applicant:** Mr Craig Jones

**Officer:** Sonia Gillam 292265

**Approved on 30/10/13 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 timber windows and doors hereby approved shall be painted white within one month of installation and shall be retained as such thereafter. Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

**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
Existing basement plan	S51		30/08/2013
Existing south elevation	S53		30/08/2013
Existing section	S54		30/08/2013
Existing rear elevation	S55		30/08/2013
Stair detail	P65	B	17/10/2013
Proposed basement plan	P81		30/08/2013
Proposed south elevation/ section	P83	B	08/10/2013
Proposed rear elevation	P85		30/08/2013
Proposed basement plan	P87		30/08/2013

Proposed basement plan	P88		30/08/2013
Window detail	P89	B	08/10/2013
Window detail	P90	B	08/10/2013
Window detail	P91	B	08/10/2013
Window detail	P92	C	08/10/2013
Rear door detail	P93	A	08/10/2013
Rear door detail	P94	A	08/10/2013
Rear door detail	P95	A	08/10/2013
Front door detail	P96	B	08/10/2013
Front door detail	P97	B	08/10/2013
Front door detail	P98	B	08/10/2013
External stair	P99	A	08/10/2013

### **BH2013/03027**

#### **23 Bazehill Road Brighton**

Erection of two storey side and rear extensions, single storey side extensions and associated alterations.

**Applicant:** Mr Rowland Myers

**Officer:** Wayne Nee 292132

**Approved on 30/10/13 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
Location plan and block plan	E01	A	04 September 2013
Existing floor plans	E02		04 September 2013
Existing elevations	E03		04 September 2013
Proposed floor plans	PL02	B	04 September 2013
Proposed elevations	PL03	B	04 September 2013
Roof plan	PL05	A	04 September 2013

### **WOODINGDEAN**

### **BH2013/02156**

#### **88 The Ridgway Brighton**

Report from: 10/10/2013 to: 30/10/2013

Certificate of lawfulness for proposed erection of single storey rear extension and conversion of garage into habitable living space.

**Applicant:** Mr Irvine  
**Officer:** Adrian Smith 290478  
**Approved on 16/10/13 DELEGATED**

**BH2013/02225**

**17 Channel View Road Brighton**

Extensions and formation of additional floor to create a two storey house. Creation of garage to front and other associated works.

**Applicant:** Angela Webb  
**Officer:** Anthony Foster 294495  
**Approved on 17/10/13 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 hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

**3) 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.*

**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
Existing floor plan			04/07/2013
Existing Elevation			04/07/2013
Location Plan			11/09/2013
Block Plan			11/09/2013
Proposed Ground Floor Plan			11/09/2013
Proposed First Floor Plan			11/09/2013
Garage Floor Plan			11/09/2013
Proposed Plot Layout			11/09/2013
Proposed Square on Elevations			11/09/2013
Ground Rise			11/09/2013



## **5) UNI**

No development shall take place until samples of the materials for the external finish, balustrade and windows (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.*

## **BH2013/02676**

### **Tesco Express 10-18 Warren Road Brighton**

Display of internally illuminated fascia, hanging and totem signs, externally illuminated fascia signs and non illuminated ATM surround and graphics panel.

**Applicant:** Tesco Stores Ltd

**Officer:** Emily Stanbridge 292359

**Approved on 17/10/13 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**

No advertisement shall be sited or displayed so as to -

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

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

**8) UNI**

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.*

**BH2013/02786**

**81 Crescent Drive South Brighton**

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

**Applicant:** Mr Dale Moore

**Officer:** Andrew Huntley 292321

**Approved on 10/10/13 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
Location Plan			14.08.2013
Block Plan			14.08.2013
Existing Plan and Elevation	01		14.08.2013
Proposed Plan	02		14.08.2013
Proposed Rear Elevation	03		14.08.2013
Proposed Section AA	04		14.08.2013
Proposed Roof Plan	05		14.08.2013

**BH2013/02813**

**47 Channel View Road Brighton**

Conversion of existing garage into office and store.

**Applicant:** Mr Graham & Mrs Dunworth

**Officer:** Chris Swain 292178

**Approved on 11/10/13 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 approved shall only be used as ancillary accommodation in connection with the use of the main property and shall at no time be converted into a self contained unit.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan			16 August 2013
Block plan			16 August 2013
Existing plan, elevation and roof plan			16 August 2013
Proposed plan, elevation and sectional detail			16 August 2013

**BH2013/03024**

**86 Crescent Drive South Brighton**

Certificate of Lawfulness for proposed single storey side extension and single storey rear conservatory.

**Applicant:** Dr Alex Ney

**Officer:** Sonia Gillam 292265

**Refused on 25/10/13 DELEGATED**

**1) UNI**

The development is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that the proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 4 metres and the proposed stair would consist of the construction of a raised platform in excess of 300mm in height.

**BH2013/03034**

**Woodingdean Business Park Sea View Way Brighton**

Application for Approval of Details Reserved by Condition 11 of application BH2012/03050.

**Applicant:** GB Liners Ltd

**Officer:** Andrew Huntley 292321

**Approved on 17/10/13 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2013/02209**

**10 Upper Market Street Hove**

Change of use from mixed use retail (A1) and restaurant (A3) to restaurant only. (Retrospective).

**Applicant:** The Little Fish Market

**Officer:** Christopher Wright 292097

**Approved on 14/10/13 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 machinery or plant (e.g. kitchen extraction and odour control equipment) shall be used at the premises except between the hours of 9.30am and 11.00pm from Mondays to Saturday inclusive, and from 9.30am until 10.00pm on Sundays, Bank or Public Holidays.

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

**3) UNI**

The use hereby permitted shall not be open to customers except between the hours of 9.30am and 11.00pm from Mondays to Saturdays inclusive, and from 9.30am until 10.00pm 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.*

**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 Map			9 Jul 2013
Pre-Existing Plans			9 Jul 2013
Existing ('proposed') Plans			9 Jul 2013

**5) UNI**

No alcohol shall be served in the premises except to persons seated and consuming food prepared in, and purchased from, the premises.

*Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**BH2013/02576**

**66 Brunswick Place Hove**

Replacement of existing tiling to main entrance steps with limestone.

**Applicant:** Ms Wendy Carter

**Officer:** Mark Thomas 292336

**Approved on 29/10/13 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 a sample of the material to be used in the construction of the external 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.*

**BH2013/02577**

**66 Brunswick Place Hove**

Replacement of existing tiling to main entrance steps with limestone.

**Applicant:** Ms Wendy Carter

**Officer:** Mark Thomas 292336

**Approved on 29/10/13 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 works shall take place until a sample of the material to be used in the construction of the external 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.*

**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	RP-01		30th July 2013
Block plan	RP-02		30th July 2013
Annotated photographs			3rd September 2013
Existing section			3rd September 2013
Proposed plan and section			3rd September 2013

**BH2013/02725**

**Ground Floor Flat 11 Adelaide Crescent Hove**

Insertion of new window to rear elevation.

**Applicant:** Mr Rory Connelly

**Officer:** Christopher Wright 292097

**Approved on 10/10/13 DELEGATED**

**1) UNI**

No works shall take place until full details of the proposed window including 1:20 scale sample elevations and 1:1 scale joinery profiles to include a section indicating the depth of the reveal that the window would be set into, 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 preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.*

**2) UNI**

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.*

**BH2013/02726**

**Ground Floor Flat 11 Adelaide Crescent Hove**

Insertion of new window to rear elevation.

**Applicant:** Mr Rory Connelly

**Officer:** Christopher Wright 292097

**Approved on 10/10/13 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 window 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 the window shall be retained as such thereafter.

*Reason: To safeguard the privacy of the occupiers of adjoining properties and to comply with policies QD14 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.*

Plan Type	Reference	Version	Date Received
Site Location and Block Plan	2633/01		15 Aug 2013
Existing and Proposed Plans, Elevations and Details	2633/02		8 Aug 2013

**BH2013/02743**

**Flat 5 6 Cambridge Road Hove**

Installation of new rooflights to replace existing and replacement of timber window with UPVC window to rear elevation.

**Applicant:** Ms Karen Powell

**Officer:** Christopher Wright 292097

**Approved on 17/10/13 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
Location Plan/Existing Plans	100-PA-EX		22 Aug 2013
Proposed Plans	101-PA-PRO		22 Aug 2013
Block Plan	102-PA-PRO		22 Aug 2013
OS Location Plan	103-PA-PRO		22 Aug 2013
Manual Access Rooflight Cross-Sections			13 Aug 2013

**BH2013/02785**

**19 Lansdowne Street Hove**

Replacement sash windows to first and second floor bay windows on front elevation.

**Applicant:** RML Properties (UK) Limited

**Officer:** Mark Thomas 292336

**Approved on 16/10/13 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			21st August 2013
Photograph			14th August 2013
Window schedule	2425/2013		3rd October 2013
Window section			3rd October 2013

**BH2013/02854**

**Ground Floor Flat 28 Selborne Road Hove**

Replacement of existing rear external staircase to garden.

**Applicant:** Thelma Leslie-Smith

**Officer:** Mark Thomas 292336

**Refused on 11/10/13 DELEGATED**

**1) UNI**

The proposed staircase, by virtue of its design, materials, scale, height and protrusion would result in a visually cluttered rear elevation, to the detriment of the character and appearance of the recipient dwelling and the wider Willett Estate conservation area. The proposed development would, therefore, be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed upper landing on the staircase would be of sufficient size to provide additional amenity space which would lead to a greater level of

overlooking and loss of privacy to no. 26 Selborne Road having a harmful impact on amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

## **CENTRAL HOVE**

### **BH2013/01795**

#### **214 Church Road Hove**

Change of use of part of basement from ancillary shop storage (A1) to tattoo studio.

**Applicant:** Mr M Stransky  
**Officer:** Clare Simpson 292454

**Approved on 14/10/13 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
Plans and elevations existing and proposed	Jcr-01-01-10d 4		11th September 2013

### **BH2013/01972**

#### **First Floor Flat 10 Wilbury Grove Hove**

Replacement of existing windows with timber french doors and window to rear elevation and the provision of a patio to the rear.

**Applicant:** Wendy Bowman  
**Officer:** Mark Thomas 292336

**Refused on 28/10/13 DELEGATED**

#### **1) UNI**

The proposed development, by virtue of the increased levels of glazing to the rear elevation, and the provision of an elevated patio area in close proximity to neighbouring properties, would have an overbearing impact on occupiers of no. 13 Wilbury Road, with significantly increased and more harmful levels of overlooking and loss of privacy. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and Supplementary Planning Document (SPD) 12: Design guide for extensions and alterations.

#### **2) UNI2**

The proposed patio doors and patio would appear incongruous, being positioned in a location where such features would not be expected to be seen, at first floor level and at the top of a steep bank. As such the proposed development would have a significantly detrimental impact on the character and appearance of the recipient property and the wider conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **BH2013/02329**

#### **48 Blatchington Road Hove**

Installation of new shopfront and creation of new entrance door to first floor.

**Applicant:** Weatherstone Properties Group

Report from: 10/10/2013 to: 30/10/2013



**Officer:** Christopher Wright 292097

**Approved on 30/10/13 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 Site Location Plans	TA684/01	B	9 Jul 2013
Existing Ground Floor Plan	TA684/02	D	9 Jul 2013
Existing First Floor Plan	TA684/03	E	9 Jul 2013
Existing Front & Rear Elevations	TA684/04	C	9 Jul 2013
Existing Section AA & Elevation	TA684/05	D	9 Jul 2013
Existing Shopfront Section	TA684/06		9 Jul 2013
Proposed Ground Floor Plan	TA684/10	F	9 Jul 2013
Proposed First Floor Plan	TA684/11	F	9 Jul 2013
Proposed Front/North Elevation	TA684/13	E	9 Jul 2013
Proposed Section AA	TA684/14	E	9 Jul 2013
Proposed Shopfront Section	TA684/15		9 Jul 2013

**BH2013/02600**

**Second Floor 10 Grand Avenue Hove**

Replacement of existing window casements with double glazed units to all elevations.

**Applicant:** Mr Peter Papanichola

**Officer:** Emily Stanbridge 292359

**Approved on 29/10/13 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 hereby approved windows shall be timber and shall be painted white and maintained in this colour unless any variation has been agreed in writing by the Local Planning Authority.

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

**BH2013/02601**

**Second Floor 10 Grand Avenue Hove**

Replacement of existing window casements with double glazed units to all elevations.

**Applicant:** Mr Peter Papanichola

**Officer:** Emily Stanbridge 292359

**Approved on 28/10/13 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 hereby approved windows shall be timber and shall be painted white and maintained in this colour unless any variation has been agreed in writing by the Local Planning Authority.

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

**3) UNI**

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 layout	A.01		13.08.2013
Photos	A.02		30.07.2013
Existing and Proposed Second Floor plan	A.03	A	17.10.2013
Existing and Proposed South elevation	A.04	A	17.10.2013
Existing and Proposed North elevation	A.05	A	17.10.2013
Existing and Proposed East and West elevations	A.06	A	17.10.2013
Window Key	A.07	A	17.10.2013
Window type 1- Sash Existing	A.08		17.10.2013
Window type 1- Sash Proposed	D.01	A	17.10.2013
Window type 2- Casement Existing	A.09		17.10.2013
Window type 2- Casement Proposed	D.02	B	22.10.2013
Window type 3- Casement Existing	A.10		17.10.2013
Window type 3- Casement Proposed	D.03	B	22.10.2013
Window type 4- Sash Existing	A.11		17.10.2013
Window type 4- Sash Proposed	D.04		17.10.2013
Window type 5- Casement Existing	A.12		17.10.2013

**BH2013/02671**

**Flat 4 10 Eaton Road Hove**

Replacement of existing timber windows to the rear with UPVC.

**Applicant:** Maria Antoniou

**Officer:** Mark Thomas 292336

**Approved on 28/10/13 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			6th August 2013
Floor plan			5th August 2013
Photographs			6th August 2013
Window schedule			10th October 2013
Window details and sections 'evolvevs' by 'synseal'			6th August 2013

### **BH2013/02764**

#### **Flat D 63 Tisbury Road Hove**

Conversion of one 2 no. bedroom flat to form two 1 no. bedroom flats incorporating revised fenestration to side elevation.

**Applicant:** Alan & Dorothy Young

**Officer:** Adrian Smith 290478

**Refused on 22/10/13 DELEGATED**

#### 1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller family dwellings. The proposed subdivision of the basement to two units of accommodation would fail to meet the threshold set by policy HO9, would result in the loss of a unit of residential accommodation suitable for family occupation and would fail to provide a suitable unit of accommodation for family occupation. The scheme is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

#### 2) UNI2

The proposed development, by virtue of the uncharacteristic addition of a second entrance door to the south side elevation of the building, would have a harmful impact on the historic character and appearance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan

### **BH2013/02835**

#### **44 Belfast Street Hove**

Erection of single storey side and rear extension.

**Applicant:** James Hunt

**Officer:** Steven Lewis 290480

**Refused on 16/10/13 DELEGATED**

#### 1) UNI

The proposed extension by reason of its form, siting and loss of original plan form would not positively reflect the wider character and appearance of the terrace and would harm the character and appearance of the area. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 (design guide for extensions and alterations).

#### 2) UNI2

The proposed extension would result in a tunnelling effect and have a detrimental harmful impact upon the amenities of the occupiers of 42 Belfast Street by reason

of a loss of daylight and outlook. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 (design guide for extensions and alterations).

**BH2013/02857**

**74 Osborne Villas Hove**

Installation of new front railings, gate, window pot guards and rear rooflights, replacement of existing windows and doors, removal of rear upper garden steps and associated landscaping.

**Applicant:** Dan Whittingham

**Officer:** Mark Thomas 292336

**Approved on 15/10/13 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 the following additional details 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.

- i) Large scaled drawings of the proposed railings showing their detailing and their height relative to the piers.
- ii) Large scaled details and sections of the proposed front bay windows showing their relationship to the masonry openings and the depths of the meeting and bottom rails.
- iii) Large scale sections of the proposed doors.
- iv) Confirmation that the proposed doors would be painted.
- v) Confirmation that the proposed pot guards would be produced in cast iron to match existing examples within Osborne Villas.

*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
Site location plan	WG 100/00	P1	20th August 2013
Block plan	WG 100/01	P1	20th August 2013
Existing floor and roof plans	WG 101/00	P1	20th August 2013
Existing elevations	WG 102/00	P1	20th August 2013
Proposed floor and roof plans	WG 103/00	P1	20th August 2013
Proposed elevations	WG 104/00	P1	20th August 2013

**BH2013/03012**

**2A Blatchington Road Hove**

Erection of single storey vertical extension at second floor to create additional dwelling area incorporating dormer to front and terrace area with balustrading to rear.

**Applicant:** SDA Perry

**Officer:** Steven Lewis 290480

**Approved on 30/10/13 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**3) UNI**

The development hereby permitted shall not be occupied until the sustainability measures Use of materials as per checklist, improved glazing, improved insulation, boiler upgrade, improve insulation of hot water and central heating, our door irrigation, rainwater butts, loft insulation and cycle parking detailed within the Sustainability Checklist received on the 03/09/2013 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.*

**4) UNI**

Notwithstanding the approved plans no development shall take place until details of a screening balustrade (including materials and height) for the second floor balcony area have been submitted to and approved in writing by the Local Planning Authority. The balustrade shall be constructed in accordance with the agreed details prior to the second floor balcony being brought into use. The balustrade shall be retained in accordance with the agreed details thereafter.

*Reason: To protect the privacy and residential amenity of adjacent occupiers and in accordance with policies QD14 and QD27 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 be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**7) UNI**

The development hereby permitted shall be carried out in accordance with the approved 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	TA438/01	A	03/09/2013
Existing Ground Floor Plan	TA438/02	A	03/09/2013
Existing First Floor Plan	TA438/03	A	03/09/2013
Existing Roof Plan	TA438/04	A	03/09/2013
Existing Front elevation	TA438/05	A	03/09/2013
Existing Rear elevation	TA438/06	A	03/09/2013
Existing Section AA	TA438/07	A	03/09/2013
Existing Section BB	TA438/08	A	03/09/2013
Proposed Ground Floor Plan	TA438/10	A	03/09/2013
Proposed First Floor Plan	TA438/11	A	03/09/2013
Proposed Second Floor Plan	TA438/12	A	03/09/2013
Proposed Roof Plan	TA438/13	A	03/09/2013
Proposed Front elevation	TA438/14	A	03/09/2013
Proposed Rear elevation	TA438/15	A	03/09/2013
Proposed Section AA	TA438/16	A	03/09/2013
Proposed Section BB	TA438/17	A	03/09/2013
Sustainability Checklist			03/09/2013

### 8) UNI

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

*Reason: To ensure a satisfactory appearance to the development, to preserve the setting of the Old Hove conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and supplementary planning guidance Note 1 (SPGBH1 - roof extension and alterations).*

### GOLDSMID

#### BH2013/02775

##### **Blue Willow 7 Lansdowne Road Hove**

Application for Approval of Details by Conditions 4, 5, 8, 9, 10 and 11 of application BH2010/02475.

**Applicant:** Mark LeClerq

**Officer:** Clare Simpson 292454

**Split Decision on 28/10/13 DELEGATED**

#### 1) UNI

Insufficient information has been submitted to discharge the details required by condition 8, 9 and 11 of application BH2013/01811 in accordance with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

#### BH2013/02804

##### **15 Newtown Road Hove**

Replacement of 4no existing timber windows and 1no timber door rear with 2no aluminium folding doors and aluminium window.

**Applicant:** R Candler

**Officer:** Mark Thomas 292336

**Approved on 16/10/13 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 and proposed floor plans and elevations and site location plan	285/04	P1	15th August 2013
Product specification and sections by 'Sunflex UK' System	SF45		21st August 2013

### **BH2013/02816**

#### **Flat 3 21 Davigdor Road Hove**

Replacement of existing timber bay window with UPVC bay window to front elevation.

**Applicant:** Miss Rebecca Miller

**Officer:** Mark Thomas 292336

**Approved on 17/10/13 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			14th August 2013
Photograph			14th August 2013
Proposed 'side' bay windows			14th August 2013
Proposed 'front' bay windows			14th August 2013
Proposed window sections			14th August 2013

### **BH2013/02818**

#### **3A Cambridge Grove Hove**

Conversion of garage to habitable space with associated external alterations.

**Applicant:** Mr Rummery

**Officer:** Mark Thomas 292336

**Approved on 10/10/13 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 floor plans and elevations	1496/1731		15th August 2013
Proposed plans, elevations and site location plan	1496/1732		15th August 2013
Proposed joinery sections	1496/1737		15th August 2013

**BH2013/02913**

**17 Wilbury Villas Hove**

Erection of single storey rear extension.

**Applicant:** Mr Adrian Marlowe

**Officer:** Emily Stanbridge 292359

**Refused on 16/10/13 DELEGATED**

**1) UNI**

The proposed extension by virtue of its design, roof form and layout in relation to the host dwelling, would result in a visually poor addition to the property which would relate poorly to the original plan form of the dwelling, resulting in an over extended appearance. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD12): Design guide for extensions and alterations.

**BH2013/02998**

**32 Shirley Street Hove**

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer and roof lights to the front elevation.

**Applicant:** Amy Gunter

**Officer:** Helen Hobbs 293335

**Approved on 28/10/13 DELEGATED**

**BH2013/03025**

**60 Highdown Road Hove**

Erection of single storey rear extension.

**Applicant:** Claire Tennant

**Officer:** Clare Simpson 292454

**Approved on 30/10/13 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	PBP13/004/02		4th September 2013



Block Plan	PBP13/004/03		4th September 2013
Plans and elevations	PBP13/004/01		4th September 2013

**BH2013/03028**

**Gill House Conway Street Hove**

Prior approval for change of use from offices (B1) to residential (C3) at first floor level to form 4no residential units.

**Applicant:** Harket Property LLP

**Officer:** Christopher Wright 292097

**Prior Approval is required and is refused on 29/10/13 DELEGATED**

**1) UNI**

In accordance with the provisions of paragraph N (8)(c) of Class J, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, prior approval for the change of use from office to residential is required and hereby refused because it has not been demonstrated that the site will not be contaminated land. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Supporting Statement			3 Sep 2013
Floor Plans & Elevations	1184/13/P/01		3 Sep 2013
Floor Plans & Elevations	1184/13/P/02		3 Sep 2013
Location Plan and Block Plan	1184/13/P/03		3 Sep 2013

**BH2013/03029**

**63 Davigdor Road Hove**

Removal of existing conservatory and erection of single storey rear extension with associated alterations.

**Applicant:** Mr S Fairweather

**Officer:** Steven Lewis 290480

**Approved on 28/10/13 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 the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan			03/09/2013
Proposals	SF/001/PLG		03/09/2013

**BH2013/03064**

**89 Holland Road Hove**

Loft conversion incorporating rooflights to side and rear elevations.

**Applicant:** Mr Lloyd-Evans

**Officer:** Adrian Smith 290478

**Approved on 21/10/13 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	ADC566		06/09/2013
Block plan	ADC566		06/09/2013
Existing plans and elevations	ADC566/01		06/09/2013
	ADC566/02		06/09/2013
Proposed plans and elevations	ADC566/03	B	06/09/2013
	ADC566/04	B	06/09/2013

**HANGLETON & KNOLL**

**BH2013/02229**

**29 Dale View Hove**

Erection of single storey rear extension, hip to gable roof extension, front rooflights, rear dormer and revised fenestration.

**Applicant:** Ms Lucille Le Shirley

**Officer:** Adrian Smith 290478

**Refused on 14/10/13 DELEGATED**

**1) UNI**

The proposed roof enlargements and alterations, by virtue of their excessive scale and bulk, represent poorly designed additions that would harm the appearance of the property and unbalance the appearance of the semi-detached pair, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 design guidance.

**BH2013/02669**

## **226 Hangleton Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr Tony Biggs

**Officer:** Jason Hawkes 292153

**Approved on 21/10/13 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
Block Plan and OS Extract			5th August 2013
Existing Plans & Elevations	00001-002		5th August 2013
Proposed Alterations & Extensions	00001-003	B	19th September 2013

## **BH2013/03239**

### **32 Lark Hill Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.165m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.5m.

**Applicant:** Mr Claude Deaud

**Officer:** Jonathan Puplett 292525

**Prior approval not required on 17/10/13 DELEGATED**

## **NORTH PORTSLADE**

### **BH2013/02635**

#### **356 Mile Oak Road Portslade**

Creation of new crossover and hard standing with alterations to front boundary wall.

**Applicant:** Mrs Susan Johnston

**Officer:** Helen Hobbs 293335

**Approved on 10/10/13 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**

Report from: 10/10/2013 to: 30/10/2013

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 surfaces to a permeable or porous area or surface within the curtilage of the property and maintained as such thereafter.

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

### **3) 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			22nd August 2013
Block plan			1st October 2013
Proposed crossover			29th July 2013

### **BH2013/02824**

#### **283 Mile Oak Road Portslade**

Formation of hard standing to facilitate creation of vehicle parking space to front (retrospective).

**Applicant:** Mr John Duggan

**Officer:** Mark Thomas 292336

**Approved on 11/10/13 DELEGATED**

### **SOUTH PORTSLADE**

### **BH2013/02455**

#### **Store Between 67 & 67A St Andrews Road Portslade**

Conversion of ground and part first floor to form self-contained residential unit including demolition of single storey rear extension, alterations to fenestration to rear and installation of solar panels to rear roofslope.

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 28/10/13 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**

An historic building record (including research into the history and original plan form of the building as well as a photographic record to compliment drawn plans and elevations) shall be undertaken and deposited with the East Sussex Historic Environment Record. Evidence of this submission is to be submitted for the approval of the Local Planning Authority prior to commencement of works.

*Reason: To ensure a suitable record is maintained of the interior of this historic building and in accordance with policy HE10 of the Brighton & Hove Local Plan.*

#### **3) UNI**

The outline of the retained internal cell door opening, as shown on drawing no.67-StAR-02, shall remain visible by recessing the proposed blocking.

*Reason: To preserve the internal arrangement of the building and in accordance with policy HE10 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**

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

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

#### **6) UNI**

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

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

#### **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**

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, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

#### **9) 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.*

**10) UNI**

Notwithstanding the submitted plans no development shall take place until details of Lifetime Homes standards to be incorporated in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details 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 development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**12) UNI**

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.*

**13) 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 Layouts Basement, Ground & First Floors & Site Location	67-StAR-01		22nd July 2013
Proposed Layouts Basement, Ground & First Floors	67-StAR-02		22nd July 2013
Existing Elevations and Proposed Rear Elevation	67-StAR-03		22nd July 2013

**14) UNI**

No development shall take place until full details of the proposed windows to the front elevation, including 1:20 scale sample elevations and 1:2 joinery profiles, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**BH2013/02627**

**39 Station Road Portslade**

Erection of single storey rear extension.

**Applicant:** Cartridge World

**Officer:** Christopher Wright 292097

**Refused on 17/10/13 DELEGATED**

**1) UNI**

The proposed extension is not considered to be appropriately designed and detailed in relation to the recipient building and would, by reason of the siting, scale and bulk, give the building an over-extended and over-developed appearance, occupying the whole length of the rear open space, thereby appearing incongruous and out of character with the spatial characteristics and pattern of existing adjoining development, to the detriment of visual amenity. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005 and SPD12: Design guide for extensions and alterations.

**BH2013/02681**

**St Peters Community Infant School St Peters Road and Ottima Wellington Road Portslade**

Application for approval of details reserved by condition 6 and 14 of application BH2012/02546.

**Applicant:** Brighton & Hove City Council

**Officer:** Guy Everest 293334

**Split Decision on 17/10/13 DELEGATED**

**1) UNI**

APPROVE the details pursuant to condition 6 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to condition 14 are NOT APPROVED

**2) UNI2**

The proposed cycle parking arrangements, as required by condition 14, would not be sufficiently secure or convenient for staff or pupils, contrary to policy TR4 of the Brighton & Hove Local Plan.

**BH2013/02702**

**9 Fairfield Gardens Portslade**

Erection of single storey rear extension to replace existing conservatory, including the provision of a raised terrace.

**Applicant:** Ian McLean

**Officer:** Mark Thomas 292336

**Approved on 18/10/13 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	130604/S0		7th August 2013
Block plan	130604/P0		7th August 2013
Existing ground floor plan and side elevation	130604/S1		7th August 2013
Existing ground floor plan	130604/S2		7th August 2013
Existing first floor plan	130604/S3		7th August 2013
Existing roof plan	130604/S4		7th August 2013
Existing front elevation	130604/S5		7th August 2013
Existing side (south) elevation	130604/S6		7th August 2013
Existing rear elevation	130604/S7		7th August 2013
Existing side (north) elevation	130604/S8		7th August 2013
Existing section A-A	130604/S9		7th August 2013
Existing section B-B	130604/S10		7th August 2013
Proposed ground floor plan and side elevation	130604/P1	Rev. A	7th August 2013
Proposed ground floor plan	130604/P2	Rev. A	7th August 2013

### **BH2013/02723**

#### **St Peters Community Infant School St Peters Road and Ottima Wellington Road Portslade**

Application for Approval of Details Reserved by Conditions 13 of application BH2012/02546

**Applicant:** Brighton & Hove City Council

**Officer:** Guy Everest 293334

**Refused on 17/10/13 DELEGATED**

### **BH2013/02859**

#### **Ground Floor Flat 11 St Andrews Road Portslade**

Erection of single storey rear extension.

**Applicant:** Mr Shaun Gilding

**Officer:** Mark Thomas 292336

**Refused on 11/10/13 DELEGATED**

#### **1) UNI**

The proposed extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 9 St Andrews Road, would have an overbearing impact on occupiers of this neighbouring property, resulting in a loss of outlook, overshadowing and an increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

#### **2) UNI2**

The proposed extension would extend beyond the rear wall of the outrigger, detracting from the original plan of the building, and in combination with the existing single storey extension would result in the recipient property having an overextended appearance, detracting from the character and appearance of the recipient dwelling. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within



**BH2013/02862**

**St Peters Community Infant School St Peters Road and Ottima Wellington Road Portslade**

Application for removal of conditions 10 and 15 of application BH2012/02546 (Demolition of existing external dining hut and Ottima light industrial building. Change of use of Ottima site from light industrial (B1) to educational (D1) and construction of new 2no storey school building and erection of single storey extension to existing school building and associated works) which require registration, assessment and certification by the Building Research Establishment under BREEAM.

**Applicant:** Brighton & Hove City Council

**Officer:** Adrian Smith 290478

**Refused on 14/10/13 DELEGATED**

**1) UNI**

The removal of conditions 10 & 15 of planning permission BH2012/02546 is considered unacceptable as insufficient information has been submitted to demonstrate that the development would otherwise accord with the requirements of policy SU2 of the Brighton & Hove Local Plan and the requisite standards set out in SPD08 'Sustainable Building Design'.

**BH2013/02972**

**27 Lincoln Road Portslade**

Certificate of Lawfulness for proposed erection of single storey rear extension.

**Applicant:** Mr Barry Cole

**Officer:** Clare Simpson 292454

**Approved on 28/10/13 DELEGATED**

**BH2013/02978**

**13 Benfield Way Portslade**

Hip to gable roof extension to the west elevation and creation of pitched roof to front entrance porch (part retrospective).

**Applicant:** Robert Kennett

**Officer:** Steven Lewis 290480

**Approved on 28/10/13 DELEGATED**

**1) 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.*

**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			02/09/2013
Existing ground floor plan			28/08/2013
Existing first floor plan			28/08/2013
Proposed ground floor plan			28/08/2013
Proposed first floor plan			28/08/2013

Existing and proposed south elevation			28/08/2013
Existing and proposed west elevation			28/08/2013
Existing and proposed north elevation			28/08/2013

**BH2013/03089**

**53 Norway Street Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2m.

**Applicant:** Mr Alan & Mrs Laura Peach

**Officer:** Chris Swain 292178

**Prior approval not required on 21/10/13 DELEGATED**

**HOVE PARK**

**BH2013/01297**

**The British Engineerium The Drove Way Hove**

Application for Approval of Details Reserved by conditions 6, 10, 11 and 12 of application BH2011/00228

**Applicant:** The British Engineerium Ltd

**Officer:** Guy Everest 293334

**Split Decision on 24/10/13 DELEGATED**

**1) UNI**

APPROVE the details pursuant to condition 6 subject to full compliance with the submitted details.

**1) UNI**

The details pursuant to conditions 10, 11 & 12 are NOT APPROVED

**BH2013/01969**

**7 Rigden Road Hove**

Erection of two storey 3no bedroom detached dwelling on land to rear of 7 Rigden Road.

**Applicant:** Mrs Kelly Henry

**Officer:** Clare Simpson 292454

**Refused on 30/10/13 DELEGATED**

**1) UNI**

The subdivision of the existing garden to form additional building plot is considered to be in distinct contrast to the existing layout of the area. A house rising in this location would be in stark contrast to undeveloped neighbouring gardens and detrimental to the open garden character of the area. Furthermore the design of the proposed house would be overly dominant and incongruous in this location. The development would therefore be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by virtue of its bulk, form and massing in close proximity to the neighbouring boundaries, results in an excessive and un-neighbourly form of development which would be intrusive, overbearing and cause an increased sense of enclosure to the occupiers of 5, 7 and 9 Rigden Road; 5 Rigden Road would also suffer from adverse levels of overlooking. The development would therefore be contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3, and QD27 of the Brighton & Hove Local Plan.

**BH2013/02132****109 Shirley Drive Hove**

Construction of single storey side and front extension with green roof following removal of staircase. Conversion of garage to living space including alterations to existing garage elevation. Raising of front terrace and installation of solar panels to south facing roof.

**Applicant:** Mr Alex Sherwood

**Officer:** Jason Hawkes 292153

**Approved on 14/10/13 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**

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

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

**3) UNI**

No development shall take place until sample of the stone cladding to be used in the construction of the external surface 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.*

**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 & Block Plan	CH556/001		26th June 2013
Existing Plans	CH556/002		26th June 2013
Existing Elevations	CH556/003		26th June 2013
Proposed Plans with Solar panels	CH556/004		26th June 2013
Green Roof Proposed South and Street Elevations	CH556/005		26th June 2013
Green Roof Proposed North and Front Elevations	CH556/006	B	20th August 2013
Green Roof Proposed North Elevation	CH556/007	B	20th August 2013

**BH2013/02190****72 Shirley Drive Hove**

Erection of two storey front/side extension. New roof dormer and rooflights.

**Applicant:** Mr Thomas Peel

**Officer:** Mark Thomas 292336

**Refused on 18/10/13 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its bulk, height, form and positioning would represent a bulky and incongruous addition, which would erode the legibility of the original house and result in a cluttered and overextended front elevation. As such, the development would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 12: Design guide for extensions and alterations.

**BH2013/02289**

**5 Leighton Road Hove**

Change of Use from redundant access to residential garden with parking space incorporating access path.

**Applicant:** Adam Tribe

**Officer:** Clare Simpson 292454

**Approved on 14/10/13 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 details outlining removal of the existing radii junction and the reinstatement of footway with a residential dropped vehicle crossover, and, removal of the existing no entry signs have been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details and shall be retained as such thereafter.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Proposed fence and gates			9th August 2013
5 Leighton Road (plans)			10th July 2013

**BH2013/02385**

**25 Tredcroft Road Hove**

Creation of additional storey to existing bungalow incorporating two storey rear extension. Single storey rear extension, alterations and extension to garage and associated works.

**Applicant:** Mr Declan Roche

**Officer:** Jason Hawkes 292153

**Refused on 21/10/13 DELEGATED**

**1) UNI**

Due to the position and bulk of the extension, the proposal would result in an unneighbourly form of development, a loss of outlook and a heightened sense of enclosure to 27 Tredcroft Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan and SPD12: Design Guide for Extensions and Alterations.

**BH2013/02569**

## **Goldstone Valley Gospel Hall Edward Avenue Hove**

Application for Approval of Details Reserved by Condition 4 of application BH2013/00703.

**Applicant:** Mr J Dryden  
**Officer:** Christopher Wright 292097  
**Approved on 10/10/13 DELEGATED**

### **BH2013/02622**

#### **14 Shirley Road Hove**

Construction of new vehicular access, driveway and crossover.

**Applicant:** Mr A Spicer  
**Officer:** Emily Stanbridge 292359

**Approved on 22/10/13 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 until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of the on-street Elm and hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved scheme.

*Reason: To protect the street tree in the interests of the visual amenities of the area and to comply with QD16 of the Brighton & Hove Local Plan.*

#### **3) UNI**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

#### **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
Proposed location and block plan	0118.PL.101	B	27.08.2013
Existing and Proposed	0118.PL.1002	A	27.08.2013
Existing and Proposed	0118.PL.1001	A	27.08.2013
Landscape concept	SHI/100/003		27.08.2013
Existing	0118.EXG.102		01.08.2013
Proposed front garden and Tree protection	804-03	A	24.09.2013

### **BH2013/02641**

#### **British Engineerium The Drove Hove**

Report from: 10/10/2013 to: 30/10/2013

Replacement of the 3no existing antennas at the top of the chimney and installation of 3no new additional antennas at a lower height on the chimney together with replacement of the cable tray ascending the chimney. Removal of supporting equipment from an internal room and installation of 5no new equipment units at the base of the chimney enclosed with a fenced compound and other ancillary works.

**Applicant:** Telefónica UK Limited

**Officer:** Adrian Smith 290478

**Refused on 28/10/13 DELEGATED**

**1) UNI**

The proposed new and replacement antennas and associated ducting and equipment compound would appear unattractive and inappropriate additions that would further clutter and detract from the architectural and historic character and appearance of the grade II\* listed chimney, adjacent Engineerium buildings, and the wider setting of the Engineerium Conservation Area, contrary to policies QD23, QD24, HE1 and HE6 of the Brighton & Hove Local Plan.

**BH2013/02642**

**British Engineerium The Drove Way Hove**

Replacement of the 3no existing antennas at the top of the chimney and installation of 3no new additional antennas at a lower height on the chimney together with replacement of the cable tray ascending the chimney. Removal of supporting equipment from an internal room and installation of 5no new equipment units at the base of the chimney enclosed with a fenced compound and other ancillary works.

**Applicant:** Telefónica UK Limited

**Officer:** Adrian Smith 290478

**Refused on 28/10/13 DELEGATED**

**1) UNI**

The proposed new and replacement antennas and associated ducting and equipment compound would appear unattractive and inappropriate additions that would further clutter and detract from the architectural and historic character and appearance of the grade II\* listed chimney and adjacent Engineerium buildings, contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2013/02778**

**287 Dyke Road Hove**

Erection of single storey detached building in rear garden.

**Applicant:** Care Management Group

**Officer:** Steven Lewis 290480

**Approved on 23/10/13 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**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			13/08/2013
Proposed Plan and Elevation	10/012/01	G	30/08/2013

**BH2013/02814**

**37 Park Lodge Dyke Road Hove**

Replacement of existing windows and doors with UPVC double glazed units.

**Applicant:** Mr Eric Boon

**Officer:** Mark Thomas 292336

**Approved on 17/10/13 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			22nd August 2013
Photographs			13th August 2013
Proposed doors Sketch 1			13th August 2013
Proposed windows Fig. 1 & 2			22nd August 2013
Floor plan			13th August 2013
Brochure by 'System 10'			13th August 2013

**BH2013/02839**

**Marche House Woodland Drive Hove**

Conversion of existing dwelling to form 1no two bed dwelling and 1no four bed dwelling, erection of single storey front extension and associated alterations.

**Applicant:** Threadneedle Entertainment Ltd

**Officer:** Steven Lewis 290480

**Approved on 25/10/13 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully

implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

**4) UNI**

The development hereby permitted shall not be occupied until the sustainability measures, which comprise improved loft insulation, rainwater butts, garden irrigation, as detailed within the Sustainability Checklist / supporting statement received on the 27th August 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.*

**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.*

**6) UNI**

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

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

**7) UNI**

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, Block and Existing First Floor Plan	0225.EXG.001		27/08/2013
Section AA & BB and Existing elevations	0225.EXG.002		27/08/2013
Location, Block and Ground floor plan	022.PL.001		27/08/2013
First Floor And Roof Plan	0225.PL.002	A	30/08/2013
Section AA & BB and Existing elevations	0225.PL.003	B	30/08/2013
Lifetime Homes Plans	0225.PL.004		19/08/2013
Sustainability Checklist	27/08/2013		
Design & Access Statement			19/08/2013

**8) UNI**

The new residential units 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.*

**BH2013/02858**

**267 Dyke Road Hove**

Application for variation of condition 2 of application BH2010/00975 (Change of use from residential dwelling (C3) with childcare facilities, to residential dwelling and day nursery for up to 18 children (C3/D1) in order to allow up to 32 children to attend the nursery (Additional supporting statement).

**Applicant:** Mr Simon Cheesman

**Officer:** Adrian Smith 290478

**Approved on 11/10/13 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 number of registered children attending the nursery shall not exceed 32 children at any one time.

*Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan*

**3) UNI**

The premises shall not be used as a day nursery except between the hours of 08.00 to 18.00 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

*Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 09.00 to 17.00 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

*Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

Within 3 months of the date of implementation of this permission the applicant or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:

(i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:

(ii) Increase awareness of and improve road safety and personal security:

(iii) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

(iv) Identify targets focussed on reductions in the level of car use:

(v) Following the annual staff survey, an annual review will be submitted.

**6) UNI**

No amplified music or musical equipment shall be used in the outdoor play area in connection with the day nursery use hereby permitted.

*Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.*

### 7) UNI

The premises shall be used for the use described by this planning permission only and for no other purpose (including any other purpose in Classes C3 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

### 8) UNI

The rooms allocated for residential purposes as indicated on drawing no. 276/111 received on 16 August 2013 shall be retained as such and shall not be used as part of the day nursery.

*Reason: In order to protect the stock of residential accommodation within the city, in accordance with policy HO8 of the Brighton & Hove Local Plan.*

### 9) UNI

The nursery shall not accommodate more than 18 children until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

### 10) UNI

The 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	276/102	P1	16/08/2013
Proposed floor plans	276/111		16/08/2013

### 11) UNI

The nursery shall not accommodate more than 18 children until a written Management Plan for the outdoor play area has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall detail how all outside areas are to be managed, including details of staff supervision, layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting, etc). The agreed scheme shall be implemented in full and thereafter retained.

*Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.*

### **BH2013/02871**

#### **12 Benett Drive Hove**

Certificate of lawfulness for proposed loft conversion incorporating a side/rear dormer with Juliet balcony.

**Applicant:** Graham Rowe

**Officer:** Guy Everest 293334

**Approved on 14/10/13 DELEGATED**

**BH2013/02922****19 Onslow Road Hove**

Application for approval of details reserved by conditions 9, 10, 11 and 12 of application BH2013/01811.

**Applicant:** Mrs Adele Lias

**Officer:** Jason Hawkes 292153

**Split Decision on 17/10/13 DELEGATED**

**BH2013/02967****31 Hill Brow Hove**

Erection of front boundary wall.

**Applicant:** Mr F Nasrati-Rad

**Officer:** Adrian Smith 290478

**Approved on 14/10/13 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 conifer tree adjacent to the western boundary adjacent to the proposed wall shall be protected at all times during construction works in accordance with BS5837 (2012).

*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.*

**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			27/08/2013
Block plan			27/08/2013
Existing and proposed plans and elevations	01/033		27/08/2013

**BH2013/02979****44 Hill Brow Hove**

Roof extension at first floor level on front elevation to create new gable end over garage with enlargement and extension of existing front gable. Revised fenestration and associated external alterations.

**Applicant:** Sue Chapple

**Officer:** Adrian Smith 290478

**Refused on 24/10/13 DELEGATED**

**1) UNI**

The proposed first floor front extensions, by virtue of their excessive scale and projection, represent highly visible, incongruous and excessively dominant additions to the recipient building that fail to respect the scale and form of the original building and the positive characteristics of the street. The proposal is therefore considered to be a harmful overdevelopment of the building, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**BH2013/03039**

## **8 Hill Drive Hove**

Erection of two storey rear extension and loft conversion incorporating raising of ridge height, front and rear rooflights and associated alterations.

**Applicant:** Mr Ghar Cheung

**Officer:** Mark Thomas 292336

**Refused on 30/10/13 DELEGATED**

### **1) UNI**

The proposed two storey extension, by virtue of its excessive bulk and scale, would have an unacceptably harmful impact on the character and appearance of the recipient property, resulting in an overextended appearance. For the reasons outlined, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 (SPD12): design guide for 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.

## **BH2013/03123**

### **11 Poynter 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 5.6m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.6m.

**Applicant:** Mr Alex Langley

**Officer:** Chris Swain 292178

**Prior approval not required on 21/10/13 DELEGATED**

## **WESTBOURNE**

### **BH2013/02661**

#### **116 Westbourne Street Hove**

Erection of single storey extensions to rear elevation.

**Applicant:** CruzStudio

**Officer:** Christopher Wright 292097

**Refused on 22/10/13 DELEGATED**

### **1) UNI**

The proposed infill extension would, by reason of the external finishes, have a discordant appearance in relation to the external finishes of the existing building, and would detract from the character of the recipient building, contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

### **2) UNI2**

The proposed infill extension would, by reason of the height, siting and external finishes, have an overbearing impact and result in a loss of light and an unacceptable sense of enclosure for occupiers of the adjoining neighbouring property, 118 Westbourne Street, to the detriment of residential amenity and contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

### **BH2013/02744**

#### **Top Floor Flat 19 Lawrence Road Hove**

Loft conversion incorporating front and rear rooflights.

**Applicant:** Miss Dena Patel  
**Officer:** Mark Thomas 292336  
**Approved on 14/10/13 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 plans and elevations, site location and block plans	1315/01		19th August 2013
Proposed plans and elevations	1315/02		9th August 2013

**BH2013/02837**

**13 Aymer Road Hove**

Removal of existing rooflights and installation of conservation style rooflights to front elevation and installation of rooflight to flat roof.

**Applicant:** Mr & Mrs Daniel Habba  
**Officer:** Christopher Wright 292097

**Approved on 18/10/13 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(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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

**4) UNI**

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	120802/S0		19 Aug 2013
Block Plan	120802/P0		19 Aug 2013
Roof Plan Survey as Existing	120802/S4		19 Aug 2013
Front (East) Elevation Survey as Existing	120802/S5		19 Aug 2013
Rear (West) Elevation Survey	120802/S7		19 Aug 2013

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as Existing			
Side (South) Elevation Survey as Existing	120802/S8		19 Aug 2013
Side (North) Elevation Survey as Existing	120802/S6		19 Aug 2013
Section A-A Survey as Existing	120802/S9		19 Aug 2013
Section B-B Survey as Existing	120802/S10		19 Aug 2013
Section C-C Survey as Existing	120802/S11		19 Aug 2013

## 5) UNI

Plan Type	Reference	Version	Date Received
Ground Floor Plan Survey as Existing	120802/S1		19 Aug 2013
First Floor Plan Survey as Existing	120802/S2		19 Aug 2013
Second Floor Plan Survey as Existing	120802/S3		19 Aug 2013
Ground Floor Plan As Proposed	120802/P101		23 Aug 2013
First Floor Plan As Proposed	120802/P102		23 Aug 2013
Second Floor Plan As Proposed	120802/P103		23 Aug 2013
Roof Plan As Proposed	120802/P104		23 Aug 2013
Front (East) Elevation As Proposed	120802/P105		23 Aug 2013
Side (North) Elevation As Proposed	120802/P106		23 Aug 2013
Rear (West) Elevation As Proposed	120802/P107		23 Aug 2013
Side (South) Elevation As Proposed	120802/P108		23 Aug 2013
Section A-A As Proposed	120802/P109		23 Aug 2013
Section B-B As Proposed	120802/P110		23 Aug 2013
Section C-C As Proposed	120802/P111		23 Aug 2013

### **BH2013/02868**

#### **Flat 3 21 Langdale Gardens Hove**

Replacement UPVC windows to front, side and rear of first floor and front and rear of roof loft and replacement UPVC roof loft door to front.

**Applicant:** Mr A Goodwin

**Officer:** Mark Thomas 292336

**Refused on 15/10/13 DELEGATED**

#### **1) UNI**

The proposal to replace the timber front bay window and the timber fenestration to the front dormer with UPVC units would introduce an incongruous material and thicker frame profiles to the front elevation, detracting from the uniformity and cohesion of the front elevation and the wider street scene. For the reasons outlined, the proposed development would have a significantly detrimental impact on the character and appearance of the recipient property and the wider street

scene, contrary to policy QD14 of the Brighton & Hove Local Plan, and SPD 12: Design guide for extensions and alterations.

**BH2013/02870**

**49 Sackville Gardens Hove**

Application for approval of details reserved by condition 6 of application BH2013/00923.

**Applicant:** Edward Shuttleworth

**Officer:** Christopher Wright 292097

**Approved on 22/10/13 DELEGATED**

**BH2013/02909**

**First Floor Flat 102 Coleridge Street Hove**

Creation of dormer to rear and installation of 2no rooflights to front. (Retrospective)

**Applicant:** Saifain Bosotor

**Officer:** Helen Hobbs 293335

**Refused on 29/10/13 DELEGATED**

**1) UNI**

The rear dormer is unduly bulky and dominates the rear roof slope, causing significant harm to the character and appearance of the recipient property and the wider street scene. Furthermore, the dormer is poorly detailed, featuring excessive tile hung cladding, and relates poorly to the size, proportions and positioning of fenestration to the elevation below. As such, the dormer is contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12: Design guide for extensions and alterations.

**2) UNI2**

The front rooflights are poorly designed and positioned in relation to the fenestration below, causing significant harm to the character and appearance of the recipient property and the wider street scene. As such, the dormer is contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12: Design guide for extensions and alterations.

**BH2013/02914**

**2 Langdale Gardens Hove**

Loft conversion to form studio flat. (Retrospective)

**Applicant:** Anne & Robert Dunnett

**Officer:** Christopher Wright 292097

**Refused on 16/10/13 DELEGATED**

**1) UNI**

Policy HO9 of the Brighton & Hove Local Plan relates to residential conversions and the retention of smaller dwellings. The conversion of the space to form a separate studio flat is not acceptable in principle because the floor area of the first floor flat is less than 115 square metres and as originally built the property proposed to be sub-divided did not have more than 3 bedrooms. As such the proposal is contrary to the requirements of policy HO9 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 of the Brighton & Hove Local Plan 2005 states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent residents. The proposed flat located in the roof space of the building would not provide an acceptable standard of accommodation for future residents. The rooms are dictated by roof pitches that reduce the amount of habitable floor area and the rooms rely on rooflights for outlook. The proposal

would be detrimental to the amenities of future occupants and contrary to policies QD3, HO4 and QD27 of the Brighton & Hove Local Plan.

**BH2013/02948**

**37 Modena Road Hove**

Conversion of garage to habitable space, incorporating the introduction of a parapet wall above the flat roof, the installation of a lantern light to the flat roof and the installation of a window and door to the front elevation.

**Applicant:** Mr & Mrs Ed & Carly Tyndale-Biscoe

**Officer:** Mark Thomas 292336

**Approved on 30/10/13 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 plans and elevations, site location and block plans	A.001		27th August 2013
Proposed plans, elevations and section	D.001	Rev. D	29th October 2013

**BH2013/02981**

**4 Pendragon Court Arthur Street Hove**

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and 2no rooflights to the front. Erection of single storey rear extension.

**Applicant:** Jamie Pumphrey

**Officer:** Clare Simpson 292454

**Approved on 24/10/13 DELEGATED**

**BH2013/03055**

**Basement Flat 26 Westbourne Street Hove**

Replacement UPVC windows to rear at basement level.

**Applicant:** Miss Karly House

**Officer:** Emily Stanbridge 292359

**Approved on 28/10/13 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
Location plan			05.09.2013



Photographs			05.09.2013
Retail survey report			21.10.2013

**WISH**

**BH2013/02625**

**153 Portland Road Hove**

Installation of ventilation duct to rear elevation and relocation of condenser unit

**Applicant:** Pub & Kitchen

**Officer:** Mark Thomas 292336

**Refused on 28/10/13 DELEGATED**

**1) UNI**

Insufficient evidence has been submitted to demonstrate that the repositioned condenser unit would not have a significantly detrimental impact on the amenity of occupiers of neighbouring properties by way of noise disturbance. As such, the proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2013/02636**

**149 Portland Road Hove**

Conversion of part ground floor from bank (A2) to studio flat.

**Applicant:** Mr S Ajmi

**Officer:** Steven Lewis 290480

**Approved on 22/10/13 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 not be occupied until the sustainability measures including internal wall insulation, efficient gas boiler, cycle parking detailed within the Sustainability Checklist received on the 30th July 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.*

**4) UNI**

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

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

**5) UNI**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

#### **6) UNI**

The development hereby 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	13/253/OS		30/07/2013
Floor Plans and Elevations - Existing & Proposed	13/253/10		30/07/2013
Sustainability Checklist			30/07/2013

#### **7) UNI**

Access to the flat roof over the existing rear extension 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.*

#### **BH2013/02795**

##### **30 Wish Road Hove**

Certificate of lawfulness for proposed conversion of 2no flats into single dwelling house.

**Applicant:** Mr Williams

**Officer:** Adrian Smith 290478

**Approved on 16/10/13 DELEGATED**

#### **BH2013/02872**

##### **7 Glebe Villas Hove**

Creation of new crossover and hardstanding with alteration to front boundary wall.

**Applicant:** Mr Allen Molloy

**Officer:** Emily Stanbridge 292359

**Approved on 18/10/13 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 boundary wall.

*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	09		20.08.2013
Site Plan	08		27.08.2013
Elevations as existing & proposed	02		20.08.2013
Plan as proposed	03		20.08.2013
Plan as existing	01		20.08.2013

### **BH2013/02963**

#### **Land Adjacent to 53-55 Boundary Road Hove**

Change of use of yard to accommodate burger van (A5) for a temporary period of 12 months.

**Applicant:** Roseview Homes Ltd

**Officer:** Adrian Smith 290478

**Refused on 28/10/13 DELEGATED**

#### **1) UNI**

The proposed A5 takeaway van, by virtue of its general appearance and prominent position adjacent to residential properties, would appear a visually incongruous and alien addition that would detract from the character and appearance of the surrounding area and result in the harmful removal of a boundary wall, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan

#### **2) UNI2**

The proposed A5 takeaway van, by virtue of its proximity to residential and commercial units, would form an unneighbourly form of development that would result in noise and odour disturbance, contrary to policies SU9, SU10 & QD27 of the Brighton & Hove Local Plan.

### **BH2013/02970**

#### **6 Braemore Road Hove**

Erection of a new porch with a pitched roof.

**Applicant:** Paul James Consulting

**Officer:** Emily Stanbridge 292359

**Approved on 24/10/13 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
Water Plot Southern Water			29.08.2013

Proposed elevations		PL11	29.08.2013
Existing roof void & elevations		E2	29.08.2013
Proposed plans		PL10	29.08.2013
Existing Plans		E1	29.08.2013

**BH2013/03035**

**22 Kendal Road Hove**

Certificate of lawfulness for proposed single storey rear extension with alterations to fenestration.

**Applicant:** Mr Ian Robins

**Officer:** Adrian Smith 290478

**Refused on 17/10/13 DELEGATED**

**1) UNI**

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the extension projects more than 3m from the rear wall of the dwellinghouse.

**BH2013/03330**

**37 St Heliers Avenue Hove**

Certificate of lawfulness for proposed single storey rear extension. Proposed loft conversion incorporating hip to gable roof extension, rear dormer and rear rooflight.

**Applicant:** Mr R Corbett

**Officer:** Steven Lewis 290480

**Approved on 24/10/13 DELEGATED**

**Withdrawn Applications**

**BH2013/02807**

**40A Payne Avenue Hove**

Certificate of Lawfulness for proposed single storey to south elevation and alterations to fenestration.

**Applicant:** Ms Francesca McCready

**Officer:** Mark Thomas 292336

**WITHDRAWN ON 11/10/13**

**BH2013/03234**

**1 Woodhouse Road Hove**

Certificate of Lawfulness for proposed single storey side extension and conversion of garage to a habitable room.

**Applicant:** Lucy Farndon

**Officer:** Liz Arnold 291709

**WITHDRAWN ON 16/10/13**