

PLANS LIST 02 April 2014

BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2013/04083

28 Larkfield Way Brighton

Erection of single storey rear extension. Hip to barn end roof extension with rear dormer and 3no rooflights to the front.

Applicant: Douglas Mason

Officer: Chris Swain 292178

Refused on 27/02/14 DELEGATED

1) UNI

The proposed addition, by reason of scale, design, siting, bulk and depth would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

2) UNI2

The proposed development, by reason of its height, depth and bulk, adjacent to the shared boundary would result in an unacceptably overbearing and visually dominant impact and a loss of light and overshadowing towards No.26 Larkfield Way. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

3) UNI3

The proposed roof hip to gable alteration and rear dormer, by reason of their size, proportions and design would result in a bulky and unsympathetic alteration that would detract from the appearance and character of the building, further unbalance the pair of semi detached properties and harm the visual amenity of the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2014/00017

20 Winfield Avenue Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2013/01823 (Appeal reference APP/Q1445/D/13/2206634)

Applicant: David Lamb

Officer: Andrew Huntley 292321

Approved on 06/03/14 DELEGATED

PRESTON PARK

BH2013/03886

16 Waldegrave Road Brighton

Erection of a single storey rear infill extension.

Applicant: J & C Holden

Officer: Wayne Nee 292132

Refused on 21/02/14 COMMITTEE

1) UNI

The proposed rear infill extension would wrap around the original rear wall of the outrigger forming an inappropriate addition which would be to the detriment of the character and appearance of the rear elevation and original plan form of the existing property. Furthermore the design would cause material harm to the surrounding Preston Park Conservation Area. The proposal would therefore be contrary to policies HE6, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear infill extension, by virtue of its depth in close proximity to the site boundary as well as its height, would result in an un-neighbourly form of development that would have an overbearing impact on the residents of the neighbouring property at no. 14 Waldegrave Road to the detriment of residential amenity. The scheme is therefore contrary to policies QD14 and QD27.

BH2013/03928

157-159 Preston Road Brighton

Creation of balconies to north east, south east and south west elevations and alterations to fenestration following Prior Approval for change of use from offices (B1) to residential (C3) to form 22no residential units (BH2013/03362).

Applicant: Cross Stone Securities Ltd

Officer: Anthony Foster 294495

Approved on 12/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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	P10		18/11/2013
Existing Floor Plans Including Works Approved under ref:	P100		18/11/2013

BH2012/01844			
Proposed Floor Plans Including Works Approved under ref: BH2012/01844	P101	B	06/03/2014
Proposed Site Plan Including Works Approved under ref: BH2012/01844	P103	D	06/03/2014
Existing Elevations North West + North East	P200		18/11/2013
Existing Elevations South East + South West	P201		18/11/2013
Proposed Elevations North West + North East	P202	A	18/11/2013
Proposed Elevations South East + South West	P203		18/11/2013

BH2013/04106

1A Hythe Road Brighton

Application for approval of details reserved by conditions 3, 4 and 5 of appeal decision of BH2012/03356.

Applicant: Ms Jill Mercer

Officer: Andrew Huntley 292321

Approved on 11/03/14 DELEGATED

BH2013/04188

82 Edburton Avenue Brighton

Erection of single storey rear extension with 3no rooflights and associated alterations to rear.

Applicant: Hugo Luck

Officer: Adrian Smith 290478

Refused on 04/03/14 DELEGATED

1) UNI

Notwithstanding the inaccuracies in the height of the boundary wall as detailed on the submitted plans, the proposed extension, by virtue of its height on the side boundary, would have a significantly enclosing and overbearing impact on the rear and north side facing ground floor windows to 80 Edburton Avenue, to the detriment of their amenity and contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/04224

43 Havelock Road Brighton

Installation of rooflights to front and rear.

Applicant: Rob Deaville

Officer: Emily Stanbridge 292359

Approved on 26/02/14 DELEGATED

1) BH01.01

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

Report from: 20/02/14 to 12/03/14

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
Loft conversion	PBP0026/01/B	B	11.02.2014
Loft conversion	PBP0026/02/B	B	11.02.2014

BH2013/04228

Anston House 137-139 Preston Road Brighton

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to form 44no residential units.

Applicant: Mr S Ray & Mr N Hitch, Joint LPA Receivers

Officer: Adrian Smith 290478

Approved on 12/03/14 DELEGATED

BH2013/04258

2A Edburton Avenue Brighton

Demolition of existing extensions and erection of new extensions to South and East elevations with other associated alterations.

Applicant: Mrs Barbara Pozzoni

Officer: Chris Swain 292178

Refused on 24/02/14 DELEGATED

1) UNI

1. The proposed front addition, by reason of scale, design, siting, and form would result in an unsympathetic and overly dominant extension that detracts from the original form of the building and significantly harms the appearance and character of the building and the wider Preston Park Conservation Area, contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2014/00050

58 Florence Road Brighton

Certificate of lawfulness for proposed erection of single storey rear extension incorporating roof lantern.

Applicant: Robert Thomson

Officer: Joanne Doyle 292198

Approved on 03/03/14 DELEGATED

BH2014/00088

45 Coventry 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 0m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3.3m.

Applicant: Jamie Ward

Officer: Joanne Doyle 292198

Prior approval not required on 21/02/14 DELEGATED

REGENCY

BH2013/00710

13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton

Creation of new shopping lane extending from Meeting House Lane to Brighton Place. Demolition of existing ground floor stores and first floor structures at rear of North Street shops. Adaptation and extension of existing shops on North Street to create 8 shop units to north side of new lane, reconfiguration of North Street shops. Construction of 7 new 2 storey flats over shops around a courtyard. Construction of 6 new shops to south side of new lane with 2 floors of offices over. Adaptation of 12D Meeting House Lane to provide additional shop front onto lane. Blocking up of openings in end wall of Puget's Cottage following demolition of adjoining structures (Amended description)

Applicant: West Register (Property Investments) Ltd

Officer: Steven Lewis 290480

Approved after Section 106 signed on 10/03/14 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

Within 3 months of occupation of the development hereby approved, the Developer 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) A commitment to reduce carbon emissions associated with business and commuter travel:

(iii) Increase awareness of and improve road safety and personal security:

(iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

(v) Identify targets focussed on reductions in the level of business and commuter car use:

(vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:

(vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:

(vii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

3) 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.

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

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

5) UNI

All railings within the development shall be painted black. Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

Deliveries and waste collections shall not occur except between the hours of 7am and 7pm on Mondays to Saturdays and not at anytime on Sundays, Bank or 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.

7) UNI

The Party Walls/Floors between commercial units (including the relocated plant room) and residential units shall be designed to achieve an airborne sound insulation value of 5dB greater than that specified in Approved Document E of the Building Regulations.

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

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.

10) 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 and planting of the development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the

Brighton & Hove Local Plan.

11) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 1:20 scale elevations and sections of all architectural features, including the include the dormers, parapets, cornices, bays, windows, doors, balconies, balustrades, gates and shop fronts. The development shall thereafter be implemented in strict accordance with the approved details and shall be retained as such.

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

12) UNI

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

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

13) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 1:1 scale joinery section details of the new shop front, doors and windows of the new buildings. The development shall thereafter be conducted in strict accordance with the approved details and shall be retained as such.

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

14) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority; details include the location, number, design, luminance level and method of fixings. 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.

15) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority 1:5 scale detailed elevations and sections of all rainwater goods. The development shall thereafter be conducted in strict accordance with the approved details and shall be retained as such.

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

16) UNI

No development shall take place until a written scheme for the new street nameplates has been submitted to and approved by the Local Authority. The development shall be carried out in strict accordance with the approved details and thereafter retained.

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

17) UNI

Prior to the commencement of any flint facing elevations or flint construction, a sample flint panel shall be constructed and approved on site. The flintwork hereby

approved shall be conducted in accordance with the approved panel and thereafter retained.

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

18) UNI

Prior to the commencement of the development hereby approved a Construction, Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.

19) 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 4 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.

20) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no office development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM Very Good standard overall, with at least 60% in water section and a minimum of 6 credits scored within the BREEAM Energy Section ENE1 (equivalent to the mandatory minimum standard for excellent in energy) for the office development has been submitted to, and approved in writing by, the Local Planning Authority. The evidence that these levels have been achieved should be provided by a licensed BREEAM assessor.

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.

21) UNI

No development shall commence until a scheme for the glazing of the façade of the proposed apartments facing north to the courtyard area behind North Street has been submitted to and approved in writing by the Local Planning Authority. The glazing for the bedrooms facing this courtyard shall attenuate airborne sound by 47dB.

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.

22) UNI

No development shall commence until a scheme for the glazing of the façade of the proposed apartments facing south and east on to the proposed Hannington Lane and the new link to North Street has been submitted to and approved in writing by the Local Planning Authority. The glazing for the bedrooms facing the proposed Hannington Lane and link to North Street shall attenuate airborne sound by 45dB

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.

23) UNI

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit. Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

24) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the programme of archaeological work has been completed in accordance with the approved Written Scheme of Archaeological Investigation

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan.

25) UNI

Details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Light Pollution" (2011) for zone E or similar guidance recognised by the council. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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.

26) UNI

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; (Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing); and unless otherwise agreed in writing by the local planning authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c

has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- a) built drawings of the implemented scheme;
- b) photographs of the remediation work

27) 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.

28) 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.

29) 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 4 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.

30) UNI

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

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

31) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the

retail development hereby approved shall be occupied until a Green lease agreement with incoming tenants to fit out to BREEAM 'very good', 50% energy & water 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.

32) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the retail development hereby approved shall be occupied until an EPC 'B' rating for retail units (evidence may include an Energy Performance Certificate) 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.

33) UNI

Prior to the commencement of development upon the site a Feasibility study outlining the potential for roof and wall planting to minimise urban heat island effect shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be thereafter retained.

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

34) UNI

No development shall take place until a written scheme for the ventilation of the residential units has been submitted to and approved in writing by the Local Authority. The ventilation scheme shall ensure that the internal noise conditions that will be achieved due to the glazing specifications of the apartments are not compromised.

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.

35) UNI

No development shall commence until a scheme for the fitting of odour control equipment for the proposed restaurants and cafes 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 neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

36) UNI

Prior to occupation of the development hereby approved, the Developer or owner shall submit to the Local Waste Authority for approval in writing a detailed Waste Management Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable waste management of residential and commercial properties within the development. The Waste Management Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:

- (i) Promote and enable the separation of waste material for recycling
- (ii) Provide appropriate containment for recycling and non recyclable waste
- (iii) Ensure all commercial properties are aware of their duty of care

(iv) Ensure suitable containment is provided to prevent any waste becoming a source of litter

(v) Enable household waste and recycling to be separated from commercial waste for possible collection from the Local Waste Authority.

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.

37) 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	1239 P 200		06/03/2013
Block Plan	1239 P 201		06/03/2013
Existing Basement Plan	1239 P 202		06/03/2013
Existing Ground Floor Plan	1239 P 203		06/03/2013
Existing First Floor Plan	1239 P 204		06/03/2013
Existing Second Floor Plan	1239 P 205		06/03/2013
Existing Roof Floor Plan	1239 P 206		06/03/2013
Proposed Site Plan	1239 P 210	B	18/10/2013
Proposed Basement Plan	1239 P 211	B	18/10/2013
Proposed Ground Floor Plan	1239 P 212	B	18/10/2013
Proposed First Floor Plan	1239 P 213	D	14/11/2013
Proposed Second Floor Plan	1239 P 214	C	18/10/2013
Proposed Roof Floor Plan	1239 P 215	C	18/10/2013
Existing & Proposed Elevations 1	1239 P 220	D	18/10/2013
Existing & Proposed Elevations 2	1239 P 221	B	01/08/2013
Existing & Proposed Elevations 3	1239 P 222	B	18/10/2013
Existing & Proposed Elevations 4	1239 P 223	D	18/10/2013
Existing & Proposed Elevations 5	1239 P 224	B	01/08/2013
Existing & Proposed Elevations 6	1239 P 225	A	14/06/2013
Existing & Proposed Elevations 7	1239 P 226	B	14/06/2013
Existing & Proposed Elevations 8	1239 P 227	B	18/10/2013
Existing & Proposed Elevations 9	1239 P 228	B	14/06/2013
Existing & Proposed Elevations 10	1239 P 229	C	18/10/2013
Existing & Proposed Elevations 11	1239 P 230	A	14/06/2013
Existing & Proposed Elevations 12	1239 P 231	B	06/09/2013
Existing & Proposed Elevations 13	1239 P 232	A	14/06/2013
Existing & Proposed	1239 P 233	A	14/06/2013

Elevations 14			
Existing & Proposed Elevations 15	1239 P 234	A	14/06/2013
Existing & Proposed Elevations 16	1239 P 235	A	18/10/2013
Proposed Section 1	1239 P 240		06/03/2013
Proposed Section 2	1239 P 241	A	14/06/2013
Daylight Report			06/09/2013
Sustainability Statement			06/03/2013
BREEAM Domestic Refurbishment	06		

BH2013/00711

13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton

Demolition of existing building at 11 Brighton Place and demolition of existing stores and first floor structures to rear of North Street shops

Applicant: West Register (Property Investments) Ltd

Officer: Steven Lewis 290480

Approved on 10/03/14 COMMITTEE

1) UNI

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

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

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.

BH2013/03247

11 Montpelier Villas Brighton

Demolition of annex adjoining existing maisonette and basement flat and reconstruction of annex to form a third residential unit on the site with associated works.

Applicant: Mr Ray Bullock

Officer: Christopher Wright 292097

Approved on 24/02/14 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 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

Report from: 20/02/14 to 12/03/14

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

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

Reason: The Local Planning Authority considers that further development could cause detriment to the 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 HE3, HE6, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) 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.

8) 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.

9) 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.

10) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, HE1 and HE6 of the Brighton & Hove Local Plan.

13) UNI

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

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

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

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

14) 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.

15) 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.

16) UNI

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

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

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Ground & Lower Ground Floor As Proposed	1121/P/201/C		13 Nov 2013
First Floor & Roof Plans As Proposed	1121/P/202/C		13 Nov 2013
Location & Block Plans	1121/P/001/A		23 Sep 2013
Site Plan As Existing	1121/P/002/A		23 Sep 2013
Ground & Lower Ground Floor Plans As Existing	1121/P/101/A		23 Sep 2013
First & Second Floor Plans As Existing	1121/P/102/A		23 Sep 2013
North Elevation As Existing	1121/P/103/A		23 Sep 2013
East & West Elevations As Existing	1121/P/104/A		23 Sep 2013
South Elevation As Existing	1121/P/105/A		23 Sep 2013
North Elevation As Proposed	1121/P/301/B		23 Sep 2013
East & West Elevations As Proposed	1121/P/302/B		23 Sep 2013
South Elevation as Proposed	1121/P/303/B		23 Sep 2013
Front Façade Wall Section As Proposed	1121/P/304/A		23 Sep 2013

BH2013/03248

11 Montpelier Villas Brighton

Demolition of annex adjoining existing maisonette and basement flat and reconstruction of annex to form a third residential unit on the site with associated works.

Applicant: Mr Ray Bullock
Officer: Christopher Wright 292097

Approved on 24/02/14 COMMITTEE

1) 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.

2) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

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

6) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

7) UNI

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

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

8) UNI

No development shall commence until full details of the proposed works including 1:1 scale sections and 1:20 scale elevational details of architectural features (steps, railings, gate, windows, door and door surround) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

9) UNI

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

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

BH2013/03589

Puget's Cottage Rear of 15 North Street Brighton

Alterations incorporating reinstatement of South facing gable wall and blocking up of first floor doorway.

Applicant: West Register (Property Investments) Ltd

Officer: Steven Lewis 290480

Approved on 10/03/14 COMMITTEE

1) 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.

2) UNI

Prior to the infilling of the first floor door opening, a specification of works for the restoration of the gable end and the infilling of the first floor opening in matching material shall be submitted to and approved in writing by the LPA. The development.

Reason: In the interests of the special architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Prior to the commencement of development on site details of the proposed new door at first floor level shall at 1:20 scale shall be submitted to and approved in writing by the Local Planning Authority. The new doors shall be implemented in strict accordance with the approved details and thereafter retained. Reason: In the interests of the special architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

All new rendering upon the building should be no stronger than 1:1:6

(lime:cement:sand).

Reason: In the interests of the special architectural character of the listed building and to accord with policy HE1 of the Brighton & Hove Local Plan.

BH2013/03835

52-53 Western Road Brighton

Conversion of ancillary retail storage (A1) at lower ground, first and second floors to form 2no two bedroom and 2no one bedroom flats (C3) with associated alterations including infill extension at first floor level, formation of entrances with associated steps and railings from Clarence Square and alterations to fenestration.

Applicant: Abbeydale Group

Officer: Jason Hawkes 292153

Approved on 25/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

3) UNI

The new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

4) UNI

No development shall take place until details, including scaled elevational drawings and sections, of the new roof detail of the extension including its roof covering and eaves have been submitted to and agreed by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD14, HE6 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details, including scaled elevational drawings and sections of the new entrance steps to Clarence Square have been submitted to and agreed by the Local Planning Authority in writing. The details should indicate steps with railings with posts individually set into stone steps. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD14, HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until details, including 1:20 scale elevational drawings and sections, of all new external doors including door furniture have

been submitted to and agreed by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD14, HE6 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until details, including 1:20 scale elevational drawings and sections, of all new and replacement windows including reveals, cills and head treatment have been submitted to and agreed by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details prior to first occupation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD14, HE6 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the submitted details, 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.

9) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' 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.

10) UNI

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

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

11) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' 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.

12) UNI

The development hereby approved shall not be occupied until the 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.

13) UNI

No development shall take place until details, including 1:20 scale elevational drawings, of all obscure glazed screens to the proposed amenity areas for flats 2, 3 and 4, as indicated on drawing no.1032-PA-011/C, have been submitted to and agreed by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To protect the amenity of adjacent properties, to secure the amenity of the future occupiers of the first and second floor flats from overlooking and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

14) UNI

Prior to the occupation of the development, all of the external alterations and improvements to the buildings, as indicated on the approved drawings, shall be fully implemented and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

15) 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 Location & Block Plan & Lower Ground and Ground Floor Plan	1032-PA-001	A	19th November 2013
Existing First and Second Floor Plan	1032-PA-002		12th November 2013
Existing North and South Elevations	1032-PA-003		12th November 2013
Existing Section AA	1032-PA-004		12th November 2013
Existing Section BB	1032-PA-005		12th November 2013
Existing Section CC and DD	1032-PA-006		12th November 2013
Proposed Location & Block Plan & Lower Ground Floor & Ground Floor Plan	1032-PA-010	B	7th January 2013
Proposed First & Second Floor	1032-PA-011	C	3rd February 2014
Proposed South Elevations	1032-PA-012	B	7th January 2013
Proposed Section AA	1032-PA-013	C	3rd February 2014
Proposed Section BB	1032-PA-014	C	3rd February 2014
Proposed Section CC and DD	1032-PA-015	C	3rd February 2014

Proposed Artist's Impressions	1032-PA-016		7th January 2013
Proposed Section through Clarence Square	1032-PA-017		7th January 2013

BH2013/03848

11-14 Cavendish Place Brighton

Replacement and refurbishment of front and rear sash and casement windows, removal of third floor fire refuge balconies and installation of rear extract fans. Repair and refurbishment works including to front balcony and railings, roof and rendering.

Applicant: Southern Housing Group

Officer: Andrew Huntley 292321

Refused on 28/02/14 DELEGATED

1) UNI

Insufficient information has been submitted to justify the proposed development, which would significantly harm the remaining historic fabric of the building. In addition, the proposals have failed to achieve heritage gains such as better revealing the historic plan form, removing existing harmful alterations, and re-introducing original features in order to further justify the harm. Therefore, the proposal fails to preserve, enhance and better reveal the historic and aesthetic significance of the listed building. These details are fundamental to the proposals, and in their absence the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan, Supplementary Planning Guidance 11 and 13 and Supplementary Planning Document 09.

BH2013/03849

11-14 Cavendish Place Brighton

Replacement and refurbishment of front and rear sash and casement windows, removal of third floor fire refuge balconies and installation of rear extract fans. Internal alterations to flats 3 and 4 of block 13 including layout changes and structural works. Internal and external repair and refurbishment works including to front balcony and railings, roof and rendering.

Applicant: Southern Housing Group

Officer: Andrew Huntley 292321

Refused on 28/02/14 DELEGATED

1) UNI

Insufficient information has been submitted to justify the proposed development, which would significantly harm the remaining historic fabric of the building. In addition, the proposals have failed to achieve heritage gains such as better revealing the historic plan form, removing existing harmful alterations, and re-introducing original features in order to further justify the harm. Therefore, the proposal fails to preserve, enhance and better reveal the historic and aesthetic significance of the listed building. These details are fundamental to the proposals, and in their absence the proposal is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan, Supplementary Planning Guidance 11 and 13 and Supplementary Planning Document 09.

BH2013/04065

51 Ship Street Brighton

Display of 1no internally illuminated fascia sign, 2no internally illuminated projecting signs and 2no externally illuminated menu boards.

Applicant: TGI Fridays Limited

Officer: Christopher Wright 292097

Split Decision on 25/02/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

GRANT advertisement consent for the 1no internally illuminated fascia sign and 2no externally illuminated menu boards

1) UNI

REFUSE advertisement consent for the 2no internally illuminated projecting signs

2) UNI2

The projecting signs, by reason of their number, size and internal illumination,

would appear unduly large and inappropriate additions to the Listed Building. The proposal would therefore have an adverse effect on the architectural and historic character or appearance of the exterior of the building. The proposal is thereby contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2013/04066

51 Ship Street Brighton

Installation of external signage.

Applicant: TGI Fridays Limited

Officer: Christopher Wright 292097

Refused on 25/02/14 DELEGATED

1) UNI

The projecting signs, by reason of their number, size and internal illumination, would appear unduly large and inappropriate additions to the Listed Building. The proposal would therefore have an adverse effect on the architectural and historic character or appearance of the exterior of the building. The proposal is thereby contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2013/04216

77-78 East Street Brighton

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

Applicant: Eclectic Clubs and Bars Ltd

Officer: Christopher Wright 292097

Refused on 06/03/14 DELEGATED

1) UNI

The proposed signage would, by reason of the amount of illumination and in particular the row of large and projecting exposed light bulbs which are proposed to run the length of the fascia, appear discordant with the detailing of the building frontage, intrusive and out of keeping with the character of the building and the wider appearance of the Conservation Area resulting in harm to visual amenity. As such the proposal conflicts with policies QD12 and HE9 of the Brighton & Hove Local Plan and SPD07: Advertisements.

BH2013/04223

15 Middle Street Brighton

Display of internally illuminated fascia sign.

Applicant: Castletime Limited

Officer: Andrew Huntley 292321

Refused on 24/02/14 DELEGATED

1) UNI

In the absence of detailed elevation drawings showing all of the proposed advertisements, the accuracy and detail of the drawings submitted is insufficient to fully assess the impact of the proposed signage on visual amenity and the character of the area. As such, the proposal is contrary to the requirements of policies QD12 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 07 'Advertisements'.

2) UNI2

Notwithstanding the first reason for refusal, the proposed signage by reason of its 'box' design is considered inappropriate to the character and appearance of the building and out of character with the surrounding old Town Conservation Area. Therefore, the proposal is contrary to policies HE9 and QD12 of the Brighton &

BH2013/04235

39 Norfolk Road Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2013/00419.

Applicant: Mr John Lloyd

Officer: Helen Hobbs 293335

Refused on 25/02/14 DELEGATED

1) UNI

The submitted details are inadequate to demonstrate compliance with condition 8 and would be contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2013/04306

103 Western Road Brighton

External painted mural to East elevation. (Retrospective)

Applicant: Mr Ben Ameur Sabri

Officer: Steven Lewis 290480

Refused on 11/03/14 DELEGATED

1) UNI

The mural by reason of its location and design is a visually intrusive, over dominant and discordant addition to the character and appearance of the building and its setting, this is contrary to policies HE1 & HE3 of the Brighton & Hove Local Plan.

BH2013/04332

23 East Street Brighton

Display of internally illuminated fascia signs (letters only) and hanging sign (part-retrospective).

Applicant: L'Occitane

Officer: Sonia Gillam 292265

Split Decision on 12/03/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

GRANT advertisement consent for the fascia signs shown on Proposed drawing.

1) UNI

REFUSE advertisement consent for the internally illuminated hanging sign shown on Proposed drawing.

1. The proposed internally illuminated hanging sign would, by reason of the amount of illumination appear discordant with the detailing of the building frontage, intrusive and out of keeping with the character of the Listed Building and the wider Conservation Area resulting in harm to visual amenity. As such the proposal conflicts with policies QD12 and HE9 of the Brighton & Hove Local Plan and SPD07: Advertisements.

BH2013/04386

22 East Street Brighton

Display of 2no externally illuminated fascia signs, 1no externally illuminated hanging sign and 1no window vinyl. (Retrospective)

Applicant: Crabtree & Evelyn

Officer: Jason Hawkes 292153

Approved on 12/03/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

site.

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2013/04389

22 East Street Brighton

External alterations including replacement of 2no externally illuminated fascia signs, 1no externally illuminated hanging sign and 1no windows vinyl. (Retrospective)

Applicant: Crabtree & Evelyn

Officer: Jason Hawkes 292153

Approved on 12/03/14 DELEGATED

BH2014/00034

10 East Street Brighton

Alterations to existing shopfront including relocation of entrance doors.

Applicant: C and H Weston

Officer: Jason Hawkes 292153

Approved on 10/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 & Block Plan	221800-01		7th January 2014
Existing Plan & Elevations	221800-02		7th January 2014
Proposed Plan & Elevation	221800-03	B	7th January 2014

BH2014/00067

5 - 5A Castle Square Brighton

Display of externally illuminated fascia sign and internally illuminated hanging sign (Retrospective).

Applicant: Fusion Design & Architecture

Officer: Emily Stanbridge 292359

Approved on 12/03/14 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

BH2014/00117

39 Norfolk Road Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2013/00420.

Applicant: Mr John Lloyd

Officer: Helen Hobbs 293335

Refused on 11/03/14 DELEGATED

1) UNI

Insufficient and unacceptable information has been submitted to demonstrate compliance with condition 10 and as such the requirements of condition 10 have not been met, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/00562

109A Western Road Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2013/00246.

Applicant: Mr Simon Evans

Officer: Steven Lewis 290480

Approved on 07/03/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/02810

5 Roundhill Crescent Brighton

Application for approval of details reserved by conditions 6, 7, 8 and 10 of application BH2013/01379.

Applicant: Neil Bryant

Officer: Sonia Gillam 292265

Split Decision on 25/02/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 7, 8 and 10 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 6 are NOT APPROVED

2) UNI2

Insufficient information in relation to the proposed new fireplace in the dining room has been submitted in order for the details pursuant to condition 6 to be

approved.

BH2013/03741

Ground Floor Princes House 53-54 Queens Road Brighton

Change of use of ground floor from office (B1) to retail (A1).

Applicant: Hargreaves Management Ltd

Officer: Robert McNicol 292198

Approved on 04/03/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall commence until a Scheme of Management of the vehicle parking has been submitted to and been approved in writing by the Local Planning Authority. The submitted scheme shall include details of how each car parking space will be allocated and any necessary measures to ensure that each car parking space is secured for the use of its allocated owner. The approved scheme shall be implemented prior to the first occupation of the building and thereafter retained at all times.

Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

4) UNI

Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	LOC1		1 November 2013
Existing ground floor plan	GN 01	A	1 November 2013
Proposed ground floor plan	GN 01	A	1 November 2013
Basement car park plan	PH B 200	B	1 November 2013

6) UNI

The vehicle parking area shown on the approved plans shall not be used

Report from: 20/02/14 to 12/03/14

otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.
Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

BH2013/03962

14 Dyke Road & 1 Wykeham Terrace Brighton

Installation of new entrance doors. (Retrospective)

Applicant: Kerry Howard

Officer: Chris Swain 292178

Approved on 11/03/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Pre-existing and existing floor plans, section A-A and block and location plans	WYTER/01	C	27 November 2013
Pre-existing and existing front elevations and internal door elevations and door section.	WYTER1/02	E	27 January 2014

BH2013/04259

7-8 Circus Parade Brighton

Change of use from restaurant/cafe (A3) to mixed use comprising exercise studio, children's soft play area and coffee shop/snack bar (sui generis).

Applicant: Mr Remzi Mehmet

Officer: Adrian Smith 290478

Approved on 04/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and doors should be kept closed at all times, except for egress and entrance of customers.

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

3) UNI

No development shall commence until a scheme for the soundproofing of the building, including all walls, ceilings and the shopfront, 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.

4) UNI

Amplified music or other entertainment noise from within the premises shall not be audible within any adjacent premises.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			06/01/2014
Existing floor plan			06/01/2014
Proposed floor plan			06/01/2014

6) UNI

The use hereby permitted shall not be open to customers except between the hours of 7am and 8pm on Mondays to Fridays, 8am and 8pm on Saturdays, Sundays, Bank and Public Holidays.

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

BH2013/04298

Top Floor Flat 92 Roundhill Crescent Brighton

Installation of gas supply pipe to front elevation.

Applicant: Mr Stephen Winstanley

Officer: Emily Stanbridge 292359

Refused on 03/03/14 DELEGATED

1) UNI

The proposed gas pipe would be clearly visible from street level and would appear an incongruous and unsightly addition. The proposal would harm the character and appearance of the existing building, and would fail to preserve the character or appearance of the West Hill Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD09 - Architectural Features.

BH2014/00036

1-2 Queen Square & 4-8 Dyke Road Brighton

Installation of grey aluminium framed double glazed windows to match existing on first, second, third and fourth floors.

Applicant: Baron Homes Corporation

Officer: Emily Stanbridge 292359

Approved on 10/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	1936/8	A	07.01.2014
Existing elevations west elevation to Dyke Road	1936/9	A	13.01.2014
Existing elevations east elevation to Queen Square	1936/10	A	13.01.2014
Existing elevations south east and south west elevations	1936/11	A	13.01.2014
Proposed elevations west elevation to Dyke Road	1936/12	A	13.01.2014
Proposed elevations east elevation to Queen Square	1936/13	A	13.01.2014
Proposed elevations south east and south west elevations	1936/14	A	13.01.2014
Existing windows	1936/6	A	07.01.2014
Proposed windows	1936/7	A	07.01.2014
Window section			07.01.2014

BH2014/00037

37 Queens Gardens Brighton

Demolition of single storey structure to rear and erection of two storey rear extension incorporating revised fenestration to rear.

Applicant: Studio Woollen Ltd

Officer: Adrian Smith 290478

Refused on 11/03/14 DELEGATED

1) UNI

The proposed extension, by virtue of its excessive height, form and poor relationship with the existing dwellinghouse, which is compounded by the proposed fenestration arrangement, represents a poorly designed and incongruous addition to the host building, to the detriment of the appearance of the building, wider terrace and North Laine Conservation Area, contrary to policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its overall height and scale with a side facing first floor window, would result in a significant impact in terms of loss of daylight, sunlight and overlooking to adjacent properties compared to existing, thereby resulting in loss of amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00092

75 London Road Brighton

Alterations to windows at ground floor level.

Applicant: Indigo Pub Group Ltd

Officer: Christine Dadswell 292205

Approved on 11/03/14 DELEGATED

1) BH01.01

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

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

Report from: 20/02/14 to 12/03/14

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	A-06		13/01/2014
Ground Floor Existing Plan	A-01		13/01/2014
First Floor Existing Plan	A-02		13/01/2014
Existing North East Elevation	A-03		13/01/2014
Existing North West Elevation	A-04		13/01/2014
Existing South West Elevation	A-05		13/01/2014
Ground Floor Proposed Plan	D-01		13/01/2014
First Floor Proposed Plan	D-02		13/01/2014
Proposed North East Elevation	D-03		13/01/2014
Proposed North West Elevation	D-04		13/01/2014
Proposed South West Elevation	D-05		13/01/2014
Window Detail- existing and proposed			24/01/2014
Window Detail section- existing and proposed			30/01/2014

WITHDEAN

BH2011/03887

Land East of 55 Highcroft Villas Brighton

Application to extend the time limit for implementation of previous approval BH2007/03843 for the erection of an apartment building containing 24 flats with parking and access.

Applicant: Kingsbury Estate Ltd

Officer: Guy Everest 293334

Approved on 05/03/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

The bathroom windows within the west (side) elevation of the building hereby approved shall be glazed with obscure glass and thereafter permanently retained

as such.

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

4) UNI

The balcony screens to the west (side) elevation of balconies shall be obscure glazed and 1.5m in height. The screens shall be provided before occupation of the dwellings and thereafter be permanently retained as such.

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

5) UNI

All planting, seeding, or turfing comprised in the approved details 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 give 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.

6) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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 is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

8) UNI

The development hereby permitted shall not commence until a working method statement in respect of the demolition and construction period of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify hours of working, the provision of wheel cleaning apparatus, details of parking for site operatives and visitors, details of the siting of temporary buildings and stacking of materials. The development shall be carried out in accordance with the working method statement so approved.

Reason: To safeguard the amenities of the occupiers of nearby properties and to

comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

Prior to commencement of the development hereby permitted, details of fencing to be provided around the boundaries of the site and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and the scheme so approved by the Local Planning Authority shall be erected prior to the first occupation of the site and retained thereafter to the approval of the Local Planning Authority.

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

11) UNI

The development shall not commence until fences for the protection of trees to be retained have been erected to a specification and in positions to be agreed in writing by the Local Planning Authority. These fences shall be maintained in good repair 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 enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12) UNI

Prior to the commencement of the development the applicant shall submit to the Local Planning Authority a written report from an appropriately qualified person, advising upon the stability of the land, most particularly, but not exclusively, in relation to its impact on the role the land plays in supporting the highway at Highcroft Villas and the impact of the development on the stability of the railway embankment and any works (including works of drainage) as may be necessary to ensure the stability of the land, building and services and any neighbouring land or buildings. Details of any stabilisation work to be carried out as a result of the report shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The works shall not be carried out otherwise than in accordance with the approved details.

Reason: As insufficient information has been submitted to comply with policies SU5 and SU8 of the Brighton & Hove Local Plan.

13) UNI

Prior to the commencement of works details of nesting boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes approved by the Local Planning Authority shall be erected prior to the occupation of the building and thereafter maintained.

Reason: To ensure the enhancement and protection of ecological interest on site and to comply with policy QD17 of the Brighton & Hove Local Plan.

14) UNI

Prior to the commencement of works details of the green roof to the first floor hereby approved, which should be vegetated with a chalk grassland mix, shall be submitted to and approved in writing by the Local Planning Authority. The details

thereby approved shall be carried out and thereafter maintained in accordance with the specification.

Reason: To ensure the enhancement of ecological interest on site and to comply with policy QD17 of the Brighton & Hove Local Plan.

15) UNI

Construction work shall not begin until a scheme for protecting the proposed development from noise and vibration from the neighbouring railway line has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details regarding any ventilation measures that may be necessary and all works which form part of the approved scheme shall be completed before any part of the development is occupied.

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

16) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the proposed road, surface water and foul drainage, and lighting to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details prior to the first occupation of the dwellings.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

17) UNI

Details of the solar roof panels shall be submitted to and approved in writing by the Local Planning Authority before works commence. The panels thereby approved shall be installed before the units are occupied and thereafter retained as such.

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

18) UNI

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

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

b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

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

a) as built drawings of the implemented scheme;

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

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

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

19) 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 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

20) UNI

The cycle storage details shown on the approved drawings 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.

21) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0561/SO2 A, 0561/P300, 0561/P301, 0561/P304, 0561/P305, 0561/P306 & 0561/P307 received on 12th October 2007; and approved drawings no. 0561/P302 E & 0561/P303 E received on 9th July 2008.

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

BH2013/03524

2 Barn Rise Brighton

Demolition of existing bungalow and erection of two storey five bedroom dwelling with garage incorporating installation of solar panels, revised access and driveway, boundary wall and associated works.

Applicant: Sunil Mehra

Officer: Christopher Wright 292097

Approved on 21/02/14 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
Site and Location Plan	A.PR.0.1		15 Oct 2013

Site Plan	A.PR.0.2		15 Oct 2013
Ground Floor Plan	A.PR.2.1		15 Oct 2013
First Floor Plan	A.PR.2.2		15 Oct 2013
Loft Floor Plan	A.PR.2.3		15 Oct 2013
Roof Plan	A.PR.2.4		15 Oct 2013
Front Elevation	A.PR.3.1		15 Oct 2013
Side (Left) Elevation	A.PR.3.2		15 Oct 2013
Rear Elevation	A.PR.3.3		15 Oct 2013
Side (Right) Elevation	A.PR.3.4		15 Oct 2013
Section - 1	A.PR.4.1		15 Oct 2013
Location Plan	A.EX.1.1		15 Oct 2013
Ground Floor Plan	A.EX.2.1		15 Oct 2013
Roof Plan	A.EX.2.4		15 Oct 2013
Front Elevation	A.EX.3.1		15 Oct 2013
Side (Left) Elevation	A.EX.3.2		15 Oct 2013
Rear Elevation	A.EX.3.3		15 Oct 2013
Side (Right) Elevation	A.EX.3.4		15 Oct 2013

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the northeast facing flank elevation of the dwellinghouse hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes 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.

5) UNI

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

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

6) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Home standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities

and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

7) UNI

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

8) UNI

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

9) 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.

10) 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.

11) 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 the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

12) UNI

The development hereby permitted shall not be commenced until details of

secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

13) UNI

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.

BH2013/04230

409 Ditchling Road Brighton

Conversion of existing garage/games room to form 1no two bed dwelling (C3) incorporating new porch, formation of underground garage to rear accessed from Hollingbury Copse and associated alterations.

Applicant: Mr B Atkinson

Officer: Steven Lewis 290480

Refused on 04/03/14 DELEGATED

1) UNI

The proposed side porch extension by reason it's siting in close proximity to Hollingbury Copse would appear an incongruous addition that would poorly reflect the character and appearance of the immediate street scene. The proposal would fail to emphasise and enhance the positive qualities of the local neighbourhood and is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The application provides insufficient detail of the proposed garage and parking area located off Hollingbury Copse. As such it is not possible to fully and properly assess the amenity impacts of the proposal, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2013/04231

409 Ditchling Road Brighton

Demolition of existing double garage and erection of 1no three bedroom detached house.

Applicant: Mr B Atkinson

Officer: Steven Lewis 290480

Refused on 04/03/14 DELEGATED

1) UNI

The proposed dwelling by reason of its siting, scale, form and detailing would fail to reflect the immediate character of the site or wider surrounding area and would appear a visually incongruous addition to the Ditchling Road and Surrenden Road street scenes. The development therefore fails to respond sufficiently to the

height, siting and design of existing buildings in the locality. This identified harm would outweigh the benefit of a single dwelling and the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan and the National Planning Policy Framework (NPPF).

BH2013/04262

20 Windmill Drive Brighton

Remodelling of existing bungalow including erection of single storey rear extension, raised decking to rear, conversion of garage to habitable space and creation of new hard standing to front elevation. Roof alterations incorporating raising of ridge height, roof extensions, rear dormers, front rooflights and associated alterations.

Applicant: Mr Paul Newman

Officer: Steven Lewis 290480

Refused on 28/02/14 DELEGATED

1) UNI

The proposed extensions by reason of their height, scale, massing and detailing would appear unduly dominant and discordant. The resulting change in scale and proportions would cause demonstrable harm to the prevailing character and appearance of the area. The proposal is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and SPD12: Design Guide for Extensions and Alterations.

2) UNI2

The proposed extensions by reason of their siting, height and scale in relation to adjacent properties would appear overbearing extension and result in undue loss of outlook and, in the absence of information to indicate otherwise, would create harmful overshadowing and loss of light to 22 Windmill Drive. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and SPD12: Design Guide for Extensions and Alterations.

3) UNI3

The proposed rear terrace by reason of its size in conjunction with the rear extension would form a dominant and overbearing platform that would, due to its height, create overlooking of adjoining properties and lead to a harmful loss of privacy. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and SPD12: Design Guide for Extensions and Alterations.

BH2013/04357

122 Valley Drive Brighton

Certificate of lawfulness for proposed two storey rear extension with pitched roof.

Applicant: Mr & Mrs P Fitzpatrick

Officer: Christopher Wright 292097

Refused on 27/02/14 DELEGATED

1) UNI

The proposed extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres. As such 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.

BH2013/04390

16 Redhill Drive Brighton

Erection of 1no detached 5 bed dwelling.

Applicant: Mr & Mrs Meredith

Officer: Jason Hawkes 292153

Approved on 06/03/14 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall 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.

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
Ordnance Survey Plans	P2/OS/01		30th December 2013
Existing / Proposed Landscape Plan	P2/OS/02		30th December 2013
Proposed Lower Ground Floor	P2/01		30th December 2013
Existing / Proposed Ground Floor	P2/02		30th December 2013
Existing / Proposed First Floor	P2/03		30th December 2013
Proposed Second Floor	P2/04		30th December 2013
Existing / Proposed Roof	P2/05		30th December 2013
Existing / Proposed North Elevation	P2/06		30th December 2013
Existing / Proposed South Elevation	P2/07		30th December 2013
Existing / Proposed West Elevation	P2/08		30th December 2013
Existing / Proposed East Elevation	P2/09		30th December 2013
Proposed Lower Ground Floor	V2/01		30th December 2013
Existing / Proposed Ground Floor	V2/02		30th December 2013
Existing / Proposed First Floor	V2/03		30th December 2013

Proposed Second Floor	V2/04		30th 2013	December
Existing / Proposed Roof	V2/05		30th 2013	December
Existing / Proposed North Elevation	V2/06		30th 2013	December
Existing / Proposed South Elevation	V2/07		30th 2013	December
Existing / Proposed West Elevation	V2/08		30th 2013	December
Existing / Proposed East Elevation	V2/09		30th 2013	December

4) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A and B 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: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan

5) 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.

6) UNI

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

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

7) UNI

Any tree pruning works shall be carried out to BS 3998 (2010) Tree Pruning Operations.

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.

8) 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.

9) UNI

With the exception of the access to the front door the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

10) UNI

No development shall take place until details of obscure glazed screens to the east facing boundaries of the proposed roof terraces at the rear to ground and first floors have been submitted to and agreed by the Local Planning Authority in writing. Development shall be carried out in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To protect the amenity of adjacent properties, to secure the amenity of the future occupiers of the new dwelling from overlooking and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

11) 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.

12) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

13) UNI

No development shall commence until fences for the protection of the Cedar tree to be retained has been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fence 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 tree which is 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.

14) 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.

15) 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.

16) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves Code level 3 as a minimum 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.

17) UNI

The dwelling shall not be occupied until the west facing boundary wall, as indicated on drawing no.VC/08, has been constructed in accordance with the approved drawing. The wall shall thereafter be retained as such.

Reason: To protect the amenity of adjacent properties, to secure the amenity of the future occupiers of the new dwelling from overlooking and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

18) 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.

BH2014/00020

14 Harrington Villas Brighton

Erection of single storey rear infill extension with new external staircase and balustrade.

Applicant: Mr & Mrs Peasgood

Officer: Helen Hobbs 293335

Approved on 05/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 external staircase and landing shall not be brought into use until the screen shown on approved drawing no. L-102 and in accordance with the details received by email on 21/2/2014 from the agent DH Design, has been fully implemented. The screen shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property 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 plan	L-100		6th January 2014
Proposed and existing plans and elevations	L-102		6th January 2014

BH2014/00027

61 Millcroft Brighton

Installation of 2no dormer windows to front of dwelling.

Applicant: Mr & Mrs Newitt

Officer: Christopher Wright 292097

Refused on 11/03/14 DELEGATED

1) UNI

The dormer windows, by reason of form, excessive size and position would represent inappropriate additions that fail to respect the character of the roof slope and built form in the area, which features largely unaltered and simple roof forms. The proposed development would therefore have a detrimental impact on the character of the recipient property and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design Guide for Extensions and Alterations.

BH2014/00095

18 Fairlie Gardens Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs Clifford

Officer: Robin Hodgetts 292366

Refused on 12/03/14 DELEGATED

1) UNI

The proposed extension by reason of its design and prominence within the street scene would have an adverse visual impact on the appearance and character of the existing property and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2014/00252

36 Kingsmere London Road Brighton

Replacement of existing crittal windows with UPVC.

Applicant: Lydia Mason

Officer: Emily Stanbridge 292359

Approved on 05/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			28.01.2014
Site photographs			28.01.2014
Product specification			28.01.2014
Retail Survey			28.01.2014
Sectional Drawings			28.01.2014

BH2014/00327

Park Manor London Road Preston Brighton

Non Material Amendment to BH2012/03981 for variation of approved development to provide 2x 2 bedroom flats instead of 2x 1 bedroom flats.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 28/02/14 DELEGATED

EAST BRIGHTON

BH2013/02977

Yellowwave Beach Sports Venue 299 Madeira Drive Brighton

Application for approval of details reserved by condition 3 of application BH2013/01521.

Applicant: Yellowwave

Officer: Anthony Foster 294495

Approved on 25/02/14 DELEGATED

BH2013/03684

Flat 4 14 Sudeley Place Brighton

Replacement of existing single glazed timber framed sash windows with UPVC double glazed windows to front elevation.

Applicant: Mr D Cooper

Officer: Joanne Doyle 292198

Refused on 27/02/14 DELEGATED

1) UNI

The proposed windows by virtue of their material, detailing and proportions, would create a poor and unsightly contrast with remaining windows in the building. The proposal would harm the character and appearance of the existing building and would fail to preserve the character and appearance of the East Cliff Conservation Area. The proposal is thereby contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan, and guidance within SPD09, Architectural Features, and SPD12, Design Guide for Extensions and Alterations.

BH2013/03983

Royal Sussex County Hospital Eastern Road Brighton

Application for variation of condition 1 of application BH2011/01558 (Erection of a six storey modular building for a period of seven years with alterations to vehicle

Report from: 20/02/14 to 12/03/14

access on Eastern Road) to amend wording of condition to read as follows - "The building hereby permitted shall be removed either on or before the fourth anniversary of the date of this permission should by that date demolition of the Jubilee Building, Latilla Building and Annex, Stephen Ralli Building and Nuclear Medicine Building not have occurred in accordance with the planning permission for the wider redevelopment of the site (BH2011/02886) but should such demolition have taken place within the aforesaid timescale then the building hereby permitted shall be removed by the eighth anniversary of the date of this permission."

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Kathryn Boggiano 292138

Approved on 26/02/14 DELEGATED

1) UNI

The building hereby permitted shall be removed either on or before the fourth anniversary of the date of this permission should by that date demolition of the Jubilee Building, Latilla Building and Annex, Stephen Ralli Building and Nuclear Medicine Building not have occurred in accordance with the planning permission for the wider redevelopment of the site (BH2011/02886) but should such demolition have taken place within the aforesaid timescale then the building hereby permitted shall be removed by the eighth anniversary of the date of this permission.

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
Sections	YKN-AR-FCP-A00-EL-00-00 02 F01		14 June 2011
Context elevation	YKN-AR-FCP-A00-EL-00-00 06 F00		14 June 2011
Existing site plan	TGM-AR-FCP-A00-PS-00-05 00 F01		05 July 2011
Site Location Plan	TGM-AR-FCP-A00-PS-00-05 01 F01		21 November 2013
Vehicular Layout Plans	TGM-AR-FCP-A00-PS-L2-PL 505 F01		05 July 2011
Swept path analysis of alternative access arrangements	WSP-CI-FCP-SK-0008 F01		23 August 2011
Stage 2 Eastern Road bus stop locations	WSP-CI-ST2-A00-GA-L1-000 1 F01		24 August 2011
Disabled bay locations	WSP-CI-FCP-SK-0011 F01		30 August 2011
Proposed Plan (floor plans)	TGM-AR-FCP-A00-PS-00-05 04 F02		6 September 2011

Topographical Survey	WSP-CI-SW-A 00-M2-00-000 1 F04		7 September 2011
Elevations	YKN-AR-FCP- A00-EL-00-00 01 F04		7 September 2011
Barry Building alternative drop off swept path analysis entry at Eastern end	WSP-CI-FCP- SK-0012 F03		9 September 2011
Figure 9- Location of modular building and access arrangements	WSP-CI-FCP- SK-0002 F04		12 September 2011
Proposed site plan and contextual elevation	YKN-AR-FCP- A00-EL-00-00 06 F01		14 September 2011

3) UNI

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

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

4) UNI

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

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

5) UNI

The modular building shall not be erected on site until full details of the external materials to be used in the construction of the external surfaces of the development along with the materials of the boundary wall gate, hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, HE6 and HE10 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place (including ground preparation works) until the four disabled parking bays to the east of the Jubilee Building, have been laid out in accordance with the details shown on plan referenced WSP-CI-FCP-SK-0011 received on 30/08/2011. This disabled parking shall be made available for use prior to works taking place.

Reason: In order to replace the displaced disabled parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.

7) UNI

No works shall take place (including ground preparation works) until a

Report from: 20/02/14 to 12/03/14

Construction Environmental Management Plan which shall outline details of construction noise levels, details of the ground preparation works, the hours of working on site, hours of delivery of materials to the site; storage of materials on site; cherry pickers and noise from reversing machinery; dust and noise from the removal of any waste from the site, and how such noise and dust will be controlled using best practical means, referencing BS5228-1:2009 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To safeguard the amenity of the occupiers of adjoining properties and to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

8) UNI

No works shall take place (including ground preparation works) until the access points 1, 2, 3, 4 and 5 as shown on plan referenced WSP-CI-FCP-SK-0002 F04 received on 12/09/2011 and plan referenced WSP-CI-FCP-SK-0012 F03 received on 09/09/2011 and plan ref TMG-AR-FCP-A00-PS-L2-PL_505 received on 05/07/2011 have been laid out fully in accordance with the approved details. The aforesaid access points shall be made available for use prior to any works taking place (including ground preparation works).

Reason: In order to provide access and egress to the parking/drop off areas and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

9) UNI

No works shall take place (including ground preparation works) until a revised signage schedule for all of the parking areas and access/egress points, has been submitted to and approved in writing. The approved signage scheme shall be implemented fully in accordance with the approved details prior to any works taking place (including ground preparation works).

Reason: To ensure the safe access of the parking areas and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

10) UNI

No works shall take place (including ground preparation works) until details of the means of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and contained as such thereafter.

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

11) UNI

The modular building shall not be erected on site until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

12) UNI

No works shall take place (including ground preparation works) until the proposed ground levels and finished floor levels of the modular build in relation to Ordinance Datum have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out fully in accordance with the approved details.

Reason: As insufficient information has been submitted and to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, HE6 and HE10 of the Brighton & Hove Local Plan.

13) UNI

Unless otherwise agreed in writing with the Local Planning Authority, no works shall take place (including ground preparation works) until the amended parking arrangements have been fully implemented and laid out in accordance with the details shown on plan referenced WSP-CI-FCP-SK-0002 F04 received on 12/09/2011. This amended parking shall be made available for use prior to works taking place (including ground preparation works).

Reason: In order to replace some of the displaced visitor/staff parking and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.

BH2013/04061

68a St Georges Road Brighton

Demolition of existing building and roof covering over site and erection of 2no three bedroom houses with associated alterations.

Applicant: Sussex Property Investment Ltd

Officer: Anthony Foster 294495

Approved on 26/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, Classes 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

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

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 new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities

and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

6) UNI

Development shall not commence until the following details have been submitted to and approved by the Local Planning Authority in writing;

- i) Windows and doors (1:20 sample elevations and 1:1 scale joinery sections) including detail of their opening methods, reveals, thresholds and cills
- ii) Pedestrian gates (1:20 elevations and 1:1 scale joinery sections)
- iii) Guttering and downpipes,
- iv) Parapets and copings (1:2 sections)
- vii) all other architectural design features

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

7) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied

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

8) UNI

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

9) 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.

10) 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.

11) UNI

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

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

12) UNI

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

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

13) UNI

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

14) UNI

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

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

15) 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.

16) 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.

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location and Block Plan	D.01	B	28/11/2013
Existing Floor Plans	D.03		28/11/2013
Existing Sections and Elevations	D.04	A	28/11/2013
Existing Sections	D.05		28/11/2013
Proposed Ground Floor Plan	D.06	B	28/11/2013
Proposed First Floor Plan	D.07	B	28/11/2013
Proposed Second Floor Plan	D.08	B	28/11/2013
Proposed Roof Plan	D.09	B	28/11/2013
Proposed Elevation and Section	D.10	B	28/11/2013
Proposed Elevation / Section C:C	D.11	B	28/11/2013
Proposed Section / Elevation and Rear Window Position Overlay	D.12	B	28/11/2013

BH2013/04387

3-4 Paston Place Brighton

Conversion of existing House in Multiple Occupation (Sui Generis) and offices (B1) to form 2no houses (C3) with associated alterations including demolition of existing lower ground floor extension and removal of external staircase to rear elevation.

Applicant: Brighton and Sussex University Hospitals NHS Trust

Officer: Adrian Smith 290478

Approved on 04/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 or alteration of the dwellinghouses as provided for Report from: 20/02/14 to 12/03/14

within Schedule 2, Part 1, Classes A - D of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

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

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

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

5) UNI

All new external doors shall be painted timber and shall be retained as such thereafter.

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

6) UNI

The new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

7) UNI

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

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

8) UNI

No development shall take place until a scheme to reduce the water consumption of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Such measures included in the approved scheme shall be retained as such thereafter.

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.

9) 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			30/12/2013
Existing floor plans	3-4PP-X-PLAN S		04/03/2014
Existing elevations	3-4PP-X-EXIS T		04/03/2014
Proposed floor plans	3-4PP-X PLANS		04/03/2014
Proposed elevations	3-4PP-X-PRO		04/03/2014

10) UNI

The window hereby approved to the rear elevation shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and the windows 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.

BH2014/00005

Flat 1 36 College Place Brighton

Replacement of existing timber framed windows to front and side elevations.

Applicant: Miss Alonso

Officer: Emily Stanbridge 292359

Refused on 27/02/14 DELEGATED

1) UNI

The proposed windows, by reason of their opening method and proportions, would create a poor and unsightly contrast with remaining windows in the building. The proposal would harm the character and appearance of the existing building, and would fail to preserve the character and appearance of the East Cliff Conservation Area. The proposal is thereby contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan, and guidance within SPD09, Architectural Features, and SPD12, Design Guide for Extensions and Alterations.

HANOVER & ELM GROVE

BH2013/03987

Gladstone Court Hartington Road Brighton

Erection of three storey side extension to form 6no one bedroom flats and 3no two bedroom flats.

Applicant: Lincoln Holland JV Ltd

Officer: Anthony Foster 294495

Refused on 03/03/14 COMMITTEE

1) UNI

The proposed extension by reason of its bulk, scale, massing and design and detailing, would result in unsympathetic and overly dominant addition that would relate poorly to and detract from the appearance and character of the existing property, and the surround area. The proposals are thereby contrary to policies QD2, and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would result in an unacceptable impact upon the amenity of the occupiers in terms of increased building bulk, and increased sense

Report from: 20/02/14 to 12/03/14

of enclosure, and perceived and actual overlooking as such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would provide an unsatisfactory residential environment for the future occupiers of the proposed dwellings by virtue of poor level of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/04349

239 Freshfield Road Brighton

Demolition of existing porch and conservatory and erection of new porch and conservatory to south west elevation. Demolition of existing timber structures and erection of single storey side extension to south east elevation.

Applicant: Mr K Mullins

Officer: Wayne Nee 292132

Refused on 05/03/14 DELEGATED

1) UNI

1. The proposed conservatory, by virtue of its size, depth, and inappropriate siting on this highly prominent corner location, would form a visually intrusive and incongruous addition. This would be of detriment to the character and appearance of the street scene. Furthermore, the proposed side extension, by reason of its footprint and projection, would harm the appearance of the property and street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed conservatory, due to its bulk, height and siting, would be overbearing and would have an adverse visual impact upon the neighbouring property, 237 Freshfield Road, leading to significant overshadowing and a heightened sense of enclosure. It would therefore detract from the residential amenity of this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/04382

3 Wellington Road Brighton

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

Applicant: Mrs Lucinda Yazdian-Tehrani

Officer: Adrian Smith 290478

Approved on 21/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Site plan, block plan and existing and proposed elevations			27/12/2013

5) UNI

No development shall commence until a scheme for the soundproofing of the floors and walls between the proposed property, the basement flat below, and the adjacent property at 5 Wellington Road 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 first 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.

BH2014/00055

73 Down Terrace Brighton

Application for Approval of Details Reserved by Conditions 3 and 5 of application BH2013/03663.

Applicant: Mr S Adler

Officer: Robin Hodgetts 292366

Approved on 06/03/14 DELEGATED

BH2014/00311

32 Albion Hill Brighton

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

Applicant: Emma Veitch

Officer: Christine Dadswell 292205

Approved on 26/02/14 DELEGATED

HOLLINGDEAN & STANMER

BH2013/03796

Norwich House Norwich House Road University of Sussex Brighton

Replacement of existing crittall windows with double glazed aluminium windows.

Applicant: University of Sussex

Officer: Andrew Huntley 292321

Approved on 10/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Elevation A, Section AA	001	A	18.12.2013
Existing Elevation B, Sections CC & DD	002	A	18.12.2013
Existing Elevations C & D	003	B	18.12.2013
Existing Sections EE, FF, GG, HH & JJ	004	A	18.12.2013
Window Schedule	005	A	18.12.2013
OS Extract	006		18.12.2013
Site Plan	006	A	18.12.2013
Proposed Elevation A, Sections AA & BB	007		18.12.2013
Proposed Elevation B, Sections CC & DD	008		18.12.2013
Proposed Elevations C, D & Section FF	009		18.12.2013
Existing and Proposed Overlay	010		26.11.2013
Door Schedule	011		18.12.2013
Proposed Sections EE, GG, HH & JJ	012		18.12.2013

BH2013/04178

23 Park Close Brighton

Hip to gable roof extension to rear with dormers to sides and erection of single storey side extension.

Applicant: Fiona Dorward

Officer: Chris Swain 292178

Refused on 21/02/14 DELEGATED

1) UNI

The proposed side dormers, by reason of their scale, height, proportions, design and materials, and the raised ridge, by reason of its material and design, would result in bulky, over dominant and incongruous alterations that would detract from the appearance and character of the property, street scene and surrounding area. The proposal is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2014/00146

Varley Halls of Residence Coldean Lane Brighton

Application for Approval of Details Reserved by condition 39 of application BH2010/00235.

Applicant: University of Brighton
Officer: Anthony Foster 294495
Approved on 03/03/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/03573

41 Carlyle Avenue Brighton

Demolition of existing house and erection of two storey building containing 5no flats with associated landscaping.

Applicant: Joshua Charles Developments Ltd

Officer: Sue Dubberley 293817

Approved on 04/03/14 DELEGATED

1) BH01.01

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

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

2) UNI

The new 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.

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

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

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

5) UNI

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.

6) 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.

7) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved. Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

8) UNI

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

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

9) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

10) UNI

No development shall take place until details of screening along the north east section of balustrade of the raised walkway to the area immediately adjacent to the rear doors of the first floor flats, has been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the approved details prior to occupation of the flats and shall be maintained as such thereafter.

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

11) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied.

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

12) UNI

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

13) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover in front of the development back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

14) UNI

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

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

15) UNI

The development hereby 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 Plan	5102/08	B	04/02/14
Floor Plans	5102/09	A	20/01/14
Elevations	5102/10	A	20/01/14
Site plan and sections	5102/11	B	04/02/14
Existing plans and elevations	5102/12		18/10/13

BH2014/00025

75 Hornby Road Brighton

Erection of rear first floor extension with pitched roof. (Part-retrospective)

Applicant: Mr & Mrs L Constable

Officer: Sue Dubberley 293817

Refused on 03/03/14 DELEGATED

1) UNI

The development would result in an overbearing and unneighbourly form of development when viewed from the adjacent property, 73 Hornby Road. It would result in loss of outlook and a heightened sense of enclosure, and, cause loss of light to the adjoining property. As such the proposal would adversely impact on

Report from: 20/02/14 to 12/03/14

the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed two-storey extension, and particularly the first floor window and tile hanging to the front and side elevations, would be poorly sited, designed and detailed and would create an overextended and piecemeal appearance to the existing building. The proposal 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.

BH2014/00159

24 The Highway Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.04m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Mark Herbert

Officer: Robin Hodgetts 292366

Prior approval not required on 24/02/14 DELEGATED

BH2014/00380

10 Widdicombe Way Brighton

Certificate of lawfulness for proposed erection of single storey rear extension to replace existing conservatory and loft conversion with rooflights to front and dormer to rear.

Applicant: Dr G Moga

Officer: Joanne Doyle 292198

Approved on 07/03/14 DELEGATED

QUEEN'S PARK

BH2013/02864

Brighton College Eastern Road Brighton

Application for Approval of Details Reserved by Conditions 11 and 12 of application BH2012/02378.

Applicant: Brighton College

Officer: Anthony Foster 294495

Split Decision on 03/03/14 DELEGATED

1) UNI

APPROVE the details pursuant to condition 11 subject to full compliance with the submitted details.

1) UNI

Insufficient information in relation to the proposed means of foul and surface water sewerage disposal have been submitted in order for the details pursuant to condition 12 of the consent to be approved.

BH2013/02867

Brighton College Eastern Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6 and 8 of application BH2012/02925.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 03/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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		18 November 2013
Existing plans	002		18 November 2013
Existing elevations	003		18 November 2013
Proposed plans	004		18 November 2013
Proposed elevations	005	A	24 February 2014

BH2013/03350

33 Upper Bedford Street Brighton

Application for removal of condition 16 and variation of condition 9 of application BH2013/01403 (Demolition of existing public house (A4) and construction of a new 3 storey building comprising 9 one, two and three bedroom residential units with office space (A2) on the ground floor) to require details which demonstrate that a reduction in energy and water use will be achieved in compliance with Policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'.

Applicant: PGIS Limited

Officer: Adrian Smith 290478

Approved on 27/02/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 19/07/2016.

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

2) UNI

All planting, seeding or turfing comprised in the approved scheme of soft landscaping and scheme for nature conservation enhancements received on 01 August 2013 under application ref. BH2013/02647 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.

3) UNI

The ground floor commercial use hereby permitted shall not operate except between the hours of 08.00 and 21.00 on Mondays to Saturdays and 09:00 and 20:00 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.

4) UNI

The new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

5) UNI

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

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

6) UNI

The development shall be completed in accordance with the material samples received on 01 August 2013 under application ref. BH2013/02647 and be retained as such thereafter.

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

7) UNI

Prior to the occupation of the development hereby permitted, the car-free scheme received on 08 August 2013 under application ref. BH2013/02647 to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit shall be implemented in full and retained as such thereafter.

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

8) UNI

Not used.

9) UNI

Not used.

10) UNI

The cycle parking details received on 01 August 2013 under application ref. BH2013/02647 shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) UNI

The landscaping scheme and scheme for nature conservation enhancements received on 01 August 2013 under application ref. BH2013/02647 shall be carried out in full in accordance with the approved details prior to first occupation of the development hereby approved, and shall be retained as such thereafter.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to ensure highway safety, to deliver nature

conservation enhancements and to comply with policies QD1, QD15, and TR7 of the Brighton & Hove Local Plan.

12) UNI

The details of hard landscaping received on 01 August 2013 under application ref. BH2013/02647 shall be carried out in full in accordance with the approved details prior to first occupation of the development hereby approved, and shall be retained as such thereafter.

Reason: In the interests of highway safety, to ensure an acceptable appearance and to comply with policies TR7, TR8, QD1 and QD15 of the Brighton & Hove Local Plan.

13) UNI

The scheme for nature conservation enhancement received on 01 August 2013 under application ref. BH2013/02647 shall be carried out in full in accordance with the approved details prior to first occupation of the development hereby approved, and shall be retained as such thereafter.

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

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c)

14) UNI

14. Not used.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until Final/Post Construction Code Certificates 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 have 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.

16) UNI

The measures set out in the sustainability statement received on 30 September 2013 for the reduction in energy and water consumption in the non-residential element of the development shall be carried out in full prior to first occupation of the development and shall be retained as such thereafter.

Reason: To ensure an acceptable appearance to the scheme and to comply with policy SU2 and the guidance set out in SPD08.

17) 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.

18) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossovers on Upper Bedford Street and Somerset Street shall be reinstated back to footway by raising the existing kerbs and footways.

Reason: In the interests of highway safety and to comply with policies TR7 and

TR8 of the Brighton & Hove Local Plan.

19) 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	0116/S001		30/09/2013
EXISTING ELEVATION	0116-S002		03/05/2013
EXISTING ELEVATION	0116-S003		03/05/2013
EXISTING ELEVATION	0116-S004		03/05/2013
EXISTING ELEVATION	0116-S005		03/05/2013
SITE SURVEY	7157		03/05/2013
DRAINAGE LAYOUT	13-019 50	P1	03/05/2013
PROPOSED GROUND FLOOR PLAN	0116-P010		03/05/2013
PROPOSED FIRST FLOOR PLAN	0116-P011		03/05/2013
PROPOSED SECOND FLOOR PLAN	0116-P012		03/05/2013
PROPOSED ROOF PLAN	0116-P013		03/05/2013
PROPOSED ELEVATION	0116-P014		03/05/2013
PROPOSED ELEVATION	0116-P015		03/05/2013
PROPOSED ELEVATION	0116-P016		03/05/2013
PROPOSED ELEVATION	0116-P017		03/05/2013
PROPOSED SECTION	0116-P018		03/05/2013
SUSTAINABILITY STATEMENT			30/09/2013
SUPPORTING STATEMENT/COVER LETTER			01/08/2013
PROPOSED GROUND FLOOR AND LANDSCAPE PLAN	0116-P020		01/08/2013
CYCLE RACK DETAILS	BXMW/HI-RIS E [B]		01/08/2013
PAVING SYSTEM DETAILS PRIORA			01/08/2013
CODE FOR SUSTAINABLE HOMES REGISTRATION FORM	004032-13011 1-11-1043		29/07/2013
CODE FOR SUSTAINABLE HOMES CERTIFICATES x 9			01/08/2013
CAR-FREE STATEMENT			08/08/2013
CONFIRMATION OF REGISTERED ADDRESSES			10/09/2013
DETAILS RE WATER SUPPLY PROTECTION			31/07/2013
SMEED DEAN LONDON STOCK BRICK SAMPLE			13/11/2013
STAFFORDSHIRE BLUE			13/11/2013

BRIDLE BRICK SAMPLE			
RAL7016 SAMPLE			13/11/2013
INTERPON DBR203 SAMPLE			13/11/2013
INTERPON D1036 - SL816G MATT, COLOUR RAL 7016 SAMPLE			13/11/2013
VMZINC QUARTZ-ZINC SAMPLE			13/11/2013

BH2013/03595

Wholesale Market Circus Street Brighton

Application for approval of details reserved by conditions 7, 8, 10 and 11 of application BH2013/01110.

Applicant: Cathedral (Brighton) Ltd

Officer: Kathryn Boggiano 292138

Approved on 04/03/14 DELEGATED

BH2014/00013

Telephone Boxes East Side of Brighton Pier Madeira Drive Brighton

Change of use of 2no telephone boxes to food and drink kiosks (A1).

Applicant: Thinking Outside The Box

Officer: Andrew Huntley 292321

Approved on 10/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 tables, seating or paraphernalia associated with the use hereby approved shall be placed on the highway.

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
Location Plan	DN001		10/01/2014
Block Plan	DN002		10/01/2014
Existing Plans, Elevations, Sections	DN003		10/01/2014
Proposed Plans, Elevations, Sections	DN004		10/01/2014
Proposed Module Plans, Elevations, Sections	DN005		10/01/2014
Lock Details	DN006		10/01/2014

BH2014/00014

Telephone Boxes East Side of Brighton Pier Madeira Drive Brighton

Alterations to facilitate change of use of 2no telephone boxes to food and drink

kiosks (A1).

Applicant: Thinking Outside The Box

Officer: Andrew Huntley 292321

Approved on 10/03/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed lock to be used 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

No works shall take place until full details and a method statement for the works of repair to the phoneboxes has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

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

4) UNI

No works shall take place until a sample of the proposed replacement glazing to be used 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.

BH2014/00026

Alvia Hotel 36 Upper Rock Gardens Brighton

Demolition of upper ground floor extension and erection of replacement lower and upper ground floor rear extension.

Applicant: Alvia Hotel

Officer: Chris Swain 292178

Approved on 03/03/14 DELEGATED

1) BH01.01

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

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

2) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building. Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date
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			Received
Site location plan			6 January 2014
Block plan			6 January 2014
Existing plans and elevations	12/10/01/01		6 January 2014
Proposed rear elevation	12/10/01/02	B	13 February 2014
Proposed side elevation	12/10/01/03	B	13 February 2014
Proposed lower ground floor plan	12/10/01/04	A	6 January 2014
Proposed upper ground floor plan	12/10/01/05	A	6 January 2014

4) UNI

All new 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.

BH2014/00059

49 Grand Parade Brighton

Prior approval for change of use of first and second floor offices (B1) to residential (C3) to form 2no one bedroom flats.

Applicant: Sussex Heritage Properties Limited

Officer: Christopher Wright 292097

Prior Approval is required and is refused on 05/03/14 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 in view of the historic uses of the site as a chemist/druggist. As such the proposal is contrary to policy SU11 of the Brighton & Hove Local Plan 2005.

This decision is based on the information listed below:

2) UNI2

Plan Type	Reference	Version	Date Received
Location Plan			8 Jan 2014
Ground Floor Plan	13.09.20.004		8 Jan 2014
First Floor Plan	13.09.20.005		8 Jan 2014
Second Floor Plan	13.09.20.006		8 Jan 2014
Third Floor Plan	13.09.20.006		8 Jan 2014

BH2014/00065

31-32 High Street Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 4no two bed flats and 3no one bed flats.

Applicant: Charles Holcombe

Officer: Christopher Wright 292097

Prior approval not required on 10/03/14 DELEGATED

BH2014/00240

86A Queens Park Road Brighton

Non material amendment to BH2012/01442 to rearrange internal layout to incorporate a second bedroom. Change to remove double door access to courtyard and slightly refigure position of windows to suit as shown on north elevation.

Applicant: Mr Simon Webb

Officer: Wayne Nee 292132

Approved on 21/02/14 DELEGATED

BH2014/00258

53 Richmond Street Brighton

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear and single storey rear extension.

Applicant: Mrs Sally Rosscornes Pritchard

Officer: Joanne Doyle 292198

Approved on 07/03/14 DELEGATED

BH2014/00363

12A Richmond Parade Brighton

Non Material Amendment to BH2013/01968 to alter approved elevations and layouts to reduce circulation space and increase habital areas within units. To include relocation of verticle circulation with new entrance on Ivory Place.

Applicant: Mr Ed Derby

Officer: Guy Everest 293334

Refused on 06/03/14 DELEGATED

1) UNI

The number and type of amendments proposed to the scheme approved under application BH2013/01968 are considered to be so significant that they constitute a material change to the previously approved development and warrant the submission of a further planning application.

ROTTINGDEAN COASTAL

BH2013/03909

22 Coombe Rise Brighton

Erection of single storey front extension over existing flat roof with associated roof alterations and revised fenestration to rear.

Applicant: Mr Peter Bishop

Officer: Wayne Nee 292132

Approved on 03/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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		18 November 2013
Existing plans	002		18 November 2013
Existing elevations	003		18 November 2013
Proposed plans	004		18 November 2013
Proposed elevations	005	A	24 February 2014

BH2013/04285

4 Tudor Close Dean Court Road Rottingdean Brighton

Application for variation of condition 2 of application BH2012/02883 (Replacing existing brick external access steps and hard standing to front door with Victorian reclaimed brick steps and hard standing) to substitute approved Hailsham Old Brewery Victorian Red reclaimed brick with wire cut reclaimed Victorian brick.

Applicant: Mrs Denise Hopper

Officer: Adrian Smith 290478

Approved on 25/02/14 DELEGATED

1) 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.

2) UNI

The works hereby permitted shall be carried out in accordance with the mortar sample and mix received on 04 December 2013 and 04 January 2014 under application reference BH2013/04115.

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

3) UNI

The steps and hardstanding hereby approved shall be constructed with reclaimed wire cut Victorian bricks in accordance with the brick sample provided to the Local Planning Authority received on 04 December 2013. The approved bricks will have natural variations in colour that should be incorporated into the steps to match the other steps in the courtyard.

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

BH2013/04316

6A Lewes Crescent & 36 Rock Grove Brighton

Internal alterations to basement level incorporating repositioning of partition wall between the two properties to create additional floor space at 36 Rock Grove.

Applicant: Miss Caroline Minogue

Officer: Wayne Nee 292132

Approved on 21/02/14 DELEGATED

1) BH01.05

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

Report from: 20/02/14 to 12/03/14

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

2) UNI

The section of walling that currently separates 6A Lewes Crescent and 36 Rock Grove hereby approved to be removed shall be removed in its entirety, and the surrounding walls made good in matching materials.

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

3) UNI

The door within the corridor of 6A Lewes Crescent shall be fixed shut and the new wall constructed beside it. The surfaces of the new wall shall match the profiles of the adjacent wall in matching materials.

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

BH2013/04330

12 Roedean Way Brighton

Creation of additional floor to existing dwelling including balcony to front, alterations to fenestration and other associated works.

Applicant: Mr Peter Lincoln

Officer: Andrew Huntley 292321

Refused on 04/03/14 DELEGATED

1) UNI

The proposal is unacceptable in design terms by virtue of its height, bulk and detailing. The proposed second storey addition would result in an overly bulky, dominant and visually prominent addition, out of keeping the character and appearance of the host property and the wider area. In addition, the visibility from long distance views and the overly fussy, pastiche detailing would exacerbate the harm caused. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

BH2013/04391

2 Eileen Avenue Brighton

Installation of new window to East side elevation.

Applicant: Mr Ian Christie

Officer: Joanne Doyle 292198

Approved on 11/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Plan			22 Jan 2014
Proposed new window			20 Jan 2014
Window Schedule			30 Dec 2013

BH2014/00012

Report from: 20/02/14 to 12/03/14

22 Chichester Drive West Brighton

Erection of raised decking to rear and associated alterations.

Applicant: Mr A Broadfoot

Officer: Chris Swain 292178

Approved on 28/02/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the hereby approved plans, no development shall take place until full details of 1.8m high obscure glazed privacy screens to be erected to the southern and northern ends of the hereby approved raised deck have been submitted to and approved in writing by the Local Planning Authority. The screens shall be erected in accordance with the approved details before the terrace is brought into use and shall be retained as such thereafter.

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

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 and proposed plans and elevations	349.13.01		3 January 2013

BH2014/00044

32 Eley Drive Rottingdean Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Gary Rowden

Officer: Chris Swain 292178

Approved on 04/03/14 DELEGATED

BH2014/00057

10 Arundel Terrace Brighton

Removal of existing tiling to main front entrance and replacement with asphalt finished with decorative tiling.

Applicant: 10 Arundel Terrace Brighton Ltd

Officer: Chris Swain 292178

Refused on 06/03/14 DELEGATED

1) UNI

Notwithstanding the inaccuracies within the drawings, the proposed weatherproofing works would result in a visible upstand at the junction between the steps and dummy walls / railings. This would result in an untraditional and harmful detail, detracting from the appearance and character of the Grade I listed building. The applicant has failed to provide sufficient justification as to the proposed method of construction and such the works are contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/00058

10 Arundel Terrace Brighton

Removal of existing tiling to main front entrance and replacement with asphalt

Report from: 20/02/14 to 12/03/14

finished with decorative tiling.

Applicant: 10 Arundel Terrace Brighton Ltd

Officer: Chris Swain 292178

Refused on 06/03/14 DELEGATED

1) UNI

Notwithstanding the inaccuracies within the drawings, the proposed weatherproofing works would result in a visible upstand at the junction between the steps and dummy walls / railings. This would result in an untraditional and harmful detail, detracting from the appearance and character of the Grade I listed building. The applicant has failed to provide sufficient justification as to the proposed method of construction and such the works are contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/00094

15 Roedean Crescent Brighton

Erection of single storey rear extension, conversion of existing garage into habitable living space and widening of existing vehicle entrance.

Applicant: William Christopherson

Officer: Chris Swain 292178

Approved on 10/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No development shall take place until details of the proposed gates and pillars, including details of materials 1:20 scale elevational drawings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

4) UNI

The 'guest annexe' as detailed on the approved drawings shall be used in conjunction with the property at 15 Roedean Crescent only and shall not otherwise be occupied as a separate unit of residential accommodation.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	101		13 January 2014
Block plan	102		13 January 2014

Existing plans and elevations	103		13 January 2014
Existing elevations	104		13 January 2014
Proposed plans and elevations 1	105		13 January 2014
Proposed plans and elevations 2	106		13 January 2014

BH2014/00119

Land to Rear of 28 Eastern Place Brighton

Erection of 3no two bedroom dwellings (C3) and 1no commercial unit (B1).

Applicant: Mr Christopher Pearce & Mrs Lucy Lauener

Officer: Chris Swain 292178

Refused on 06/03/14 DELEGATED

1) UNI

The proposal, by reason of its inappropriate form, roof material, fenestration proportions and siting, restricted plot sizes and excessive site coverage, fails to demonstrate a high standard of design characteristic to the area or make a positive contribution to the visual quality of the environment contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its, height, scale and design would result in an un-neighbourly form of development detracting from the amenity currently enjoyed by the occupiers of the adjoining properties in Lewes Mews by virtue of an overly dominant and overbearing impact and visual intrusion, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00135

11 Longhill Road Ovingdean Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03875.

Applicant: Mrs Val MacDonald

Officer: Anthony Foster 294495

Approved on 03/03/14 DELEGATED

BH2014/00199

1 Rowan Way Rottingdean Brighton

Certificate of lawfulness for proposed conversion of front roof space into shower room incorporating rooflight to front.

Applicant: Mrs Pamela Sewell

Officer: Joanne Doyle 292198

Approved on 26/02/14 DELEGATED

BH2014/00213

40 Victory Mews The Strand Brighton Marina Brighton

Certificate of lawfulness for proposed conversion of garage into habitable room with associated alterations to front fenestration.

Applicant: Mr Edward Smith

Officer: Oguzhan Denizer 290419

Approved on 12/03/14 DELEGATED

WOODINGDEAN

BH2014/00248

Report from: 20/02/14 to 12/03/14

Woodingdean Business Park Sea View Way Brighton

Non Material Amendment to BH2012/03050 to relocate cycle store to north access and alterations to window on East elevation from 2 panes to 3 panes.

Applicant: St Modwen Developments Ltd

Officer: Chris Swain 292178

Approved on 24/02/14 DELEGATED

BH2014/00371

115 Crescent Drive North Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, side dormers and windows to rear elevation.

Applicant: Mr & Mrs Rymer

Officer: Christine Dadswell 292205

Approved on 27/02/14 DELEGATED

BH2014/00372

115 Crescent Drive North Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Rymer

Officer: Christine Dadswell 292205

Approved on 27/02/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/00434

64 Waterloo Street Hove

Replacement of existing wooden balustrade with new iron railings to front of property.

Applicant: Miss Angelique Smith

Officer: Helen Hobbs 293335

Approved on 24/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 railings shall be painted black within 1 month of their 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
Site location, existing and proposed front elevation			02/04/2013
Railing large scale details			12/12/2013

BH2013/01044

64 Waterloo Street Hove

Report from: 20/02/14 to 12/03/14

Replacement of existing wooden balustrade with new iron railings to front of property.

Applicant: Miss Angelique Smith

Officer: Helen Hobbs 293335

Approved on 24/02/14 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 railings shall be painted black within 1 month of their installation and shall be retained as such thereafter.

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

BH2013/03253

17-19 Holland Mews Hove

Erection of 3no two bed houses with associated vehicle parking and cycle stores.

Applicant: Brighton Mews Developments Limited

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 10/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 dwellinghouses as provided for within Schedule 2, Part 1, Classes 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

Unless otherwise agreed, the front second floor front balconies shall be maintained as rain water harvesting trough areas as shown on drawing 0738-P-110-P1. Access to the balconies shall be for maintenance or emergency purposes only and these balconies shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

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 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.

6) UNI

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

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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 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.

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, 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.

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

Notwithstanding the submitted Waste Minimisation Statement, no development shall take place until a detailed 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 policy SU13 of the Brighton & Hove Local Plan, policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

12) UNI

Prior to the commencement of development on site, detailed drawings and further information, including levels, sections and constructional details of the proposed accesses, surface water drainage, outfall disposal, street lighting and telegraph poles to be provided or moved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until these works have been fully implemented in accordance with the approved details.

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

13) 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.

14) 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.

15) UNI

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

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

16) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used for any purpose other than the parking of motor vehicles.

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

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	0738-P-101-P 1		23 September 2013
Block Plan as Existing	0738-P-102-P 1		23 September 2013
Existing Street Elevation	0738-P-103-P 1		23 September 2013
Context Studies - Existing Site Photographs Sheet 1	0738-P-104-P 1		23 September 2013
Context Studies - Existing Site Photographs Sheet 2	0738-P-105-P 1		23 September 2013
Block Plan as Proposed	0738-P-106-P 1		23 September 2013
Roof Plan as Proposed	0738-P-107-P 1		23 September 2013
Ground Floor Plan	0738-P-108-P 1		23 September 2013

First Floor Plan	0738-P-109-P 1		23 2013	September
Second Floor Plan	0738-P-110-P 1		23 2013	September
Front / Street Elevation	0738-P-111-P 1		23 2013	September
Rear Elevation	0738-P-112-P 1		23 2013	September
North Elevation	0738-P-113-P 1		23 2013	September
Section A-A	0738-P-114-P 1		23 2013	September
Section B-B	0738-P-115-P 1		23 2013	September
Urban Grain	0738-P-116-P 1		23 2013	September
Architects Impression Looking North	0738-P-117-P 1		23 2013	September
Architect's Impression Looking South	0738-P-118-P 1		23 2013	September

BH2013/03290

54 Brunswick Square Hove

Installation of replacement gas supply pipes and 1no gas meter. (Retrospective).

Applicant: Southern Gas Network

Officer: Helen Hobbs 293335

Approved on 12/03/14 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.

BH2013/03748

18 Church Road Hove

Formation of perimeter wall, timber cladding to shopfront and exterior, and replacement awning (part retrospective).

Applicant: M & O Trading Ltd

Officer: Sonia Gillam 292265

Approved on 05/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 brick and pointing) to be used in the construction of the external surfaces of the wall 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 be carried out in accordance with the Report from: 20/02/14 to 12/03/14

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 elevations	H1974.01	A	24/12/2013
Existing and proposed layout	H1974.02	A	24/12/2013
Site location plan	H1974.03		04/11/2013
Block plan	H1974.04		04/11/2013
Proposed shop sign details	H1974.05	A	24/12/2013

BH2013/04028

Basement Flat 49 Lansdowne Street Hove

Replacement of 2no existing timber windows to the rear with UPVC.

Applicant: Ms Caroline Sills

Officer: Helen Hobbs 293335

Approved on 03/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			25th November 2013
Floor plan			25th November 2013
Window details			13th December 2013

BH2013/04395

First & Second Floor Flats 6 Farm Road Hove

Replacement of existing timber framed single glazed sash windows at first floor front elevation with timber framed double glazed sash windows. Replacement of existing UPVC double glazed window with timber framed double glazed sash window to second floor rear elevation.

Applicant: Lorna Overstall

Officer: Emily Stanbridge 292359

Approved on 03/03/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

Report from: 20/02/14 to 12/03/14

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 Map			30.12.2013
Higgins joinery sliding sash details			30.12.2013
Box frame joinery details			30.12.2013

BH2014/00071

St Andrews Church Waterloo Street Hove

Installation of commemorative plaque to front elevation.

Applicant: The Churches Conservation Trust

Officer: Helen Hobbs 293335

Approved on 07/03/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the method of fixing the plaque to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in strict accordance with the agreed details.

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

CENTRAL HOVE

BH2013/04096

Ground Floor Flat 22 Ventnor Villas Hove

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

Applicant: Lawrence Cooke

Officer: Emily Stanbridge 292359

Refused on 12/03/14 DELEGATED

1) UNI

The proposed replacement windows to the front elevation are an unacceptable alteration to this property. The use of UPVC within the street scene is inappropriate and significantly alters the character and appearance of the host property and wider conservation area. The use of such material would result in thicker frames to the property which would disrupt the general appearance to the building. In addition the proposed style of the vertical sliding sash windows does not reflect the existing arrangement of the building, further altering its character and appearance in addition to the wider street scene. As such the replacement windows are contrary to Policy QD14 with the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2013/04180**Flat 25 The Ambassadors Wilbury Road Hove**

Replacement of existing timber framed windows with UPVC double glazed windows. (Retrospective).

Applicant: Ms Dorit Zak

Officer: Joanne Doyle 292198

Approved on 26/02/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			09 Dec 2013
Window Sections			30 Dec 2013
Window elevation/specification			09 Dec 2013

BH2013/04183**50 Church Road Hove**

Change of Use from retail (A1) to beauty salon and retail (A1/Sui Generis) (Retrospective).

Applicant: Miss Lydia Hess

Officer: Steven Lewis 290480

Approved on 25/02/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			18/12/2013
Floor Plan (Existing)			06/01/2014
Floor Plan (Proposed)			06/01/2014

2) UNI

Within three months of the date of this permission a scheme for the storage of refuse and recycling shall be 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 use hereby permitted shall not be open to customers except between the hours of 07:00 and 23:00.

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 premises shall be used as a beauty salon with retail and for no other purpose. Upon cessation of the hereby approved use the premises shall return to Report from: 20/02/14 to 12/03/14

a retail use within Class A1 of The Town and Country Planning (Use Classes) Order 1987 (as amended).

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 vitality of the Hove Town Centre, the amenities of the area and to comply with policies SR5 and QD27 of the Brighton & Hove Local Plan.

BH2013/04369

Warnham Court Grand Avenue Hove

Installation of 3no gas risers to side and rear elevations to supply gas to all flats at Warnham Court.

Applicant: Southern Gas Network

Officer: Jason Hawkes 292153

Approved on 25/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			24th December 2013
Existing Ground Floor Plan	01		24th December 2013
Existing First Floor Plan	02		24th December 2013
Existing Upper Floor Plan	03		24th December 2013
Existing Elevation A	04		24th December 2013
Existing Elevation B	05		24th December 2013
Existing Elevation C	06		24th December 2013
Proposed Ground Floor Plan	11		24th December 2013
Proposed First Floor Plan	12		24th December 2013
Proposed Upper Floor Plan	13		24th December 2013
Proposed Elevation A	14		24th December 2013
Proposed Elevation B	15		24th December 2013
Proposed Elevation C	16		24th December 2013

BH2013/04383**119 Church Road Hove**

Application for Approval of Details Reserved by Conditions 7 and 8 of application BH2013/02074.

Applicant: Mr Elvis Kire

Officer: Helen Hobbs 293335

Approved on 03/03/14 DELEGATED

BH2014/00105**Flats 1 & 2 25 Ventnor Villas Hove**

Replacement of timber window at front basement level and replacement of 2no UPVC windows at rear basement and ground floor level.

Applicant: Mrs Jennifer Forbes

Officer: Emily Stanbridge 292359

Approved on 11/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			14.01.2014
Schedule of photographs			14.01.2014
Window specifications			14.01.2014
Window mechanisms			14.01.2014

BH2014/00434**11 Hove Street Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/04030.

Applicant: Gary Coombs

Officer: Christopher Wright 292097

Approved on 07/03/14 DELEGATED

GOLDSMID**BH2013/03331****4-6 Montefiore Road Hove**

Change of use and redevelopment of existing mortuary (Sui Generis) and 2 no flats, comprising of conversion, enlargement and alterations of existing building to create an additional 9 residential units. Incorporating 10 flats and 1 studio within former mortuary building, off street parking, covered cycle storage, waste and recycling storage and associated works.

Applicant: Mr Richard Hunnisett

Officer: Steven Lewis 290480

Approved on 26/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

Report from: 20/02/14 to 12/03/14

three years from the date of this permission.

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

2) UNI

All tree pruning works shall be carried out in full accordance with the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

Reason: To protect the trees which are to be retained adjacent to 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 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 4-6 Montefiore Road.

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

4) UNI

The windows marked within the approved drawings as obscure glazing shall not be glazed otherwise than with obscured glass and shall be bottom hung and inward opening and thereafter permanently retained as such.

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

5) 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.

6) UNI

No development shall commence until a scheme for sound insulation between the plant room and residential units above has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

7) UNI

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

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development within the existing building shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has

achieved a BREEAM Domestic Refurbishment rating of 'pass' 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.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no new-build 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.

10) UNI

No development or other operations shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement regarding protection of street trees along the frontage of the application site has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

Reason: To protect the trees which are to be retained adjacent to 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.

11) UNI

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

12) UNI

The hereby approved residential units shall not be occupied until the window units and ventilators have been installed as specified within Section 5.1.1 (Sound Insulation requirements of building envelope) of the Anderson Acoustics 'Noise and Vibration Assessment' dated October 2013 (ref: 2216_001r). The windows and ventilators shall be retained as such thereafter.

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

13) UNI

The development hereby permitted shall not be occupied 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.

14) UNI

Prior to the occupation of the development the applicant shall reinstate redundant vehicle crossover along the frontage of the site back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

15) UNI

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

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

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the hereby approved new-build residential units 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.

17) UNI

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

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless

varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

18) 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	TA734/01	A	30/09/2013
Existing Lower Ground Floor Plan	TA734/02		30/09/2013
Existing Upper Ground Floor Plan	TA734/03		30/09/2013
Existing First Floor Plan	TA734/04		30/09/2013
Existing Second Floor Plan	TA734/05		30/09/2013
Existing Elevations 1	TA734/06		30/09/2013
Existing Elevations 2	TA734/07		30/09/2013
Existing Site Survey	TA734/08		30/09/2013
Proposed Site Layout	TA734/11	D	17/12/2013
Proposed Lower ground Floor Plan	TA734/12	D	17/12/2013
Proposed Ground Floor Plan	TA734/13	E	17/12/2013
Proposed First Floor Plan	TA734/14	B	30/12/2013
Proposed Second Floor Plan	TA734/15	B	30/12/2013
Proposed Third Floor Plan	TA734/16	C	30/12/2013
Proposed House Plans	TA734/17	C	17/12/2013
Proposed Elevation (east)	TA734/18	F	17/12/2013
Proposed Elevations	TA734/19	D	17/12/2013
Proposed Elevation 3	TA734/20	C	30/09/2013
Proposed Rear Elevation	TA734/21	C	17/12/2013
Proposed Section	TA734/22	A	17/12/2013
Proposed Street Elevation	TA734/23	A	17/12/2013

BH2013/04031

4 Granville Road Hove

Conversion of existing small House in Multiple Occupation (C4) and one bedroom flat to form 5no one bedroom flats (C305) with associated alterations including loft conversion incorporating rear dormer, rear and front rooflights and alterations to fenestration.

Applicant: Bayleaf Homes

Officer: Nicola Hurley 292114

Refused on 06/03/14 DELEGATED

1) UNI

Policy HO14 seeks to protect units of non self contained accommodation. The proposal would result in the loss of non self contained accommodation and no

information accompanied the application to justify the loss of non self contained accommodation. The application is therefore contrary to the requirements of policy HO14 of the Brighton & Hove Local Plan.

2) UNI2

The proposal to create five self contained units is considered an overdevelopment of the site, particularly in view of the cramped accommodation proposed in each of the units and the small amount of usable space provided in the second floor unit of accommodation. The accommodation is therefore considered below the standard the council would reasonably expect and contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed roof lights to the front and rear roof slopes, by reason of their inappropriate siting, excessive size and proliferation would result in a cluttered and unbalanced appearance to the detriment of the character and appearance of the existing property. The roof lights are considered contrary to the advice contained in SPD12 Design Guide for Extensions and Alterations and policy QD14 of the Brighton & Hove Local Plan

BH2013/04074

Flat 3 Lincoln Court 78 The Drive Hove

Replacement of existing timber door and 2no. windows and double glazed UPVC units.

Applicant: Mrs Elizabeth Taylor

Officer: Christine Dadswell 292205

Approved on 11/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			03/02/2014
Window Drawing			03/02/2014

BH2013/04249

89 Holland Road Hove

Application for variation of condition 7 of application BH2010/03167 (Application for variation of conditions 6 and 8 of original permission BH2009/02058 (Conversion of single dwelling house to form child day care nursery at ground floor level and self-contained flat at first floor level (Retrospective)) to allow an increase in maximum child numbers being looked after on the site at any one time from 33 to 51.

Applicant: Young Friends Nursery

Officer: Steven Lewis 290480

Approved on 04/03/14 DELEGATED

Report from: 20/02/14 to 12/03/14

1) UNI

The use hereby permitted shall not be open except between the hours of 08.00 to 18.00 Mondays to Fridays only, and not at anytime on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

2) UNI

The outdoor play sessions shall be restricted to within the hours of 09.30 to 17.00 Mondays to Fridays only with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

4) UNI

The outdoor area shall be used in accordance with details shown on the Garden Plan (drawing no.YFN/089/003), the Garden Action Plan and Nursery Routine details (all received on 5 October 2010) which together form a Management Plan. This scheme shall be retained for the duration of the approval with any required amendments made when necessary. Reason: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

5) UNI

The first floor residential unit, as identified on drawing no. YFN/089/002, shall not be used as nursery accommodation for the care of children.

Reason: For the avoidance of doubt and to safeguard the residential accommodation and to comply with policies HO8 & HO26 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	ADC566		16/12/2013
Visitor Cycle Parking			29/01/2014
Ground & First Floor Plan	YFN/089/002		05/10/2010
Garden Plan	YFN/089/003		05/10/2010

7) UNI

The number of children at the nursery at any time shall not exceed 51 without the prior approval of the Local Planning Authority.

Reason: To prevent over intensive use of the premises and consequent adverse effect on the character of the area and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.

8) UNI

The premises shall only be used for Nursery D1 and for no other purpose

(including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: for the avoidance of doubt and to allow the Local Planning Authority opportunity to assess any new uses upon the site in the interests of the amenities of adjacent residents and to comply with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The nursery shall not accommodate more than 33 children until details of secure cycle parking facilities for staff 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 nursery shall not accommodate more than 33 children until a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the agreed details.

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

11) UNI

The nursery shall not accommodate more than 33 children 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 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.

12) UNI

The secure and covered storage and buggy/pushchair storage area situated to the side of the former garage shall be made available for such use at all times.

Reason: To ensure the adequate provision of facilities to comply with policy HO26 of the Brighton & Hove Local Plan.

BH2013/04326

42 Shirley Street Hove

Formation of rear dormer and insertion of front rooflights.

Applicant: Miss K Wells

Officer: Robin Hodgetts 292366

Refused on 24/02/14 DELEGATED

1) UNI

The rear dormer by reason of its design and excessive size, with large areas of tile hung cladding, would represent an unsightly and bulky addition to the existing

building that would dominate the rear roof slope, causing significant harm to the character and appearance of the property and wider surrounding area. The proposal is thereby 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 would be poorly positioned in relation to the fenestration below, causing significant harm to the character and appearance of the recipient property and the wider street scene. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, design guide for extensions and alterations.

BH2013/04364

Flat 1 & 2 44 Wilbury Road Hove

Internal and external alterations to connect ground and first floor flats to create one dwelling, including insertion of internal stair, alterations to layout and removal of air conditioning units, pipe work and vents.

Applicant: Mr David Jay

Officer: Jason Hawkes 292153

Approved on 03/03/14 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 works shall be undertaken in their entirety as a single operation.

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

BH2013/04376

7 Highdown Road Hove

Certificate of Lawfulness for proposed use of property as a single dwelling.

Applicant: Mrs Sue Nurse

Officer: Helen Hobbs 293335

Refused on 11/03/14 DELEGATED

1) UNI

Insufficient evidence has been submitted to indicate the former use of the property, which appears to have been used for up to four separate residential units. The creation of a single planning unit from four units would result in a material change of use under that requires planning permission by virtue of s55 of the Town and Country Planning Act 1990, as amended.

BH2014/00010

Flat 14 Drive Lodge 68-70 The Drive Hove

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

Applicant: Mrs P Bloom

Officer: Emily Stanbridge 292359

Approved on 26/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			02.01.2014
Block Plan			02.01.2014
Brochure pages			13.01.2014
Window profiles			13.01.2014
Existing floor plan and window elevations	14456-01		02.01.2014
Proposed floor plan and window elevations	14456-02		13.01.2014

BH2014/00031

Flat 15 72 The Drive Hove

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

Applicant: William Giles

Officer: Emily Stanbridge 292359

Approved on 27/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			06.01.2014
Schedule of photographs			06.01.2014
Window and door specification			20.02.2014
Window and door brochure			15.01.2014

BH2014/00042

Flat 4 76 The Drive Hove

Internal alterations to facilitate installation of water pipe to provide water to the top floor flat. (Retrospective)

Applicant: James Burdis

Officer: Oguzhan Denizer 290419

Approved on 10/03/14 DELEGATED

1) UNI

The water pipe hereby approved shall be painted to match the walls to which it is fixed within three months from the date of this consent and 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.

BH2014/00081

Stirling Court Wilbury Villas Hove

Replacement of all windows and doors to the rear of the building from timber to UPVC.

Applicant: Brighton & Hove Securities Ltd

Officer: Andrew Huntley 292321

Approved on 26/02/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			13.01.2014
Existing and Proposed Elevations	PL01		13.01.2014

BH2014/00082

37 Denmark Villas Hove

Removal of rear fire escape stairs and formation of rear balcony with canopy, privacy screens and steps to garden at upper ground floor level.

Applicant: 37 Denmark Villas RTM Co Ltd

Officer: Sonia Gillam 292265

Approved on 07/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 balustrade and handrail shall be painted black within 3 months of their installation.

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
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			Received
Site location plan and existing site photos	15-01-01		10/01/2014
Existing elevations and floor plans	15-01-02	A	21/02/2014
Proposed elevations and floor plans	15-01-03	A	21/02/2014

BH2014/00103

43 Palmeira Avenue Hove

Application for Approval of Details Reserved by conditions 9, 10, 12 of application BH2012/03903.

Applicant: Cedarmill Developments

Officer: Adrian Smith 290478

Split Decision on 05/03/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 9 and 12 subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 10 are NOT APPROVED

2) UNI2

1. The landscaping details submitted in respect of condition 10 include layout and boundary changes that are beyond the scope of the original permission and require permission in their own right.

BH2014/00160

56 Livingstone Road Hove

Certificate of lawfulness for existing use of property as a sui generis mixed use of light industrial and offices (B1) with retail (A1) and storage (B8).

Applicant: Mr T Hawkins

Officer: Liz Arnold 291709

Approved on 07/03/14 DELEGATED

BH2014/00186

45 Denmark Villas Hove

Replacement of existing entrance door with timber door.

Applicant: Mr William Whale

Officer: Joanne Doyle 292198

Approved on 07/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			24 Jan 2014
Proposed Door Drawing			21 Jan 2014

BH2014/00193**2 Wilbury Avenue Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Mike Kempell

Officer: Sonia Gillam 292265

Prior approval not required on 27/02/14 DELEGATED

HANGLETON & KNOLL**BH2013/03311****3 Meyners Close Hove**

Certificate of Lawfulness for proposed rear dormer.

Applicant: Mr M Kelly

Officer: Clare Simpson 292454

Refused on 07/03/14 DELEGATED

BH2013/04325**188 Hangleton Valley Drive Hove**

Erection of two storey side and rear extension with rear dormer and alterations to front porch.

Applicant: Mr Kamal Patel

Officer: Steven Lewis 290480

Approved on 04/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and block plan	1239/1	A	06/01/2014
Existing and proposed ground floor plan	1239/2	D	06/01/2014
Existing and proposed first floor plan	1239/3	D	06/01/2014
Existing and proposed front and rear elevations	1239/4	D	06/01/2014
Existing and proposed side elevations	1239/5	D	06/01/2014
Existing and proposed	1239/6	D	06/01/2014

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BH2014/00078

137 Hangleton Valley Drive Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Russell Gross

Officer: Emily Stanbridge 292359

Refused on 24/02/14 DELEGATED

BH2014/00104

3 Knoll Close Hove

Certificate of Lawfulness for proposed erection of single storey front extension, single storey rear extension and loft conversion incorporating hip to gable roof extension, rear dormer and 2no rooflights to the front.

Applicant: Mr Syed Hosain

Officer: Joanne Doyle 292198

Approved on 25/02/14 DELEGATED

BH2014/00224

32 Fallowfield Crescent Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.25m, for which the maximum height would be 2.75m, and for which the height of the eaves would be 2.75m.

Applicant: Michael Warne

Officer: Sonia Gillam 292265

Prior Approval is required and is refused on 26/02/14 DELEGATED

1) UNI

1. The proposed rear extension, by reason of its height, mass and depth would result in a significantly overbearing impact, an unacceptable sense of enclosure and a loss of light to the adjoining property, no. 34 Fallowfield Crescent.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Proposed section	12170-03		24/01/2014
Proposed elevations	12170-05		24/01/2014
Proposed first floor plan	12170-06		24/01/2014
Site location plan	12170-10		24/01/2014
Block plan	12170-11		27/01/2014

NORTH PORTSLADE

BH2014/00319

176 Mile Oak Road Portslade

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

Applicant: David Smith

Officer: Christine Dadswell 292205

Approved on 26/02/14 DELEGATED

SOUTH PORTSLADE

BH2013/03050

Gardeners Arms 103-105 Abinger Road Portslade

Application for variation of conditions 9 and 10 of BH2012/02418 (Demolition of existing rear extensions and erection of a rear and side extension and other alterations to facilitate conversion to a convenience store. Alterations to existing 1st floor flat including a new roof terrace) to allow for changes to service and delivery times and to allow for changes to opening hours.

Applicant: Gardener Developments Ltd

Officer: Andrew Huntley 292321

Approved on 21/02/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 05/08/2016.

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

2) UNI

The retail unit hereby permitted shall be operated solely as a single unit in A1 use and for no other purpose.

Reason: To ensure that the retail element does not prejudice the vitality and viability of the existing shopping centres and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan and policy CP4 of the submission City Plan Part One.

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 QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

No development shall commence until a scheme for the soundproofing of the proposed flat 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.

5) UNI

No development shall take place until there has been submitted to and approved in writing a scheme for hard and soft landscaping which shall include full details of the means of enclosure, materials to be used, measures to control surface water run-off and planting within the 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.

6) UNI

The scheme for hard landscaping shall be implemented in accordance with the approved details prior to first use of the development hereby permitted and retained thereafter as approved.

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

7) UNI

All planting, seeding or turfing within 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. Any trees or plants which, within a period of five years from the time of planting die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size or species, unless the local planning authority gives written consent to a variation.

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

8) UNI

The A1 use hereby permitted shall not commence until a Delivery & Service Management Plan, which includes details of the types and sizes of vehicles, how deliveries will take place and their frequency has been submitted to and approved in writing by the local planning authority. Thereafter all deliveries shall take place in accordance with the agreed details.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies S10, QD27 and TR7 of the Brighton & Hove Local Plan.

9) UNI

With the exception of deliveries of newspapers and sandwiches, no servicing or deliveries shall be permitted to the site or premises except between the hours of 08.00 and 19.00 Monday to Saturday, and 10.00 to 16.00 on Sundays and Bank and Public Holidays. Newspaper and sandwich deliveries shall be made by light commercial vehicle only, and shall not take place before 06.00 hours or after 19.00 hours on any day.

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.

10) UNI

The use hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays. No other activity within the site shall take place between the hours of 00.00 and 05.00 daily.

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.

11) UNI

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

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

12) UNI

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

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

13) UNI

The air-conditioning units hereby permitted shall be switched off between the hours of 22:00 and 07:00 daily.

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.

14) UNI

The door to the rear/western elevation shall not be used other than for emergency use only.

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.

15) UNI

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

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.

17) UNI

The development hereby permitted shall not be occupied until the parking facilities and layout detailed on drawing no TA620/22 rev H have been fully implemented and made available for use. The parking facilities shall thereafter be retained at all times for use by the occupants of, and visitors to, the development.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with policies TR1, TR7 & TR18 of the Brighton & Hove Local Plan.

18) 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.

19) 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	TA620/01		03/08/2012
Existing plans and elevations	TA620/03		03/08/2012
	TA620/04		03/08/2012
	TA620/05		03/08/2012
	TA620/06		03/08/2012
	TA620/07		03/08/2012
	TA620/08		03/08/2012
	TA620/09		03/08/2012
	TA620/10		03/08/2012
	TA620/11		18/10/2012
Proposed site plan, block plan, plans and elevations	TA620/02	B	14/12/2012
	TA620/20	G	14/12/2012
	TA620/21	G	14/12/2012

	TA620/22	H	14/12/2012
	TA620/23	C	12/11/2012
	TA620/24	C	12/11/2012
	TA620/25		14/12/2012
	TA620/26	C	18/10/2012
	TA620/27		18/10/2012

BH2013/04024

Former Infinity Foods Site 45 Franklin Road and 67 67a & 67b Norway Street Portslade

Application for approval of details reserved by condition 18 of application BH2013/01278.

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Approved on 07/03/14 DELEGATED

BH2013/04291

89 Dean Gardens Portslade

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

Applicant: Lucy Walsh

Officer: Oguzhan Denizer 290419

Approved on 24/02/14 DELEGATED

BH2014/00066

Victoria House Vale Road Portslade

Prior approval for change of use of first floor and attic from office use (B1) to residential (C3) to form 1no two bed flat and 3no one bed flats.

Applicant: McMillan Architects

Officer: Guy Everest 293334

Prior approval not required on 06/03/14 DELEGATED

HOVE PARK

BH2013/02403

23 Tongdean Road Hove

Application for Approval of Details Reserved by Conditions 5 and 7 of application BH2013/01145.

Applicant: Mr Russell Pinsent

Officer: Adrian Smith 290478

Approved on 25/02/14 DELEGATED

BH2013/02613

17 Goldstone Crescent Hove

Demolition of existing three bedroom single dwelling and erection of part three/part four storey block of 7no flats.

Applicant: JB Howard Properties Ltd

Officer: Adrian Smith 290478

Approved after Section 106 signed on 06/03/14 COMMITTEE

1) UNI

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

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

unimplemented permissions.

2) UNI

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

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

3) UNI

Other than the balcony areas identified in the approved drawings, access to the flat roofs to the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

4) UNI

The vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private 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.

5) 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 site.

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.

6) 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.

7) UNI

The development hereby permitted shall not be occupied until the privacy screens to the roof terrace as detailed on drawing no.TA725/14 rev B received on 25 September 2013 have been installed. The screens shall be retained at all times.

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

8) UNI

The development hereby permitted shall at all times be undertaken in accordance with the arboricultural method statement contained within the Arboricultural Report received on the 25 September 2013. All trees identified for retention within the submitted Arboricultural Report shall be protected to BS5837 (2005) in accordance with the approved method statement throughout all development works.

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

9) UNI

The windows in the north elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

10) 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 4 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.

11) 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.

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

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

13) 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.

14) UNI

No development shall commence until a survey of the site to identify the presence or otherwise of badgers been submitted to and approved in writing by the Local Planning Authority in accordance with the details submitted in the Preliminary Ecological Appraisal received on 31 July 2013. The survey shall be carried out no earlier than six months prior to the commencement of works and in the event badger setts are found to be present within the site no development

shall commence until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved mitigation strategy.

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

15) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

16) 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.

17) UNI

No development shall take place 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, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

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

18) 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 4 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.

19) UNI

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.

20) 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	TA725/01		31/07/2013
Existing floor plans	TA725/02 TA725/03 TA725/04		31/07/2013 31/07/2013 31/07/2013
Existing elevations and sections	TA725/05 TA725/07 TA725/08		31/07/2013 31/07/2013 31/07/2013
Proposed block plan	TA725/09	B	25/09/2013
Proposed site layout	TA725/10	B	25/09/2013
Proposed floor plans	TA725/11 TA725/12 TA725/13 TA725/14	B	31/07/2013 31/07/2013 31/07/2013 25/09/2013
Proposed elevations and sections	TA725/15 TA725/16 TA725/17 TA725/18 TA725/19 TA725/20	B B B B B B	25/09/2013 25/09/2013 25/09/2013 25/09/2013 25/09/2013 25/09/2013
Proposed street context	TA725/21	B	25/09/2013

BH2013/03841

Goldstone Retail Park Newtown Road Hove

Application for variation and removal of conditions of application BH2013/02445 (Erection of single storey restaurant (A3) with external seating area and alterations to car park). Variation of condition 6 to allow deliveries and the collection of goods/refuse from the site between 08:00 - 18:00 Mondays to Saturdays and not at all on Sundays and Bank Holidays.

Variation of condition 7 to read: All hard landscaping and means of enclosure shall be completed prior to occupation of the development.

Variation of condition 12 to read: Within three months of a start on site, a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved an overall BREEAM rating of 'Good' shall be submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

Variation of condition 17 to read: Within three months of the first occupation of the development hereby approved, a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved an overall BREEAM rating of 'Good' shall be submitted to, and approved in writing by, the Local Planning Authority.

Applicant: Scottish Widows Investment Partnership Unit Trust

Officer: Steven Lewis 290480

Approved on 21/02/14 COMMITTEE

1) UNI

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.

2) UNI

Deliveries of goods to and collection of goods / refuse from the site shall not take

Report from: 20/02/14 to 12/03/14

place other than between the hours of 08:00 and 18:00 on Mondays to Saturdays. There shall be no such deliveries or collections on Sundays or Public Holidays.

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

3) UNI

Prior to the commencement of development hereby permitted a plan demonstrating that the number of disabled parking spaces meets the requirements of the adopted Parking Standards (SPGBH4 - Parking Standards). The use of the building shall not commence till all parking spaces have been marked out in accordance with approved details and thereafter the parking spaces shall not be retained and not used other than for the parking of vehicles.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR7 and TR18 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (SPGBH4 - Parking Standards).

4) 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.

5) UNI

Within three months of the commencement of development a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM assessment within overall 'Good' and that a minimum of 9 credits to be scored in BREEAM Energy Category ENE1 (as Proposed) for all non-residential development has been achieved shall be submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

9) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan

10) UNI

Within three Months of occupation BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of overall 'Good and that a minimum of 9 credits to be scored in BREEAM Energy Category ENE1 (as Proposed) has been achieved shall be 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.

11) UNI

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

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

12) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan

13) UNI

The development hereby permitted shall be commenced before 26/09/2016.

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

14) 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	02880035/1		19/07/2013
Location Plan	782-N01	A	19/07/2013
Proposed Site Plan	782-N02	A	19/07/2013
Proposed Ground Floor Plan	782-N03	A	19/07/2013
Proposed Elevations	782-N04	A	19/07/2013
Proposed Part External Layout	782-N05		19/07/2013

15) UNI

The hereby unit, as indicated on drawing no. 782-N03 Rev A received 19 July 2013, shall only be used within Class A3 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) unless prior planning permission is obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area, protecting the vitality and viability of existing shopping centres, and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

16) UNI

No intoxicating liquor shall be sold or supplied within the unit hereby approved except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any alcohol sales shall be ancillary to the approved use.

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

17) UNI

The premises shall not be open for customer trading except between the hours of 08:00 to 23:00 Monday to Saturdays; and 09:00 to 22:00 on Sundays and Bank Holidays.

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

18) 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.

BH2013/04232

3 Bishops Road Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and removal of existing gable to create flat roof.

Applicant: Mr & Mrs J Norman

Officer: Christopher Wright 292097

Approved on 26/02/14 DELEGATED

BH2013/04283**20 The Martlet Hove**

Conversion of garage to habitable space with associated external alterations.
(Retrospective)

Applicant: Mr Simon Page

Officer: Oguzhan Denizer 290419

Approved on 10/03/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			16/12/2014
Pre-Existing & Existing Floor Plans & Elevations			26/02/2014

BH2014/00030**113 Woodland Avenue Hove**

Non material amendment to BH2001/01925/FP to alter the pitch of the extension roof from 30 degrees to 35 degrees in order to satisfy the recommended minimum pitch for plain tiles.

Applicant: Mr Chris Heasman

Officer: Helen Hobbs 293335

Refused on 27/02/14 DELEGATED

BH2014/00032**113 Woodland Avenue Hove**

Non material amendment to 3/93/0074(F) to alter the pitch of extension roof from 30 degrees to 35 degrees in order to satisfy recommended minimum pitch for plain tiles.

Applicant: Chris Heasman

Officer: Helen Hobbs 293335

Refused on 27/02/14 DELEGATED

BH2014/00039**Co-operative Superstore Nevill Road Hove**

Installation of external horticulture storage unit to front elevation with associated alterations.

Applicant: Waitrose Ltd

Officer: Helen Hobbs 293335

Approved on 12/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
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			Received
Existing ground floor general arrangement	13-082-YA(P)-GO1		9th January 2014
Proposed ground floor general arrangement	13-082-AG(P)-GO1		9th January 2014
External horticultural units proposed	13-082-AG(P)-002		7th January 2014
Large horticultural unit	13-082-AD(P)-001		7th January 2014
Mobile horticultural units	13-082-AD(P)-002		7th January 2014
Single compost unit	13-082-AD(P)-0030		7th January 2014
External horticultural unit	13-082-AD(P)-004		7th January 2014
Site location plan	13-082-AZ(P)-001		7th January 2014
Site block plan	13-083-AZ(P)-002		7th January 2014

BH2014/00052

Cottage Hove Recreation Ground Shirley Drive Hove

Application for Approval of Details Reserved by Conditions 6, 7, 8 and 9 of application BH2013/02917.

Applicant: Miss Leah Keating

Officer: Jason Hawkes 292153

Split Decision on 07/03/14 DELEGATED

1) UNI

The details pursuant to condition 7 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6, 8 & 9 for the reasons set out in below.

Given the lack of details regarding sustainability measures, the requirements of condition 6 have not been satisfied. The scheme is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 8: Sustainable Building Design.

2) UNI2

Given the lack of details regarding the appearance and size of the proposed refuse and recycling storage proposed, the requirements of condition 8 have not been satisfied. The scheme is therefore contrary to policies SU2 & QD27 of the Brighton & Hove Local Plan.

3) UNI3

Given the lack of details regarding tree protection measures, the requirements of condition 9 have not been satisfied. The scheme is therefore contrary to policy QD15 of the Brighton & Hove Local Plan.

BH2014/00064

Co-operative Superstore Nevill Road Hove

Partial demolition of front elevation to facilitate installation of new shop front to café, alterations and additions to fenestration and associated landscaping and removal of existing plant and enclosure.

Applicant: Waitrose Ltd

Officer: Helen Hobbs 293335

Approved on 12/03/14 DELEGATED

Report from: 20/02/14 to 12/03/14

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 brickwork of the development hereby permitted shall match the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	13-082-AZ(P)-001		9th January 2014
Block plan	13-083-AZ(P)-002		15th January 2014
Proposed elevations	13-082-AE(P)-001		9th January 2014
Existing elevations	13-082-YE9(P)-001		9th January 2014

BH2014/00069

48 Hill Brow Hove

Alterations to front boundary including new wall with piers and installation of a gate to existing vehicle access with associated alteration to hardstanding.

Applicant: Anthony Nelson

Officer: Helen Hobbs 293335

Approved on 10/03/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plans and street scene	1214-FGDN-100		10th January 2014
Proposed front landscaping plan and street scene	1214-FGDN-101		10th January 2014

BH2014/00089

121 Shirley Drive Hove

Erection of raised timber decking to rear elevation with steel and glass balustrade

Report from: 20/02/14 to 12/03/14

and steps to garden level. Alterations to existing front dormer.

Applicant: Mr Paul Jefferson

Officer: Robin Hodgetts 292366

Approved on 07/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 hereby permitted front dormer 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
Existing and proposed plans and elevations	JE/03	A	13/01/14

BH2014/00112

Land at City Park Orchard Road Hove

Application for Approval of Details Reserved by Condition 11b of application BH2012/01354.

Applicant: BCM

Officer: Jason Hawkes 292153

Approved on 25/02/14 DELEGATED

BH2014/00216

34 The Martlet Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.95m, and for which the height of the eaves would be 2.95m.

Applicant: Andrew Bunch

Officer: Joanne Doyle 292198

Prior approval not required on 25/02/14 DELEGATED

BH2014/00250

4 Barrowfield Close Hove

Certificate of lawfulness for proposed loft conversion with side dormer and rooflights, two storey rear extension, single storey extensions to both sides, front porch extension and erection of 2no single storey outbuildings to rear.

Applicant: Mr and Mrs Platt

Officer: Liz Arnold 291709

Approved on 07/03/14 DELEGATED

BH2014/00256

6 Nevill Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating rear window

Report from: 20/02/14 to 12/03/14

and side dormer.

Applicant: Tracy Smith
Officer: Emily Stanbridge 292359
Approved on 24/02/14 DELEGATED

BH2014/00305

3 Frant 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 4m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.6m.

Applicant: Ms Sasha Davis
Officer: Steven Lewis 290480

Prior approval not required on 05/03/14 DELEGATED

BH2014/00334

17 Milcote Avenue Hove

Certificate of Lawfulness for proposed loft conversion incorporating rear dormer with Juliet balcony, front rooflights, roof extension and side window and single storey rear extension.

Applicant: Mr Andrew Lake
Officer: Christine Dadswell 292205

Refused on 07/03/14 DELEGATED

WESTBOURNE

BH2013/04108

42 Hove Street Hove

Replacement of existing metal double glazed front dormer window with white UPVC double glazed window.

Applicant: Mrs Sally-Anne Bowen
Officer: Andrew Huntley 292321

Refused on 27/02/14 DELEGATED

1) UNI

The introduction of a uPVC dormer window of a poor and unsympathetic design and material, would be in contrast to the existing timber Edwardian windows at ground and first floor level and would cause harm to the character and appearance of the existing property and the wider Pembroke and Princes Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Documents 09 and 12.

BH2013/04109

42 Hove Street Hove

Replacement of existing fascia, bargeboards, soffits, guttering and downpipe to the front of the property.

Applicant: Mrs Sally-Anne Bowen
Officer: Jason Hawkes 292153

Refused on 28/02/14 DELEGATED

1) UNI

Notwithstanding the lack of details submitted, the introduction of UPVC fascias, bargeboards, guttering and downpipes would be in contrast to the timber Edwardian windows at ground and first floor level and would cause harm to the character and appearance of the existing property and the wider Pembroke and Princes Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2013/04362**22 Pembroke Crescent Hove**

Erection of single storey side extensions incorporating demolition of existing detached garage.

Applicant: Mr Justin Everard

Officer: Andrew Huntley 292321

Refused on 27/02/14 DELEGATED

1) UNI

The proposals would appear as a visually incongruous, bulky, dominant and poorly related additions to the property by reason of their size, design, height and positioning. The proposed extensions and loss of the existing garage would visually harm the appearance of the property and the Pembroke and Princess Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00016**53 Wordsworth Street Hove**

Erection of single storey rear extension.

Applicant: Mrs Wendy Carter

Officer: Emily Stanbridge 292359

Approved on 04/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
As existing ground and roof plans, block and location plans	231WS53/01		03.01.2014
As existing rear and side elevations, section A-A and B-B	231WS53/02		03.01.2014
Proposed ground and roof plans, Block and location plans	231WS53.03		03.01.2014
Proposed rear and side elevations, section A-A and B-B and construction section	231WS53/04		03.01.2014

BH2014/00314

Report from: 20/02/14 to 12/03/14

61 Langdale Gardens Hove

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

Applicant: Mr & Mrs Abbott

Officer: Joanne Doyle 292198

Approved on 25/02/14 DELEGATED

WISH

BH2013/03352

37 St Heliers Avenue Hove

Erection of a single storey rear extension.

Applicant: Mr R Corbett

Officer: Steven Lewis 290480

Refused on 07/03/14 DELEGATED

1) UNI

The extension by reason of its height, depth and proximity to the shared (side) boundary would result in a harmful loss of light and outlook to occupants of the adjoining property to the north, 39 St Heliers Avenue. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guidance for Extensions and Alterations.

BH2013/04037

64 Welbeck Avenue Hove

Erection of raised timber decking to rear of property with steps to garden level and a balustrade.

Applicant: John Frenchum

Officer: Andrew Huntley 292321

Refused on 05/03/14 DELEGATED

1) UNI

The raised terrace at 0.55m above ground level and extending up to the boundary with number 66 Welbeck Avenue would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to 66 Welbeck Avenue. Therefore, the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/04118

Glebe Villas Playing Field Chelston Avenue Hove

Application for removal of condition 3 of BH2012/00248 (Removal of existing pavilion and erection of new single storey outbuilding incorporating teaching and changing facilities) which states the structure hereby permitted shall not be used except between the hours of 08:00 and 18:00 on Monday to Friday only.

Applicant: St Christophers School

Officer: Jason Hawkes 292153

Refused on 28/02/14 DELEGATED

1) UNI

The removal of condition 3 and resulting unimpeded hours use of the pavilion is deemed inappropriate and would result in a detrimental impact on the amenity of adjacent residential properties in respect of noise disturbance and an unneighbourly use. The scheme is therefore deemed contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/00049**14 Rothbury Road Hove**

Demolition of existing detached garages and chimney to side and erection of two storey side extension, erection of single storey rear extension and other associated alterations.

Applicant: Richard Blake

Officer: Helen Hobbs 293335

Approved on 06/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Plan	CH588/001	A	4th March 2014
Existing plans	CH588/002		8th January 2014
Existing elevations and sections	CH588/003		8th January 2014
Existing elevations and sections	CH588/004		8th January 2014
Proposed plans	CH588/005	A	4th March 2014
Proposed elevations and sections	CH588/006	A	4th March 2014
Proposed elevations and sections	CH588/007	A	4th March 2014

BH2014/00176**10 Chelston Avenue Hove**

Erection of front porch.

Applicant: Mrs J Muzzall

Officer: Emily Stanbridge 292359

Approved on 04/03/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

Report from: 20/02/14 to 12/03/14

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 plan and elevations		A	20.01.2014
Proposed porch			20.01.2014

Withdrawn Applications