

PLANS LIST 04 June 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****BH2013/03049****Site Between Bonheur & Rocklands Braypool Lane Brighton**

Erection of 1no three bedroom detached house with cycle/bin stores and parking areas.

Applicant: Mr John Blankson

Officer: Chris Swain 292178

Approved on 09/05/14 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 dwellinghouse 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 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.

4) UNI

The rooflights to the side roofslopes of the development hereby permitted shall be obscure glazed 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

The hereby approved driveway shall be built in accordance with the submitted

Arboricultural Report by R W Green Ltd the associated tree plans (Drawing Nos. RG-NDJ-LPJB 001 and RG-NDJ-LPJB 002) received 5 September 2014 and in accordance with BS5837 (2012).

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

6) 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.

7) 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.

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, including the hardstanding, 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 the fences for the protection of the trees to be retained have been erected in accordance with the submitted Arboricultural Report by R W Green Ltd the associated tree plans (Drawing Nos. RG-NDJ-LPJB 001 and RG-NDJ-LPJB 002) received 5 September 2014 and in accordance with BS5837 (2012). 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.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no 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 5 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

11) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning

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

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

12) UNI

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

The recommendations set out in Chapter 5 "Noise Mitigation Measures" in the Noise Assessment Report by Acoustic Associates Sussex Ltd dated 22 August 2013 and received on 5 September 2013 shall be implemented in full prior to occupation of the hereby approved dwellinghouse and shall be retained as such thereafter.

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwellinghouse hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit has achieved a Code for Sustainable Homes rating of Code level 5 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 dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to 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 vehicular access shall be constructed prior to the first occupation of the development hereby permitted and shall be retained thereafter.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 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 plan | 796/001 | | 5 September 2013 |
| Proposed site layout and | 796/31 | B | 23 October 2013 |

| | | | |
|--|--------------------|---|------------------|
| block plan | | | |
| Proposed ground floor plan | 796/32 | B | 23 October 2013 |
| Proposed first floor plan | 796/33 | B | 23 October 2013 |
| Proposed front and side elevations | 796/34 | A | 5 September 2013 |
| Proposed rear and side elevations | 796/35 | A | 5 September 2013 |
| Proposed sections | 796/37 | A | 5 September 2013 |
| Street scene and block plan | 796/38 | | 5 September 2013 |
| Proposed contextual elevations and plans | 796/39 | | 5 September 2013 |
| Proposed roof layout | 769/40 | | 5 September 2013 |
| Acoustic fence and bund details | 796/41 | | 23 October 2013 |
| Tree survey plan | RG-NDJ-LPJB 001 | | 5 September 2013 |
| Tree survey plan showing construction phase access | RG-NDJ-LPJB 002 | | 5 September 2013 |

BH2014/00394

144 Mackie Avenue Brighton

Change of use from retail (A1) to financial services (A2).

Applicant: A C Tax Services Ltd

Officer: Adrian Smith 290478

Approved on 01/05/14 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 | | | 14/02/2014 |
| Existing floor plan | PL-01 | | 21/02/2014 |
| Proposed floor plan | PL-02 | | 21/02/2014 |

BH2014/00813

Unit B1 Hollingbury Enterprise Estate Crowhurst Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2013/00745.

Applicant: In The Pipeline Ltd

Officer: Emily Stanbridge 292359

Approved on 08/05/14 DELEGATED

BH2014/00874

16 Old Farm Road Brighton

Erection of single storey rear/side extension.

Applicant: Laurie Taylor

Officer: Julia Martin-Woodbridge 294495

Refused on 13/05/14 DELEGATED

1) UNI

The proposed extension, by virtue of its design, scale and siting would form a bulky and unsympathetic addition resulting in an overextended and disjointed appearance to the property. As such, the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: 'Design guide for extensions and alterations'.

BH2014/00958

13 Greenfield Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3.3m.

Applicant: Mrs Suzanna Cassidy

Officer: Robin Hodgetts 292366

Prior approval not required on 01/05/14 DELEGATED

BH2014/01023

45 Vale Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6m, for which the maximum height would be 2.7m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Olly Olsen

Officer: Christine Dadswell 292205

Prior approval not required on 14/05/14 DELEGATED

PRESTON PARK

BH2013/04085

11A Preston Park Avenue Brighton

Demolition of existing dwelling and erection of 3no detached dwellings with associated landscaping and parking.

Applicant: Roche Barrett Estates

Officer: Liz Arnold 291709

Approved on 30/04/14 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 other alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B and C 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, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

No development shall be undertaken until the exclusion fencing for amphibians and reptiles shall be installed and the site cleared in accordance with the information set out in the Ecology Report and Ecology Plan received on the 4th March 2014. The exclusion fencing must be maintained and kept clear of vegetation throughout the period of construction.

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

5) UNI

Notwithstanding the Ecology Report and Ecology Plan submitted on the 4th March 2014 and letter from Paul Pendlebury submitted on the 20th March 2014, the following measures must be adhered to;

a) All works shall be undertaken during the amphibian's active period (mid- March to October),

b) The minimum pitfall trap effort is 50 traps per ha,

c) The minimum trapping effort is 30 suitable days in spring or 15 days in spring (February to June) and 15 in Autumn (July to October) followed by five days clear. Suitable conditions are taken as 5° or more night time temperatures,

d) Rubbles pile within the construction zone shall be dismantled manually under the supervision of a suitably qualified and experienced ecologist.

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

6) UNI

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

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

7) UNI

The 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.

8) UNI

Notwithstanding the information submitted, the development hereby permitted shall not be commenced until further 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

The development hereby approved shall not be occupied until the parking areas have been implemented in accordance with the approved plans or other details which have been submitted to and approved in writing by the Local Planning Authority. The parking areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

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

10) UNI

No development shall commence until the fences for the protection of the trees to be retained have been erected to the specification as set out in the Ecology and Reptile Report, received on the 10th March 2014 and within a letter from Paul Pendlebury, received on the 20th March 2014 and in a position as set out in the Unnumbered Landscaping plan received on the 4th March 2014. The 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 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.

11) UNI

Notwithstanding the details submitted, 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. Replacement trees should be marked on the submitted plan to compensate for the trees already removed from the western boundary of the site, to the south of the proposed cycle store area.

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

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.

13) 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.

14) UNI

Notwithstanding the information submitted, the first floor windows within the north facing elevation of Unit 1 hereby permitted shall be obscure glazed and non-opening unless the parts of the windows/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

15) 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 5 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.

16) 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 5 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

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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.

18) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Management Statement, received on the 2nd December 2013, shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

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 |
|-------------------------|-----------------------|---------|-------------------|
| OS Maps | LH11-027-100 | Rev. A | 2nd December 2013 |
| Existing Elevations | TA 1120/04 | | 2nd December 2013 |
| Existing Floor Plans | TA 1120/03 | | 2nd December 2013 |
| Topographical Survey | SSL:11489:20 0:1:1 | | 2nd December 2013 |
| Floor Plans | LH13-627 MA/FP 201 | Rev. E | 2nd December 2013 |
| Roof & Landscaping Plan | LH13-627 MA FP 202 | Rev. E | 2nd December 2013 |
| Front Elevations | LH13-627 MA FP 203 | Rev. D | 13th January 2014 |
| Side Elevations | LH13-627 MA FP 204 | Rev. E | 13th January 2014 |
| Rear Elevations | LH13-627 MA FP 205 | Rev. D | 13th January 2014 |
| Side Elevations | LH13-627 MA FP 206 | Rev. D | 13th January 2014 |
| Landscaping Plan | | | 4th March 2014 |

BH2014/00101

92 Preston Drove Brighton

Installation of new shopfront. (Part retrospective).

Applicant: Mr Ayhan Sen

Officer: Emily Stanbridge 292359

Refused on 24/04/14 DELEGATED

1) UNI

The proposal results in the loss of the attractive original shop front. The loss of the centralised recessed door and its repositioning to the eastern side of this front elevation, adjacent to the existing flat entrance is considered to cause significant disruption and harm to the character and appearance of this building and the surrounding Preston Park Conservation Area. As such the proposed development is contrary to QD10 and SPD02: Shop front design.

BH2014/00407

First Floor Flat 3 Port Hall Road Brighton

Replacement of existing aluminium and timber windows with UPVC windows.

Applicant: Mr Peter Sturman

Officer: Joanne Doyle 292198

Approved on 07/05/14 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 | | | 12 Mar 2014 |
| Sectional Drawings | | | 07 Feb 2014 |
| Window Specifications Guide | | | 07 Feb 2014 |

BH2014/00640

5 York Villas Brighton

Excavation at basement level incorporating new bay window to front elevation.

Applicant: Mr Jonathan Taylor

Officer: Chris Swain 292178

Approved on 01/05/14 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 windows hereby approved shall be painted timber, vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, and the windows 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 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 | 5YV3/1 | | 6 March 2014 |
| Block plan | 5YV3/2 | | 6 March 2014 |
| Existing elevations | 5YV3/3 | | 6 March 2014 |
| Proposed elevations | 5YV3/4 | | 6 March 2014 |
| Existing ground floor plan | 5YV3/5 | | 6 March 2014 |
| Proposed ground floor plan | 5YV3/6 | | 6 March 2014 |
| Existing and proposed basement floor plans and | 5YV3/7 | | 6 March 2014 |

| | | | |
|------------------------------------|--------|--|--------------|
| sections | | | |
| Proposed front elevation / section | 5YV3/8 | | 6 March 2014 |

BH2014/00669

44 Hythe Road Brighton

Installation of raised decking to rear incorporating steps to garden and privacy screening.

Applicant: Mrs P Newman-Starley

Officer: Joanne Doyle 292198

Refused on 08/05/14 DELEGATED

1) UNI

The proposed raised decking by reason of its elevated height represents an un-neighbourly and overbearing addition which would result in increased overlooking and loss of privacy towards no 42 Hythe Road to the detriment of the residential amenity of this dwelling. Furthermore the proposed privacy screen, measuring 1.8m high and 1.2m along the boundary, would result in loss of outlook and loss of light toward no 42 Hythe Road. As such, the proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/00679

78 Southdown Avenue Brighton

Erection of a single storey rear extension. Roof alterations incorporating rear dormer and rooflight.

Applicant: Daniel Glover

Officer: Julia Martin-Woodbridge 294495

Approved on 08/05/14 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 rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

4) UNI

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 & Location Plan | 2065(10)001 | | 03.03.2014 |
| Proposed Site & Location Plan | 2065(11)001 | | 03.03.2014 |
| Existing Plans | 2065(20)001 | | 03.03.2014 |
| Proposed Ground Floor | 2065(21)001 | | 03.03.2014 |

| | | | |
|------------------------------------|-------------|--|------------|
| Proposed First & Second Floor Plan | 2065(21)002 | | 03.03.2014 |
| Proposed Roof Plan | 2065(21)003 | | 03.03.2014 |
| Existing Elevations & Section | 2065(30)001 | | 03.03.2014 |
| Proposed Elevations & Section | 2065(31)001 | | 03.03.2014 |

BH2014/00743

Prestamex House 171-173 Preston Road Brighton

External alterations to facade of building including revised entrance, revised fenestration and other associated works.

Applicant: Daejan (Brighton) Limited

Officer: Helen Hobbs 293335

Approved on 02/05/14 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 policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|--------------------------|------------------------|---------|----------------|
| Location plan | 130219-A-S-V A-D001 | | 6th March 2014 |
| Existing floor plans | 130219-A-S-V A-D002 | | 6th March 2014 |
| Existing east elevation | 130219-A-S-V A-D003 | | 6th March 2014 |
| Existing north elevation | 130219-A-S-V A-D004 | | 6th March 2014 |
| Existing south elevation | 130219-A-S-V A-D005 | | 6th March 2014 |
| Existing west elevation | 130219-A-S-V A-D006 | | 6th March 2014 |
| Proposed east elevation | 130219-A-S-V A-D007 | | 6th March 2014 |
| Proposed north elevation | 130219-A-S-V A-D008 | | 6th March 2014 |
| Proposed south elevation | 130219-A-S-V A-D009 | | 6th March 2014 |
| Proposed west elevation | 130219-A-S-V | | 6th March 2014 |

| | | | |
|---------------------------|------------------------|--|----------------|
| | A-D010 | | |
| Proposed elevation detail | 130219-A-S-V A-D011 | | 6th March 2014 |

BH2014/00779

74 Preston Road Brighton

Erection of office unit above existing vehicular MOT service garage.

Applicant: S Strafford

Officer: Andrew Huntley 292321

Refused on 12/05/14 DELEGATED

1) UNI

The proposed first floor addition, by virtue of its contrived design, size, height, bulk and siting up to the boundary with properties on Ditchling Rise would result in a visually bulky, intrusive, overbearing and incongruous addition to the building, which is unsympathetic to the design of the existing building. As a result, the proposal would be detrimental to the visual amenities of the parent building, the street scene and the wider area. The proposal is therefore contrary to policies QD14 and EM4 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The walkway at first floor level would cause significant harm to neighbouring amenity by reason of the perception of overlooking and loss of privacy to neighbouring properties. In addition, the proposal would result in the loss of outlook from neighbouring properties by reason of its siting, height and bulk. Therefore, the proposal would be contrary to policies QD14, QD27 and EM4 of the Brighton & Hove Local Plan.

3) UNI3

The proposal has failed to demonstrate that that any lighting and/or plant, which may be necessary, would not have further detrimental impacts on neighbouring amenity. Furthermore, it has not been shown that the existing garage would not impact on the amenity of future occupiers of the offices or that the proposed offices would not have the potential to impact on the running of the existing garage at ground floor level. Therefore, the proposal would be contrary to policies QD27 and EM4 of the Brighton & Hove Local Plan.

BH2014/00796

28 Sandgate Road Brighton

Erection of first floor rear extension.

Applicant: Mr & Mrs King

Officer: Chris Swain 292178

Approved on 09/05/14 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

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 within the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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 | 1363/E01 | | 12 March 2014 |
| Existing ground and first floor plan | 1363/E02 | | 12 March 2014 |
| Existing elevations | 1363/E03 | | 12 March 2014 |
| Existing section | 1363/E04 | | 12 March 2014 |
| Block plan | 1363/PL01 | | 12 March 2014 |
| Proposed floor plans | 1363/PL02 | | 12 March 2014 |
| Proposed roof plan and elevations | 1363/PL03 | | 12 March 2014 |
| Proposed section | 1363/EPL04 | | 12 March 2014 |

BH2014/00842

32A Chatsworth Road Brighton

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mrs Edalene Lee

Officer: Robin Hodgetts 292366

Approved on 12/05/14 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 plan | 101 | | 17/03/14 |
| Existing plans and elevations | 103 | | 17/03/14 |
| Proposed plans and elevations | 104 | | 17/03/14 |

BH2014/00855

4 Chester Terrace Brighton

Installation of front rooflight and rear dormer. (Part retrospective)

Applicant: Mr Ian Carter

Officer: Emily Stanbridge 292359

Refused on 13/05/14 DELEGATED

1) UNI

The proposed rear dormer by virtue of its position and design is deemed unacceptable. The rear dormer is situated to the far northern side of the roof slope, giving it a cramped appearance whilst relating poorly to the fenestration below, harming the appearance of the property. In addition the modern window design does not reflect that of the existing fenestration to the property, further disrupting its general appearance. As such the development is contrary to policy QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2014/00991

187 Osborne Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.7m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.9m.

Applicant: Andy Renault

Officer: Joanne Doyle 292198

Prior approval not required on 07/05/14 DELEGATED

BH2014/01172

34 Sandgate Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.1m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.6m.

Applicant: Mr Philip Wainwright

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 13/05/14 DELEGATED

REGENCY

BH2013/02437

Koba 135 Western Road Brighton

Conversion of rear part of building from cafe/bar (A3) to 5 no one and two bedroom flats incorporating a rear extension at second floor level, alterations and additions to fenestration, removal of external rear fire escape, creation of rear balconies and associated external alterations.

Applicant: Mr Jake Kempston

Officer: Guy Everest 293334

Approved on 07/05/14 DELEGATED

1) UNI

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

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

2) UNI

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

approved drawings listed below.

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

| Plan Type | Reference | Version | Date Received |
|-------------------------------|-----------|---------|---------------|
| Existing Plans | E01 | B | 23/04/2014 |
| Existing Plans | E02 | | 06/03/2014 |
| Existing Elevations | E03 | | 06/03/2014 |
| Existing Elevations | E04 | | 06/03/2014 |
| Existing Elevations | E05 | | 06/03/2014 |
| Proposed Plans | GA01 | B | 06/03/2014 |
| Proposed Plans | GA02 | B | 06/03/2014 |
| Proposed Section | GA03 | B | 06/03/2014 |
| Proposed Section | GA04 | | 06/03/2014 |
| Proposed Section & Elevations | GA05 | B | 06/03/2014 |

3) UNI

The hereby approved rooflights to the rear elevation of the building shall be 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

The external finishes of the hereby approved second floor rear extension 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

5) 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.

6) UNI

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

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

7) UNI

Notwithstanding the submitted plans no development shall commence until details of Lifetime Homes standards to be incorporated in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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

8) 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.

9) 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.

BH2013/02947

10 Duke Street Brighton

Change of use from retail (A1) to hot food takeaway (A5) including replacement of existing extraction fan to rear elevation.

Applicant: Ben's Cookies

Officer: Andrew Huntley 292321

Refused on 28/04/14 DELEGATED

1) UNI

The proposed change of use from a retail unit (A1) to a takeaway (A5) would have an adverse effect in the vitality and vibrancy of the Regional Shopping Centre and will undermine its retail function, contrary to policy SR4 of the Brighton & Hove Local Plan.

BH2013/03682

Former Royal Alexandra Hospital 57 Dyke Road Brighton

Application for approval of details reserved by conditions 38 and 40 of application BH2010/03379.

Applicant: Taylor Wimpey South West Thames

Officer: Guy Everest 293334

Approved on 01/05/14 DELEGATED

BH2013/04150

38-42 East Street Brighton

Conversion of existing office (B1) on parts of second, third and fourth floors to 9no residential dwellings (C3), with associated alterations including second and third floor rear extension to number 38, creation of new link corridor to number 41, replacement timber double glazed windows and refurbishment works.

Applicant: CBRE Global Investors

Officer: Liz Arnold 291709

Approved on 02/05/14 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 policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber vertical sliding sashes with concealed trickle vents. 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until section details at 1:5 scale of the new cornice and stringcourse mouldings to the extension hereby approved at the rear of number 38 East Street 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.

5) UNI

No development shall take place until further details, including the location, material, colour and appearance of the new vents for the ventilation system to have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

6) UNI

All new and replacement rainwater goods shall be in cast iron and shall be painted black and retained as such thereafter.

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

7) 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The new dwellings hereby permitted shall be constructed to Lifetime Homes standards, where practicable, 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.

9) UNI

Notwithstanding the information submitted, the development hereby permitted shall not be commenced until further 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

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.

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

Notwithstanding the information submitted, no development shall take place until a written Site Waste Management Plan, 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: As insufficient information has been submitted, to ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

13) UNI

Notwithstanding the information submitted, no development shall commence until full details of means of ventilation of the residential units have 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 the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to ensure a

satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

14) UNI

Notwithstanding the information submitted, no development shall commence until full details of the soundproofing of the windows of the residential units hereby approved have 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 the property and to comply with policy QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

15) UNI

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

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

16) UNI

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 | L639 P(0) 100 | | 6th December 2013 |
| Existing Ground Floor Plan | L639 P(0) 101 | | 6th December 2013 |
| Existing Basement Plan | L639 P(0) 102 | | 6th December 2013 |
| Existing First & Second Floor Plan | L639 P(0) 103 | Rev. G | 17th February 2014 |
| Existing Third & Fourth Floor Plan | L639 P(0) 104 | Rev. G | 17th February 2014 |
| Existing East Street Elevation | L639 P(0) 105 | | 6th December 2013 |
| Existing North & South Elevations | L639 P(0) 106 | | 20th January 2014 |
| Existing Rear Elevation | L639 P(0) 107 | | 6th December 2013 |
| Proposed Ground Floor Plan | L639 P(0) 108 | | 6th December 2013 |
| Proposed Basement Plan | L639 P(0) 109 | | 6th December 2013 |
| Proposed First & Second Floor Plan | L639 P(0) 110 | Rev. F | 17th February 2014 |
| Proposed Third & Fourth Floor Plan | L639 P(0) 111 | Rev. G | 17th February 2014 |
| Proposed East Street Elevation | L639 P(0) 112 | | 6th December 2013 |

| | | | |
|---|---------------|--------|--------------------|
| Proposed North & South Elevations | L639 P(0) 113 | Rev. F | 17th February 2014 |
| Proposed Section A-A | L639 P(0) 114 | Rev. F | 17th February 2014 |
| Proposed Rear Elevation Part Section B-B | L639 P(0) 115 | Rev. G | 17th February 2014 |
| Proposed Second & Third Floor Plan, Detail no. 42 | L639 P(0) 116 | | 6th December 2013 |
| Proposed East & Rear Elevations, Detail No. 42 | L639 P(0) 117 | Rev. E | 20th January 2014 |
| Proposed North Elevation, Detail No. 42 | L639 P(0) 118 | | 6th December 2014 |

BH2013/04151

38-42 East Street Brighton

Conversion of existing office (B1) on parts of second, third and fourth floors to 9no residential dwellings (C3), with associated alterations including second and third floor rear extension to number 38, creation of new link corridor to number 41, replacement timber double glazed windows and refurbishment works. Internal alterations to layout including addition of a new internal staircase from ground to basement level in number 42 and the removal of the existing staircase.

Applicant: CBRE Global Investors

Officer: Liz Arnold 291709

Approved on 02/05/14 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 cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

3) UNI

No development shall take place until further details, including the location, material, colour and appearance of the new vents for the ventilation system to have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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 new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black and retained as such thereafter.

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

5) UNI

No works shall take place until full details of the proposed doors, architraves, cornices and skirtings to number 42 East Street, including 1:20 scale sample elevations and 1:1 scale profiles, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

6) 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.

7) UNI

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

8) UNI

No development shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber vertical sliding sashes with concealed trickle vents. 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2013/04322

51 Ship Street Brighton

Removal of rear fire escape stairs incorporating relocation of fire escape door and reinstatement of stonework to front and rear.

Applicant: TGI Friday's

Officer: Christopher Wright 292097

Approved on 24/04/14 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 works shall take place to the front elevation until a sample of the proposed new matching Portland stone 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 details.

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

3) UNI

The hereby approved door to the rear elevation shall be painted black within one month of installation and shall be retained as such thereafter.

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

4) UNI

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

approved drawings listed below.

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

| Plan Type | Reference | Version | Date Received |
|---|---------------|---------|---------------|
| Location Plan | | | 19 Dec 2013 |
| Access Around Building Basement Floor | 2405/FR/001/* | | 3 Jan 2014 |
| Access Around Building Ground Floor | 2405/FR/002/* | | 3 Jan 2014 |
| Existing External Elevations Front & Rear | 2405/02/* | | 3 Jan 2014 |
| Proposed External Elevations Front & Rear | 2405/04/B | | 3 Jan 2014 |
| Proposed External Elevations Front | 2405/60/A | | 19 Dec 2013 |

BH2013/04323

51 Ship Street Brighton

Removal of rear fire escape stairs incorporating relocation of fire escape door and reinstatement of stonework to front and rear.

Applicant: TGI Friday's

Officer: Christopher Wright 292097

Approved on 28/04/14 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 door to the rear elevation shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

No works shall take place to the front elevation until a sample of the proposed new matching Portland stone 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 details.

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

BH2013/04377

38-39 East Street Brighton

Installation of metallic scissor curtains to front doors of shop. (Retrospective)

Applicant: SMCP UK Limited

Officer: Liz Arnold 291709

Approved on 12/05/14 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 |
|-------------------------|-----------|---------|-------------------|
| Location Map | P02 | | 5th February 2014 |
| Site Location Plan | P05 | | 5th February 2013 |
| Existing Shopfront | P30 | | 5th February 2013 |
| Shopfront | P32 | | 5th February 2013 |
| Scissor Curtain Details | P33 | | 17th March 2014 |

BH2014/00204

Brighton Town Hall Bartholomew Square Brighton

Installation of commemorative plaque to West elevation.

Applicant: Brighton & Hove City Council Commemorative Plaque Panel

Officer: Emily Stanbridge 292359

Minded to Grant National Planning Casework Unit (Secretary of State) on 29/04/14

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 existing 'No Smoking' sign to the western elevation below the proposed siting of the commemorative plaque shall be removed.

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

BH2014/00294

39-40 Kings Road Brighton

Replacement of existing timber sash windows with UPVC sash windows on first, second, third and fourth floors.

Applicant: D H Moyle Properties

Officer: Emily Stanbridge 292359

Refused on 30/04/14 COMMITTEE

1) UNI

The proposed UPVC replacement windows would cause significant harm to the character and appearance of the host properties, street scene and the wider Old Town Conservation Area. The use of UPVC is an unsympathetic material to such an historic building which would result in the frames having a significantly bulkier appearance that would not match the existing joinery details to the building. As such the proposed alterations are contrary to HE6 within the Brighton & Hove Local Plan and SPD09: Architectural Features.

BH2014/00457

13 Queensbury Mews Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03976.

Applicant: Geoffrey Waters

Officer: Jason Hawkes 292153

Approved on 12/05/14 DELEGATED

BH2014/00526

Land Adjacent to Basketball Court Kings Road Arches Brighton

Installation of photographic booth to pavement.

Applicant: Photomatic

Officer: Helen Hobbs 293335

Refused on 02/05/14 DELEGATED

1) UNI

The proposed photo booth, by reason of its substantial size and bulk, would form an alien and obtrusive feature to this traditional seafront promenade, and would appear as harmful visual clutter. Furthermore the siting and bulk of the photo booth would obscure the adjoining Grade II listed railings. The proposal would therefore result in significant harm and would fail to preserve the character or appearance of the Regency Square Conservation Area and adjoining listed seafront railings. The proposal is thereby contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan.

BH2014/00578

36 & 37 Montpelier Road Brighton

Alterations to convert joint basement (A3) to form lower ground floor flat at No. 37 and maisonette on lower ground and ground floor of No. 36. External alterations to all floors including replacement windows, new railings, new rear dormer, rear rooflight and associated works.

Applicant: Paxform Properties Ltd

Officer: Steven Lewis 290480

Approved on 01/05/14 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 and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

3) UNI

Notwithstanding previously submitted drawings, no works shall take place until the detailed design including materials and finishes of the following items has been submitted to and approved in writing by the Local Planning Authority:

- i) French doors (including door furniture)
- ii) All new external doors (including door furniture)
- iii) All new windows (including reveals, cill and head treatment)

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

4) UNI

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

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

5) UNI

Notwithstanding the plans all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black and retained as such thereafter.

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

6) UNI

The development hereby permitted shall not be occupied until the sustainability measures including efficient gas boiler, raised food beds, insulation, glazing detailed within the Sustainability Checklist received on the 20th February 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

7) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|--------------------------------|-----------|---------|---------------|
| Existing LG Floor | 141/5 | | 20/02/2014 |
| Existing UG & 1st Floor no.36 | 141/6 | | 20/02/2014 |
| Existing 2nd & 3rd Floor no.36 | 141/7 | | 20/02/2014 |
| Existing Section no.36 | 141/8 | | 20/02/2014 |
| Existing Rear elevation | 141/9 | A | 29/04/2014 |
| Existing Elevations | 141/10 | A | 04/03/2014 |
| Location & Block Plan | 141/11 | | 20/02/2014 |
| Proposed LG Floor | 141/12 | E | 25/04/2014 |
| Proposed UG & 1st Floor no.36 | 141/13 | C | 25/04/2014 |
| Proposed 2nd & 3rd Floor no.36 | 141/14 | B | 04/04/2014 |
| Proposed Section no.36 | 141/15 | C | 25/04/2014 |
| Proposed Rear elevation | 141/16 | | 20/02/2014 |
| Proposed Door elevations | 141/17 | | 05/04/2014 |
| Prop. W.Skirt & Metalwork | 141/18 | B | 25/04/2014 |
| Proposed Staircases | 141/19 | A | 05/04/2014 |
| Existing Elevations | 141/21 | | 04/04/2014 |
| Proposed Elevations | 141/22 | | 04/04/2014 |

8) UNI

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

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

BH2014/00579

36 & 37 Montpelier Road Brighton

Alterations to convert joint basement (A3) to form lower ground floor flat at No. 37 and maisonette on lower ground and ground floor of No. 36. External alterations to all floors including replacement windows, new railings, new rear dormer and rooflight and associated works.

Applicant: Paxform Properties Ltd

Officer: Steven Lewis 290480

Approved on 02/05/14 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

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.

3) UNI

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

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

4) UNI

No development shall take until a satisfactory lime plaster method statement has been submitted to and approved by the local planning authority. The statement shall set out an appropriate lime plaster mix and methodology of implementation. The works shall be carried out in strict 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.

5) UNI

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

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

6) UNI

Notwithstanding the submitted plans all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black and retained as such thereafter.

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

7) UNI

Notwithstanding previously submitted drawings, no works shall take place until the detailed design including materials and finishes of the following items has been submitted to and approved in writing by the Local Planning Authority:

- i) French doors (including door furniture)
- ii) All new external doors (including door furniture)
- iii) All new windows (including reveals, cill and head treatment)

iv) New basement staircase (including treads, risers, balustrade)

v) All new internal doors (including door furniture)

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.

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

8) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

9) UNI

The reinstatement of party wall and chimney breast detail at lower ground level, reinstatement of walls to the hall at lower ground floor and the reinstatement of the staircase to between lower upper ground floors shall be completed in accordance with the approved plans prior to the first reoccupation of the accommodation.

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

BH2014/00613

6-8 Preston Street Brighton

Formation of new double door access creating new main entrance and installation of new windows to front elevation with associated alterations.

Applicant: Genting Casino UK Ltd

Officer: Oguzhan Denizer 290419

Approved on 12/05/14 DELEGATED

1) UNI

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

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

2) UNI

The proposed tiling to be installed to the front elevation of the building hereby permitted shall match in material, colour, style, bonding and texture the existing tiling to the façade.

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

3) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|------------------------------|-----------|---------|---------------|
| Site Location Plan | 375/LP/01 | | 24/02/2014 |
| Existing Shopfront Elevation | 375/SF/01 | | 24/02/2014 |
| Proposed Shopfront Elevation | 375/SF/02 | A | 25/04/2014 |
| Existing Ground Floor Plan | 375/EP/01 | | 24/02/2014 |
| Proposed Ground Floor Plan | 375/PP/01 | A | 25/04/2014 |

BH2014/00621

11 Little East Street Brighton

Change of use from restaurant (A3) to apart-hotel (C1) to first and second floors with associated alterations.

Applicant: Little East Street Limited

Officer: Steven Lewis 290480

Approved on 30/04/14 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

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.

4) UNI

No development shall take place until details of sustainability measures to secure improvements upon the use of energy and water of the building have been submitted and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details and shall thereafter be retained as such.

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

5) UNI

The front door hereby approved shall match exactly the original door to the building, including its architrave, frame and glazing bar dimensions and mouldings, and the reveal details. The door 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

No development shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed 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 HE6 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until full details of all new railings and gates, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, have been submitted to and approved in writing by the Local Planning

Authority. The works shall be carried out and completed 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 HE6 of the Brighton & Hove Local Plan.

8) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|-----------------------|-----------|---------|---------------|
| Location & Site Plans | 1310/P01 | 01 | 05/03/2014 |
| Existing Elevations | 1310/P05 | 01 | 05/03/2014 |
| Existing Floor Plans | 1310/P06 | | 25/02/2014 |
| Proposed Floor Plans | 1310/P10 | | 25/02/2014 |
| Proposed Elevations | 1310/P11 | | 05/03/2014 |
| Existing Photos | 1310/PH01 | 01 | 25/02/2014 |

9) UNI

The second floor front windows hereby approved shall be single glazed painted timber casements shall match exactly the original windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details to match the original windows to the building, 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.

BH2014/00638

6-8 Preston Street Brighton

Display of internally illuminated projecting sign.

Applicant: Genting Casino UK Ltd

Officer: Oguzhan Denizer 290419

Refused on 13/05/14 DELEGATED

1) UNI

The projecting sign by reason of its size and siting would result in an overly prominent and unduly bulky addition to the building and would fail to preserve the character and appearance of the Regency Conservation Area. The proposal would result in significant harm to amenity and is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

2) UNI2

The projecting sign would result in harm to amenity for occupiers of adjoining properties by virtue of size, illumination and close proximity to adjoining first floor residential accommodation. The proposal would result in significant harm to amenity and is contrary to policy QD12 of the Brighton & Hove Local Plan, and Supplementary Planning Document 09, Advertisements.

BH2014/00694

Royal York Buildings 41-42 Old Steine Brighton

Display of 3no internally illuminated fascia signs and 1no vinyl sign.

Applicant: YHA (England & Wales) Ltd

Officer: Liz Arnold 291709

Approved on 12/05/14 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.

BH2014/00754

27 Ship Street Brighton

Installation of replacement signage incorporating entrance plaque and lettering sign illuminated by new trough light.

Applicant: Youngs

Officer: Julia Martin-Woodbridge 294495

Approved on 13/05/14 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 trough light hereby approved shall match the fascia colour and shall be maintained as such thereafter.

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

BH2014/00768

West Beach Hotel 135 - 136 Kings Road Brighton

Replacement of existing aluminium windows with timber sash windows to South and East elevations at first, second, third and fourth floor levels.

Applicant: West Beach Hotel (SprachCaffe UK)

Officer: Emily Stanbridge 292359

Approved on 14/05/14 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 windows hereby approved to the first floor of the property shall be constructed as triple sash, sliding sash windows as confirmed within the email received from the agent on the 8th May 2014.

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

3) UNI

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

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

4) UNI

The 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 | | | 10.03.2014 |
| Block plan | | | 10.03.2014 |
| First and second floor plans | 83413/PL.01 | | 10.03.2014 |
| Third and fourth floor plans | 83413/PL.02 | | 10.03.2014 |
| Elevations-existing | 83413/PL.03 | | 10.03.2014 |
| Elevations-proposed | 83413/PL.04 | | 10.03.2014 |
| Section through head | | | 10.03.2014 |
| Section through stiles | | | 10.03.2014 |
| Section through meeting rails | | | 10.03.2014 |
| Section through Cill | | | 10.03.2014 |

BH2014/00804

77-78 East Street Brighton

Display of internally illuminated fascia sign, 2no internally illuminated hanging signs and internally illuminated menu box (Retrospective).

Applicant: Eclectic Clubs and Bars Ltd

Officer: Liz Arnold 291709

Split Decision on 14/05/14 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 southern sited internally illuminated hanging sign, internally illuminated fascia sign and internally illuminated menu box sign shown on drawing titled Proposed Shopfront Elevation.

1) UNI

REFUSE advertisement consent for the internally illuminated northern sited hanging sign shown on drawing titled Proposed Shopfront Elevation

2) UNI2

The proposed northern sited hanging sign, shown on the drawing titles Proposed Shopfront Elevation received on the 12th March 2014, by virtue of its positioning close to neighbouring signage and in conjunction with the southern sited hanging sign and fascia sign, results in excess visual clutter to the western elevation which detracts from the character and appearance of the parent property, the East Street street scene and the wider area, including the surrounding Old Town Conservation Area and the setting of Listed Buildings within the vicinity of the site. As such the proposal is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document 07 'Advertisements'.

BH2014/00845

39 Norfolk Road Brighton

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

Applicant: John Lloyd

Officer: Helen Hobbs 293335

Approved on 09/05/14 DELEGATED

BH2014/00919

Pugets Cottage Rear of 15 North Street Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/03589.

Applicant: West Register (Property Investments) Ltd

Officer: Steven Lewis 290480

Split Decision on 12/05/14 DELEGATED

1) UNI

APPROVE the details pursuant to condition 3 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 4 are NOT APPROVED

2) UNI2

It would be premature to approve a render finish at this stage. The restoration of the gable end and the infilling of the first floor opening in matching material could still include flint and without sufficient investigation the proposal does not satisfactorily preserve the special historic and architectural interest of the building, contrary to policy HE1 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2012/03707

27-33 Ditchling Road Brighton

Demolition of existing building and construction of new 4no storey building providing retail (A1), offices (B1), financial and professional services (A2) and restaurant/café (A3) uses at ground floor level and student accommodation (sui generis) (total of 86 rooms) at ground, first, second and third floor levels with associated works.

Applicant: Zise Ltd

Officer: Guy Everest 293334

Approved after Section 106 signed on 01/05/14 COMMITTEE

1) UNI

Prior to the occupation of the development hereby approved the applicant shall reinstate the redundant vehicle crossover on the northern side of Oxford Place back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development and shall be retained as such thereafter.

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

2) UNI

No development shall take place 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. The scheme as approved shall thereafter be implemented.

Reason: To ensure that the development is car-free and to comply with policies TR1, HO7 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential development (student accommodation) hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the residential development (student accommodation) built has achieved a Multi Residential BREEAM rating of '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.

4) UNI

Within 3 months of occupation of the hereby approved student accommodation a 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) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall 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:

(viii) 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.

5) 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.

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 Location Plan | 1000 | 00 | 21/11/2012 |
| Existing and Proposed Block Plan | 1001 | 00 | 21/11/2012 |
| Existing Floor Plan | 2000 | 00 | 21/11/2012 |
| Existing Floor Plan | 2001 | 00 | 21/11/2012 |
| Proposed Floor Plan | 2005 | 00 | 21/11/2012 |
| Proposed Floor Plans | 2006 | 00 | 21/11/2012 |
| Proposed Floor Plan | 2007 | 00 | 21/11/2012 |
| Existing Elevations | 2100 | 00 | 21/11/2012 |
| Existing Elevations | 2101 | 00 | 21/11/2012 |
| Contextual Analysis | 2103 | 00 | 21/11/2012 |
| Contextual Analysis | 2104 | 00 | 21/11/2012 |
| Proposed Elevations | 2105 | 00 | 21/11/2012 |
| Proposed Elevations | 2106 | 00 | 21/11/2012 |
| Proposed Floor Plans | 2008 | 00 | 21/11/2012 |
| Visual Impact Diagram | 2200 | 01 | 21/11/2012 |
| Proposed Sections and Elevations | 2201 | 00 | 21/11/2012 |

7) UNI

The A1, A2 and A3 uses hereby permitted shall not be open to customers except between the hours of 07:00 and 23:00 on Mondays to Saturdays and 10:00 and 22:00 on Sundays and Bank/Public Holidays. The B1 use hereby permitted shall not operate except between the hours of 07:00 and 23:00 on Mondays to Saturdays and 10:00 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.

8) UNI

No deliveries to or from the development hereby approved, shall occur except between the hours of 07.00 and 19.00 Monday to Saturday, and not at all 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.

9) UNI

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 07:00 and 19:00 on Mondays to Saturdays not at all on

Sundays or Bank/Public Holidays.

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

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

(i) 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;

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 works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination (or has been secured / contained in a manner which makes such material safe). Thereafter the scheme shall be monitored and

12) UNI

No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

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

13) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

14) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the residential development (student accommodation) hereby approved will achieve a Multi Residential BREEAM rating of 'Very Good' for the development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the residential development (student accommodation) hereby approved has achieved a Multi Residential BREEAM rating of 'Very Good' for the development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and 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

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.

16) UNI

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

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

17) 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, QD2, QD3, QD4, QD5 and HE6 of the Brighton & Hove Local Plan.

18) UNI

Notwithstanding the details shown in the approved drawings, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) Full details of the proposed shopfronts including 1:20 scale elevation drawings and section drawings;
- b) Elevations and sections at 1:20 scale of the proposed doors, and proposed windows, including solar shading and louvers;
- c) Sections at no smaller than 1:10 scale showing the horizontal bands of precast concrete; and
- d) Details of the proposed rainwater downpipes.

Reason: To secure further details of the proposed building design and to comply with policies QD1, QD2, QD3, QD4, QD5 and HE6 of the Brighton & Hove Local Plan.

19) UNI

Notwithstanding the details shown in the approved plans, no development shall take place until a revised scheme for the storage of refuse and recycling, including improved provision to serve the individual commercial units approved, 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.

20) UNI

No development shall take place until a scheme for soundproofing measures to the party walls/floors between commercial units, including the plant rooms, lifts and refuse store, and residential units 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 the occupiers of future occupants of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

21) UNI

No development shall commence until a scheme for sound insulation and alternative means of ventilation for the residential units (student accommodation) within the development 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 the occupiers of future occupants of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

22) 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 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 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.

23) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of '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.

BH2013/02528

The Open Market Marshalls Row Brighton

Application for approval of details reserved by condition 31 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Paul Vidler 292192

Approved on 14/05/14 DELEGATED

BH2013/02852

The Open Market Marshalls Row and Francis Street Brighton

Application for Approval of Details reserved by Condition 33 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Paul Vidler 292192

Approved on 13/05/14 DELEGATED

BH2013/03316

94-103 London Road Brighton

Application for Approval of Details Reserved by Conditions 22, 23 and 25 of application BH2012/02675 and conditions 21, 22 and 23 of BH2013/03310.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 13/05/14 DELEGATED

BH2013/03826

11 Buckingham Place Brighton

Removal of external fire escape and decking with revised fenestration to rear. Internal alterations to layout of ground floor.

Applicant: Ms Kefi Chadwick

Officer: Andrew Huntley 292321

Approved on 07/05/14 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

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

3) UNI

The 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.

4) UNI

No works shall take place until full details of new internal double doors including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. 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. The works shall be carried out and completed fully in accordance with the approved details 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.

5) UNI

The door handles to the new external and internal doors shall be brushed brass lozenge door knobs unless otherwise agreed in writing by the Local Planning Authority.

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

BH2013/03827

11 Buckingham Place Brighton

Removal of external fire escape and decking with revised fenestration to rear.

Applicant: Ms Kefi Chadwick

Officer: Andrew Huntley 292321

Approved on 07/05/14 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

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

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

| Plan Type | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Existing Floor Plans & Location Plan | 247.12.01 | | 04.02.2014 |
| Existing Second Floor Plan, Block Plan & Cross Section | 247.12.02 | A | 04.02.2014 |
| Proposed Floor Plans & Block Plan | 247.13.05 | A | 04.02.2014 |

| | | | |
|--|-------------|---|------------|
| Proposed Second Floor Plan, Block Plan & Cross Section | 247.13.06 | A | 04.02.2014 |
| Casement Window Detail | 247.12.D001 | A | 04.02.2014 |
| Casement Window Section | 247.13.D02 | A | 04.02.2014 |
| French Doors | 247.13.D003 | A | 04.02.2014 |
| French Door Sections | 247.13.D04 | | 04.02.2014 |
| Proposed Door & Juliet Balcony | 247.13.D005 | | 04.02.2014 |
| Proposed Door Section | 247.13.D06 | | 04.02.2014 |
| Proposed Dormer Sash Windows | 247.13.D007 | | 04.02.2014 |
| Sash Window Section | 247.12.D08 | | 04.02.2014 |

BH2013/04092

Royal Pavilion 4-5 Pavilion Buildings Brighton

Replacement of existing wallpaper with woven silk in the saloon.

Applicant: The Royal Pavilion

Officer: Emily Stanbridge 292359

Approved Secretary of State on 29/04/14

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.

BH2014/00007

69 Trafalgar Street Brighton

Display of non illuminated fascia signs and illuminated hanging signs.

Applicant: The Radiator Centre

Officer: Chris Swain 292178

Approved on 13/05/14 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.

BH2014/00085

1 Buckingham Close Bath Street Brighton

Replacement of existing metal framed windows and timber door with UPVC windows and door.

Applicant: Miss Hayley Hudson

Officer: Joanne Doyle 292198

Approved on 30/04/14 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 | | | 20 Jan 2014 |
| Window Drawing | | | 20 Jan 2014 |
| Quotation & Orders Sheet | | | 20 Jan 2014 |
| Specification Guide | | | 20 Jan 2014 |

BH2014/00393

11 Wykeham Terrace Brighton

Replacement of existing window and door with timber double doors to rear elevation with associated external alterations. Internal alterations to layout of house.

Applicant: Iain Findley

Officer: Julia Martin-Woodbridge 294495

Approved on 01/05/14 DELEGATED

1) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

BH2014/00537

55 Princes Road Brighton

Erection of a single storey rear extension and rebuilding of existing side lean-to. Replacement of aluminium windows with timber windows, installation of rear rooflight, replacement of ground floor roof tiles to slate and new roof to porch.

Applicant: Mrs Jane Power

Officer: Chris Swain 292178

Approved on 28/04/14 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 rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

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.

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 and block plan | CH600/001 | | 26 February 2014 |
| Existing plans | CH600/002 | | 26 February 2014 |
| Existing elevations | CH600/003 | | 26 February 2014 |
| Proposed plans | CH600/004 | | 26 February 2014 |

| | | | |
|---------------------|-----------|---|------------------|
| Proposed elevations | CH600/005 | B | 26 February 2014 |
| Sash window details | CH600/006 | | 26 February 2014 |

BH2014/00588

5 St Martins Street Brighton

Erection of single storey rear extension.

Applicant: Mr C Demetriou

Officer: Joanne Doyle 292198

Approved on 25/04/14 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 elevations of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|----------------------|------------|---------|---------------|
| Site Location Plan | 1401587 | | 21 Feb 2014 |
| Block Plan | 1401587 | | 21 Feb 2014 |
| Elevations | 15/1401587 | | 21 Feb 2014 |
| Existing Section | 04/1401587 | | 21 Feb 2014 |
| Proposed Section | 1401587 | | 12 March 2014 |
| Proposed Section | 14/1401587 | | 21 Feb 2014 |
| Existing Floor Plans | 03/1401587 | | 21 Feb 2014 |
| Proposed Floor Plans | 13/1401587 | | 21 Feb 2014 |

BH2014/00615

Downs Filling Station 134 Ditchling Road Brighton

Display of internally illuminated fascia signs and non illuminated window vinyls.

Applicant: Malthurst Retail Group

Officer: Chris Swain 292178

Refused on 02/05/14 DELEGATED

1) UNI

The proposed fascia and vinyl signage by reason of its, scale, bulk, design, colour scheme and excessive number of signs would result in a cluttered and incoherent appearance that relates poorly to the existing building and would detract significantly from the appearance and character of the Ditchling Road street scene and the setting of the Roundhill Crescent and Preston Park Conservation Areas, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

BH2014/00618

94-103 London Road Brighton

Application for Approval of Details Reserved by Conditions 26, 28 and 41 of application BH2013/03310

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 13/05/14 DELEGATED

BH2014/00659

Shaftesbury House 61 Stanley Road Brighton

Prior approval for change of use at ground floor level from office (B1) to residential (C3) to form 1no two bedroom flat.

Applicant: Jude Aldred

Officer: Christopher Wright 292097

Prior approval not required on 29/04/14 DELEGATED

BH2014/00740

29-30 Surrey Street Brighton

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

Applicant: Fuller Smith & Turner PLC

Officer: Chris Swain 292178

Approved on 08/05/14 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.

BH2014/00790

11-12 Marlborough Place Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 14no self contained flats.

Applicant: Kilbracken Properties (Brighton) Limited

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 08/05/14 DELEGATED

1) UNI

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

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

2) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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.

3) 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 un

BH2014/00803

5 North Gardens Brighton

Erection of a single storey infill extension to lightwell.

Applicant: D Bailey

Officer: Chris Swain 292178

Approved on 07/05/14 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 extract vents shall be metal or ceramic, fitted flush with the rear elevation and painted to match and retained as such thereafter.

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

3) UNI

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

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 | dav 01 | A | 12 March 2014 |
| Existing plans and elevations | dav 10 | D | 12 March 2014 |
| Proposed plans and elevations | dav 15 | E | 12 March 2014 |

BH2014/00817

Flat 3 15 Albert Road Brighton

Installation of 2no rooflights to the front roof slope.

Applicant: Roland Webster

Officer: Joanne Doyle 292198

Approved on 08/05/14 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 rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|---------------------------|-----------|---------|---------------|
| Site Location Plan | | | 12 Mar 2014 |
| Front Elevation Drawing | Plan 1 | | 12 Mar 2014 |
| Roof Plan & Cross Section | Plan 2 | | 12 Mar 2014 |

BH2014/00841

28 & 28B Crescent Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 5no self contained flats.

Applicant: Just Developments Ltd

Officer: Andrew Huntley 292321

Prior Approval is required and is refused on 13/05/14 DELEGATED

BH2014/00843

Chapel Royal 164 North Street Brighton

Change of Use to restaurant/cafe (A3) incorporating alterations to entrance.

Applicant: Jo & Marcus Thompson

Officer: Liz Arnold 291709

Approved on 12/05/14 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 railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall not be commenced until a Delivery and Service Management Plan has been submitted to and approved in writing by the

Local Planning Authority. The Plan shall include details of the types of vehicles, how deliveries will take place, the frequency of deliveries and measures to minimise the impact deliveries have in the transport network. All deliveries shall thereafter be carried out in accordance with the approved plan. Reason: In order to ensure that the vehicles that service the development are of a suitable size and to ensure the safe operation of the highway network and thus the protection of the amenity of nearby residents, in accordance with policies TR1, TR7, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

No development shall commence until full details of the retaining wall structure, including cross section, depth of footings, retained height, thickness of wall and construction materials 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 stability of the adjacent pavement and to comply with policy TR7 of the Brighton & Hove Local Plan.

5) 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.

6) UNI

No development shall commence until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

7) UNI

The use hereby permitted shall not be open to customers except between the hours of 11.00am to 11.00pm on Mondays to Thursdays, 11.00am to 11.30pm on Fridays and Saturdays and 11.00am to 10.30pm on Sundays, Bank or Public Holidays.

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

8) UNI

The development hereby permitted shall not be occupied until details of sustainability measures, including measures to reduce water consumption and use of sustainable materials, have been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented prior to the first use of the restaurant and thereafter retained as such.

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

9) UNI

Amplified music or other entertainment noise from within the premises shall not be audible within the above chapel or at the nearest residential premises.

Reason: To safeguard the amenities of the occupiers of adjoining properties and

to accord with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No intoxicating liquor shall be sold or supplied 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.

Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the vicinity of the site and to comply with policies SU10, QD27 and SR12 of the Brighton & Hove Local Plan.

11) UNI

No development shall commence until the adopted highway on Prince's Place where the new stairwell is proposed, as is indicated on the proposed lower ground floor plan (Drawing Number 1204-22A), has been stopped up.

Reason: To ensure that satisfactory access arrangements are provided to the development and to comply with policy TR7 and TR8 of the Brighton & Hove Local Plan.

12) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|---|-----------|---------|-----------------|
| Ordnance Survey Plan, Block Plan & Aerial Photograph | 1204-20 | | 17th March 2014 |
| Existing Lower Ground Floor Plan, Section and Photographs | 1204-21 | | 17th March 2014 |
| Proposed Lower Ground Floor Plan, Elevations and Sections | 1204-22 | A | 17th March 2014 |
| Proposed Plinth and Column Details | 1204-23 | | 17th March 2014 |
| Existing and Proposed Historic Shelving | 1204-24 | | 17th March 2014 |
| Window and Entrance Details | 1204-25 | B | 17th March 2014 |
| Proposed Heat Recovery & Toilet Ventilation Layout | 5126 01 | | 17th March 2014 |
| Shelving Retained | 01 | | 17th March 2014 |
| Sequence Diagram | 02 | | 17th March 2014 |

13) UNI

The bricks and brick slips, to be used in the re-facing of the exposed external elevation at basement level, are only to be Lambs Imperial Handmade Red Rubber Medium Multi Facings.

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

14) UNI

Other than the Lambs Imperial Handmade Red Rubber Medium Multi Facings brick and brick slip referred to in condition 3, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried

out in accordance with the approved details.

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

15) UNI

No works shall take place until section details of the new wall coping and railings and gates hereby approved, at 1:20 and 1:1 scale, 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 the satisfactory appearance to the development, to preserve the listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

16) UNI

Before works commence to re-face the new external elevation a photographic record of the externally exposed wall construction shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a suitable record is maintained of the exterior of this historic building and in accordance with policy HE1 of the Brighton & Hove Local Plan.

17) UNI

Before works commence to re-face the new external elevation details of the junction of the new facing material with the existing decorative splayed jambs to the entrance, at 1:1 scale, shall be 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 the satisfactory appearance to the development, to preserve the listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

18) UNI

The new brick wall hereby approved and the new brick slip facings to the entrance well shall be laid in English Bond (i.e. in alternating courses of stretchers and headers) to match the existing elevations and shall be set in lime mortar. The top course of brick slips shall have a chamfered edge.

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

19) 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 appearance to the development, to preserve the listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

20) UNI

No works shall take place until details of the proposed disabled access platform have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

21) UNI

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to

and approved in writing by the Local Planning Authority.

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

BH2014/00929

The Open Market Marshalls Row Brighton

Application for Approval of Details Reserved by Condition 50 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Paul Vidler 292192

Approved on 14/05/14 DELEGATED

BH2014/00964

Land Adj 10 New England Road & rear of 53 New England Street Brighton

Application for approval of details reserved by condition 4 of application BH2013/00245.

Applicant: QED Estates Ltd

Officer: Jason Hawkes 292153

Refused on 14/05/14 DELEGATED

1) UNI

There is insufficient detail as to how the 'street art' would be commissioned and how the installation would relate to the approved structures and wider surrounding area. The details are therefore not sufficient to discharge the details required by condition 4. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

WITHDEAN

BH2014/00009

1 Tivoli Crescent Brighton

Demolition of existing garages and non original extension to existing dwelling and construction of new three bedroom dwelling. Erection of two storey side extension to existing dwelling to facilitate new access to flats.

Applicant: Mrs Doris Levinson

Officer: Steven Lewis 290480

Approved on 28/04/14 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 vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

3) 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.

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 - 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

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, rooflights or doors 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.

6) UNI

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.

7) 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.

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

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

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

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 proposed balustrading and brise soliel. The 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.

13) 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.

14) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, 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 protection scheme. This scheme should also include any proposed pruning works (of overhang) to facilitate the development.

15) 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.

16) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover located in front of the site shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

17) UNI

The amended crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

18) 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.

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 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.

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 Location Plan | TA748/01 | | 02/01/2014 |
| Existing Ground Floor Plans | TA748/02 | | 02/01/2014 |
| Existing 1st and 2nd floor Plan | TA748/03 | | 02/01/2014 |
| Existing Roof Plans | TA748/04 | | 02/01/2014 |
| Existing Elevations | TA748/05 | | 02/01/2014 |

| | | | |
|----------------------------------|----------|---|------------|
| Existing Elevations | TA748/06 | | 02/01/2014 |
| Proposed Floor Plans | TA748/10 | | 02/01/2014 |
| Proposed 1st and 2nd floor Plan | TA748/11 | A | 02/01/2014 |
| Proposed roof Plans | TA748/12 | A | 02/01/2014 |
| Proposed Elevations and Sections | TA748/13 | A | 02/01/2014 |
| Proposed Elevations and Section | TA748/14 | | 02/01/2014 |
| Proposed Elevation | TA748/15 | | 02/01/2014 |
| Proposed Elevation | TA748/16 | | 02/01/2014 |

BH2014/00046

51 Westdene Drive Brighton

Installation of front and rear dormers.

Applicant: Mr N Sullivan

Officer: Jonathan Puplett 292525

Refused on 12/05/14 DELEGATED

1) UNI

The proposed roof extensions are of an excessive scale and bulk and would visually dominate the roof slopes of the property causing harm to the appearance of the dwelling and the street scene. The proposed rendered finish to the dormers is considered inappropriate as it would not match the tile finish of the main roof further adding to their prominence. The proposed extensions are contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPD12 'Design guide for extensions and alterations.'

BH2014/00518

55 Loder Road Brighton

Erection of cycle store and raised decking. Front and rear rooflights and 2no. light tubes to rear roofslope.

Applicant: C-Architecture

Officer: Helen Hobbs 293335

Approved on 25/04/14 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 survey plans and elevations | 159-E001A | | 28th February 2014 |
| Proposed plans and elevations | 160-SK001D | | 15th April 2014 |
| Existing and proposed photographs | 160-SK002C | | 15th April 2014 |

BH2014/00676**26 Millcroft Brighton**

Erection of two storey rear extension including basement beneath part of existing dwelling. (Retrospective).

Applicant: Mr Adam Jannece

Officer: Helen Hobbs 293335

Approved on 12/05/14 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 and block plan | 059_PL_01_A | | 3rd March 2014 |
| Existing floor plans and elevations | 059_PL_02_A | | 3rd March 2014 |
| Proposed plans | 059_PL_03_B | | 3rd March 2014 |
| Proposed elevations | 059_PL_04_B | | 3rd March 2014 |

2) UNI

The windows and doors in the southeast and northwest (side) elevations 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.

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 in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2014/00695**78 Wayland Avenue Brighton**

Hip to barn end roof extension incorporating installation of 4 no rooflights and other roof alterations. Enlargement of existing conservatory to the rear and other associated works.

Applicant: Mr & Mrs Maguire

Officer: Christine Dadswell 292205

Refused on 12/05/14 DELEGATED

1) UNI

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

BH2014/00698**43 Copse Hill Brighton**

Certificate of Lawfulness for proposed single storey rear extension and loft

conversion incorporating rear dormer, 2no front rooflights and insertion of window to side.

Applicant: Mr & Mrs Cornock
Officer: Emily Stanbridge 292359
Approved on 28/04/14 DELEGATED

BH2014/00785

95 Green Ridge Brighton

Erection of single storey rear extension, roof alterations including hip to gable rear roof extension with Juliet balcony and rooflights to side elevations.

Applicant: Mr Stefan Hollingsworth
Officer: Helen Hobbs 293335

Refused on 02/05/14 DELEGATED

1) UNI

The proposed roof extension and ground floor extension, by reason of their siting, design, height, scale and massing, have an unduly dominant, discordant and unsympathetic relationship to the form and character of the host building, to the detriment of its visual amenity and causing harm to the character and appearance of the street scene. As such the proposal is contrary to the requirements and objectives of policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

2) UNI2

The proposed extensions, by reason of its height, depth and bulk, adjacent to the shared boundary would result in an unacceptably overbearing and visually dominant impact towards No. 97 Green Ridge. 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).

BH2014/00793

28 North Road Preston Brighton

Erection of single storey rear extension, replacement of rear crittall windows with timber sash windows and removal of external fire escape and first floor access door to rear and internal alterations to layout. (Retrospective)

Applicant: M James
Officer: Steven Lewis 290480

Approved on 07/05/14 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 new window serving the garage shall match that of the existing adjacent window in terms of material, joinery detailing, painted finish and method of opening.

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

3) UNI

The new windows hereby approved shall be white-painted softwood to and shall be maintained 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.

4) UNI

The reinstated flint walling shall exactly match the previously existing walling in terms of flint type, the form of flint coursing and the angle of strike. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

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

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

BH2014/00794

28 North Road Preston Brighton

Erection of single storey rear extension, replacement of rear crittall windows with timber sash windows and removal of external fire escape and first floor access door to rear and internal alterations to layout. (Retrospective)

Applicant: M James

Officer: Steven Lewis 290480

Approved on 07/05/14 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 window serving the garage shall match that of the existing adjacent window in terms of material, joinery detailing, painted finish and method of opening.

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

3) UNI

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

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

4) UNI

The new windows hereby approved shall be white-painted softwood to and shall be maintained 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.

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 |
|---------------------------------|-----------|---------|---------------|
| Pre-existing Plans & Elevations | 1312-10 | | 12/03/2014 |
| As Built Plans & Elevations | 1312-11 | | 12/03/2014 |
| Proposed Plans & elevations | 1312-12 | | 12/03/2014 |

6) UNI

The reinstated flint walling shall exactly match the previously existing walling in

terms of flint type, the form of flint coursing and the angle of strike.

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

BH2014/00800

71 Gordon Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating 2no rooflights and insertion of window to front and dormer with Juliette balcony to rear.

Applicant: Simon Grange

Officer: Joanne Doyle 292198

Approved on 14/05/14 DELEGATED

BH2014/00830

8 Bramble Rise Brighton

Erection of single storey rear extension, demolition of existing garage and other associated alterations.

Applicant: Mr Oliver Dorman

Officer: Liz Arnold 291709

Refused on 09/05/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its design, detailing, scale and positioning, which includes the intersection with the existing rear roofslope of the dwelling, would result in an extension which poorly relates to the existing bungalow and which would be a visually intrusive and an unsympathetic extension to the dwelling. As such the proposal would result in an extension which would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties, the Bramble Rise street scene and the wider area, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2014/00894

1 Tivoli Copse Woodside Avenue Brighton

Erection of two storey side extension, single storey lower ground floor front extension with terrace above, enlargement of existing first floor front balcony and associated alterations.

Applicant: Miss Sarah Vinning & Mr Tim Clegg

Officer: Jason Hawkes 292153

Approved on 13/05/14 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 (with the exception of the proposed render) shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|----------------------------------|-----------|---------|-----------------|
| Site Location Plan | | | 18th March 2014 |
| Block Plan | | | 18th March 2014 |
| Tree Plan | | | 18th March 2014 |
| Existing Floor Plans | 301/01 | | 18th March 2014 |
| Existing and Proposed Elevations | 301/03 | A | 22nd April 2014 |
| Proposed Lower Ground Floor Plan | 301/04 | | 18th March 2014 |
| Proposed Ground Floor Plan | 301/05 | | 18th March 2014 |
| Proposed First Floor Plan | 301/06 | | 18th March 2014 |

EAST BRIGHTON

BH2014/00091

Royal Sussex County Hospital Eastern Road Brighton

Erection of single storey storeroom.

Applicant: Brighton Health Care NHS Trust

Officer: Wayne Nee 292132

Approved on 06/05/14 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 adjoining 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 | 2014/14001/00 1 | A | 23 April 2014 |
| Block plan | 2014/14001/00 2 | | 20 January 2014 |
| Site plan | | | 20 January 2014 |

BH2014/00435

Car Park to Rear of Sussex Row Bristol Gardens Brighton

Erection of 6no garages in car park.

Applicant: Sparks & Dowsing
Officer: Sonia Gillam 292265
Approved on 25/04/14 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 vehicle parking area and garages shown on the approved plans of the development hereby approved shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the properties in Sussex Row.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 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 layout | ADC595/01 | B | 11/02/2014 |
| Proposal layout | ADC595/02 | D | 11/02/2014 |
| Proposed elevations and roof plan | ADC595/03 | C | 11/02/2014 |
| Site location plan | ADC595/04 | A | 11/02/2014 |
| Block plan | ADC595/05 | C | 17/03/2014 |
| Existing boundary wall elevations | ADC595/06 | | 11/02/2013 |

BH2014/00556

105 Queensway Brighton

Erection of a two storey side extension.

Applicant: Simeon Bowes

Officer: Chris Swain 292178

Approved on 13/05/14 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 plan | | | 19 February 2014 |
| Existing and proposed plans and elevations | 2235/14/01 | B | 16 April 2014 |

BH2014/00776

68A St Georges Road Brighton

Prior approval for change of use from offices (B1) to three bedroom residential dwelling (C3).

Applicant: Sussex Property Investments Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 06/05/14 DELEGATED

HANOVER & ELM GROVE

BH2014/00783

Wellesley House 10 - 14 Waterloo Place Brighton

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

Applicant: Phoenix Brighton

Officer: Adrian Smith 290478

Refused on 09/05/14 DELEGATED

1) UNI

Insufficient evidence has been submitted to demonstrate that the continued display of the large scaffold shroud for the temporary period proposed would link with a schedule of development work at the site. In the absence of such information, including an extant planning permission for such works, it is considered that the shroud represents an overly prominent advertisement which harms the appearance of the application site, the character of the Valley Gardens Conservation Area, and the setting of adjacent listed buildings, including Grade II* Listed St Peter's Church. The proposal is therefore contrary to policies QD13 and HE9 of the Brighton & Hove Local Plan and to the guidance set out in SPD07.

BH2014/00900

168 Elm Grove Brighton

Erection of a single storey rear extension incorporating ground work to facilitate creation of steps up to rear garden.

Applicant: Annette Kane

Officer: Christine Dadswell 292205

Approved on 13/05/14 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 and Block Plan | 001 | | 17 March 2014 |

| | | | |
|-------------------------------|-----|--|---------------|
| Existing Plans and Elevations | 002 | | 17 March 2014 |
| Proposed Plans and Elevations | 003 | | 17 March 2014 |

HOLLINGDEAN & STANMER

BH2014/01317

58 Stephens Road Brighton

Certificate of lawfulness for proposed erection of fence.

Applicant: Zuzana Vostiarova

Officer: Oguzhan Denizer 290419

Approved on 07/05/14 DELEGATED

BH2014/01317

58 Stephens Road Brighton

Certificate of lawfulness for proposed erection of fence.

Applicant: Zuzana Vostiarova

Officer: Oguzhan Denizer 290419

Approved on 07/05/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/04225

16 Selba Drive Brighton

Installation of balcony window to rear and rooflights to front and rear.

Applicant: Rita Maciunas

Officer: Wayne Nee 292132

Refused on 12/05/14 DELEGATED

1) UNI

The proposed 'cabrio'-balcony rooflight, due to its elevated height and its location close to the neighbouring boundary, would represent an un-neighbourly addition for nearby residents resulting in increased overlooking and loss of privacy to the occupiers of no. 14 Selba Drive. This would be to the detriment of residential amenity; therefore the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed 'cabrio'-balcony rooflight by virtue of its size and poor siting would have an overly dominant appearance on the rear roof slope and fail to complement the existing building. The balcony railings would also result in a cluttered appearance to the roof slope. The proposal is consequently considered detrimental to the overall character and appearance of the host property, contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and the guidance set out in SPD12.

BH2014/00231

48 Medmerry Hill Brighton

Erection of single storey side extension to replace garage and erection of detached bicycle store to rear.

Applicant: Karen Taaffe

Officer: Chris Swain 292178

Approved on 12/05/14 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 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.

4) UNI

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

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

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 | 1014/08 | | 27 January 2014 |
| Block plan and cycle storage details | 1014/09 | | 27 January 2014 |
| Existing plans and elevations | 1014/10 | | 27 January 2014 |
| Propose plans and elevations | 1014/11 | | 27 January 2014 |

BH2014/00620

34 Walmer Crescent Brighton

Erection of porch with pitched roof and rooflights to replace existing with associated alterations to front boundary wall.

Applicant: Ms S Simpson

Officer: Joanne Doyle 292198

Approved on 02/05/14 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 |
|-----------------------------------|-----------|---------|---------------|
| Location & Block Plans | 14473 | | 25 Feb 2014 |
| Existing Floor Plans & Elevations | 14473- 02 | | 25 Feb 2014 |
| Proposed Floor Plans & Elevations | | | 07 Mar 2014 |

BH2014/00792

3 Colbourne Avenue Brighton

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

Applicant: MTM Property Services

Officer: Christine Dadswell 292205

Approved on 07/05/14 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 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

4) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Location Plan | | | 10/03/14 |
| Block Plan | | | 10/03/14 |
| Existing and Proposed Plans and Elevations | CA3/03014 | | 10/03/14 |

BH2014/01020

6 Nyetimber Hill Brighton

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

Applicant: Mr D Humphrey

Officer: Jonathan Puplett 292525

Approved on 06/05/14 DELEGATED

QUEEN'S PARK

BH2014/00378

107-108 St Georges Road Brighton

Certificate of lawfulness for existing use as café (A3) and take-away (A5).

Applicant: Mr James Farmar

Officer: Adrian Smith 290478

Refused on 14/05/14 DELEGATED

BH2014/00580

Montague House Montague Place Brighton

Insertion of 2no UPVC double glazed windows to ground floor east elevation and associated alterations.

Applicant: Property & Design

Officer: Joanne Doyle 292198

Approved on 25/04/14 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 | 001 | | 28 Feb 2014 |
| Block Plan | 002 | | 28 Feb 2014 |
| Existing Layout | 300 | | 28 Feb 2014 |
| Proposed Layout | 301 | | 28 Feb 2014 |
| Existing & Proposed East Elevations | 302 | | 28 Feb 2014 |

BH2014/00805

6-7 Old Steine Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 5 of application BH2013/02730.

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Split Decision on 07/05/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4 and 5 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 2 and 3 are NOT APPROVED

ROTTINGDEAN COASTAL

BH2013/03658

17 Dean Court Road Rottingdean Brighton

Demolition of existing detached garage to rear and erection of detached double garage to side elevation incorporating revised driveway and installation of timber entrance gate. (Amended plans)

Applicant: Mrs Christina Harrison-Flynn

Officer: Robin Hodgetts 292366

Approved on 24/04/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Location and block plans | 001 | B | 25/10/13 |
| Existing plans | 002 | | 25/10/13 |
| Existing plans, elevations and sections | 003 | | 25/10/13 |
| Existing elevations | 004 | | 25/10/13 |
| Proposed plans | 005 | B | 25/10/13 |
| Proposed plans, elevations and sections | 006 | C | 29/01/14 |
| Proposed elevations | 007 | C | 29/01/14 |

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 in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

No development shall commence until fences for the protection of the

Euonymous Hedge to be retained along the north east boundary of the site have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

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 additional landscaping along the north eastern boundary of the site, which shall include indications of the existing Euonymous hedgerow along this boundary which is to be retained.

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

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

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

BH2013/03872

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land Brighton Marina Brighton

Non material amendment to BH2012/04048 to change wording of condition 60 to read as follows - "No development of each relevant phase of the development (as agreed by reference to the phasing plan agreed pursuant to condition 2) shall take place until details of a scheme of:

- (a) steel submarine netting or other suitable material to be installed between the protective piles of the development; and
- (b) linked mesh or other suitable material to be installed around the outer piles of the development has been submitted to and approved in writing by the Local Planning Authority for that relevant phase and the approved scheme shall be implemented in full before the completion of each respective basement car park structure. The scheme shall identify temporary openings within the nets."

Applicant: Brunswick Developments Group plc

Officer: Sarah Collins 292232

Approved on 12/05/14 DELEGATED

BH2013/04102

St Wulfrans Church Greenways Brighton

Change of use from agricultural land (Sui Generis) to burial ground (D1).

Applicant: St Wulfrans Church

Officer: Chris Swain 292178

Approved on 30/04/14 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 |
|---------------------|------------|---------|-----------------|
| Location Plan | 1021537/01 | B | 3 December 2013 |
| Graveyard Extension | 1021537/01 | D | 3 December 2013 |

3) UNI

No development shall take place until full details of the proposed gate to the southern boundary of the existing graveyard boundary, as shown on the approved drawing 1021537/01 Revision D including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections 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 HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The area marked "Non-consecrated Section" on the approved drawing, 1021537/01 Revision D shall not be used for burials and shall remain free from development.

Reason: To ensure a satisfactory appearance to the development and to the site, protect the amenity of neighbouring occupiers and comply with policies HE1, HE6, NC6, NC7 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

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

6) UNI

The area marked "Non-consecrated - Archaeology" on the approved drawing, 1021537/01 Revision D shall not be used for burials and shall be remain free from development.

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

BH2013/04251

66 High Street Rottingdean

Change of use of ground floor from retail (A1) to residential (C3). (Retrospective)

Applicant: Marion Briggs
Officer: Chris Swain 292178
Approved on 25/04/14 DELEGATED

1) UNI

Within three months of the date of this decision, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented in full with the agreed details within three months of the approval of such details. The cycle parking facilities 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.

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 | PL01 | | 16 December 2014 |
| Block plan | PL02 | | 16 December 2014 |
| Existing plan | PL03 | | 16 December 2014 |

BH2013/04343

4 Challoners Mews Brighton

Erection of conservatory to rear.

Applicant: Mr George
Officer: Chris Swain 292178

Refused on 06/05/14 DELEGATED

1) UNI

The proposal, by reason of its unsympathetic design, form and materials, would relate poorly to the existing building and would fail to preserve the character or appearance of this locally listed building or the wider Rottingdean Conservation Area. The proposal is therefore contrary to policies QD14, HE6 and HE10 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/00375

67 High Street Rottingdean Brighton

Erection of single storey rear extension.

Applicant: C P J Field & Company Ltd
Officer: Adrian Smith 290478

Approved on 28/04/14 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 Received |
|---------------------|-----------|---------|---------------|
| Site plan | ROTT06 | F | 22/04/2014 |
| Block plan | ROTT05 | F | 22/04/2014 |
| Existing floor plan | ROTT01 | A | 22/04/2014 |
| Existing elevation | ROTT02 | | 22/04/2014 |
| Proposed floor plan | ROTT03 | F | 22/04/2014 |
| Proposed elevation | ROTT04 | F | 22/04/2014 |

BH2014/00485

16 Glynde Avenue Saltdean Brighton

Demolition of existing garage to facilitate erection of a side extension with associated roof extension and rooflights to front, rear and side roofslopes.

Applicant: Mr Martin Leppard

Officer: Sue Dubberley 293817

Approved on 09/05/14 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 plan | | | 14/02/2014 |
| Existing block plan | | | 14/02/2014 |
| Proposed block plan | | | 14/02/2014 |
| Existing and proposed plans | GB/270/20 | | 14/02/2014 |

BH2014/00529

12 Court Ord Road Rottingdean Brighton

Certificate of lawfulness for proposed roof extension including rooflights to front

and rear and windows to side.

Applicant: Mr Paul Daniels
Officer: Christine Dadswell 292205
Approved on 28/04/14 DELEGATED

BH2014/00574

32A Bristol Gardens Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03158.

Applicant: Mr Michael Pregar
Officer: Emily Stanbridge 292359
Approved on 29/04/14 DELEGATED

BH2014/00617

Maddalena Bazehill Road Brighton

Certificate of Lawfulness for proposed erection of garage extension to side incorporating alteration to ground levels and 2no single storey outbuildings in rear garden.

Applicant: Mr Jobie Edwards
Officer: Julia Martin-Woodbridge 294495
Approved on 06/05/14 DELEGATED

BH2014/00647

29 Chailey Avenue Rottingdean Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03974.

Applicant: Mr Michael Brown
Officer: Sue Dubberley 293817
Approved on 14/05/14 DELEGATED

BH2014/00649

11 Roedean Way Brighton

Demolition of existing single storey extension and erection of two storey side/rear extension incorporating terrace to front elevation. Extension to include pool house to rear with pitched roof and 5.no rooflights to West roof slope. Associated external alterations to rear garden.

Applicant: Mr Lars Vestergaard
Officer: Chris Swain 292178
Approved on 14/05/14 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 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.

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 windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed to the hereby approved extension without planning permission obtained from the Local Planning Authority.

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

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 |
|--|-----------|---------|---------------|
| Existing plans, sections and elevation | 1136/01 | | 5 March 2014 |
| Proposed plans, section and elevations | 1136/02 | | 5 March 2014 |

BH2014/00704

32A Bristol Gardens Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 6, and 8 of application BH2013/03159.

Applicant: Michael Pregar

Officer: Emily Stanbridge 292359

Approved on 29/04/14 DELEGATED

BH2014/00722

140 Longhill Road Brighton

Alterations to front elevation including erection of single storey extension at lower ground floor level to replace existing garage and roof alterations including new pitched roof extension with gable end.

Applicant: Nicholas Monti

Officer: Liz Arnold 291709

Refused on 02/05/14 DELEGATED

1) UNI

The proposed gable end front extension, as a result of its design, bulk and massing, would result in a visually intrusive and bulky addition to the front elevation of the existing modest chalet bungalow, which would be of detriment to the visual amenities of the parent property, the Longhill Road street scene and the wider area, including the setting of the Ovingdean Conservation Area. The proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00749

37 Ainsworth Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7.3m, for which the maximum height would be 3.49m, and for which the height of the eaves would be 3.49m.

Applicant: Ms Linda Eklind

Officer: Andrew Huntley 292321

Prior Approval is required and is approved on 28/04/14 DELEGATED

BH2014/00905

2 Westfield Rise Saltdean Brighton

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

Applicant: Mr Matt Perry

Officer: Julia Martin-Woodbridge 294495

Approved on 13/05/14 DELEGATED

BH2014/01030

1 Eley Drive Rottingdean Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr John Hay

Officer: Jonathan Puplett 292525

Approved on 07/05/14 DELEGATED

WOODINGDEAN

BH2013/04084

78 Balsdean Road Brighton

Erection of raised terrace to rear incorporating balustrading and stairs (Part Retrospective).

Applicant: Mr Douglas Taylor

Officer: Julia Martin-Woodbridge 294495

Refused on 08/05/14 DELEGATED

1) UNI

The proposed raised decking by reason of its elevated height and siting represents an un-neighbourly addition which would result in increased overlooking and loss of privacy towards no. 76 Balsdean Road causing harm to residential amenity. As such, the proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00041

57 Downland Road Brighton

Erection of single storey timber structure in rear garden. (Retrospective)

Applicant: Damion Hawkins

Officer: Joanne Doyle 292198

Approved on 14/05/14 DELEGATED

1) UNI

The outbuilding hereby permitted shall be used solely as ancillary residential accommodation in connection with the enjoyment 57 Downland Road as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

Reason: To enable the Local Planning Authority to retain control over subdivision of the site and in order to protect the amenities of adjacent properties and in

accordance with policy QD27 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted is on the basis of 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 | | | 07 Mar 2014 |
| Block Plan | | | 07 Mar 2014 |
| Annotated Drawing Elevations | | | 07 Mar 2014 |
| Annotated Drawing | | | 07 Mar 2014 |
| Annotated Drawing | | | 07 Mar 2014 |
| Annotated Drawing windows/door specifications | | | 07 Mar 2014 |

BH2014/00190

Unit 14 Woodingdean Business Park Sea View Way Brighton

Display of non-illuminated fascia sign. (Retrospective).

Applicant: Jayar Components Ltd

Officer: Chris Swain 292178

Approved on 30/04/14 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.

BH2014/00553

17 Newells Close Brighton

Creation of rear dormer.

Applicant: Karen Gordan

Officer: Julia Martin-Woodbridge 294495

Refused on 29/04/14 DELEGATED

1) UNI

The rear dormer by reason of its size, bulk and detailing would appear unduly bulky and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00622

11A Vernon Avenue Brighton

Certificate of Lawfulness for proposed single storey side/rear extension and conversion of garage into habitable accommodation.

Applicant: Mrs Beryl Pratt

Officer: Julia Martin-Woodbridge 294495

Approved on 02/05/14 DELEGATED

1) UNI

The rear and side extension is permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995.

BH2014/00786

Land Adjacent 49A Channel View Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6 and 7 of application BH2013/01103.

Applicant: Mr & Mrs Schan

Officer: Adrian Smith 290478

Split Decision on 06/05/14 DELEGATED

1) UNI

The details pursuant to conditions 5 & 6 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 7 are NOT APPROVED for the reason set out

below.

1. Insufficient information in relation to the required Final/Post Construction Code Certificate has been submitted in order for the details pursuant to condition 7 of the consent to be approved.

BH2014/01110

2 Hylden Close Brighton

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 4m, and for which the height of the eaves would be 2.4m.

Applicant: Jason Howick

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 14/05/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2012/01263

Amber Court 38 Salisbury Road Hove

Change of use of part of basement level of block of flats to commercial office (B1) with associated external alterations including new access ramp and cycle storage to front elevation.

Applicant: Mr Vic Marchant

Officer: Guy Everest 293334

Approved on 30/04/14 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 Plan | LH11-001-100 | | 04/05/2012 |
| Existing Ground Floor Plan | LH10-209-101 | | 26/04/2012 |
| Existing Front Elevation | LH11-001-102 | | 26/04/2012 |
| Existing Rear Elevation | LH11-001-103 | | 26/04/2012 |
| Existing Side Elevation | LH10-209-104 | | 26/04/2012 |
| Existing Side Elevation | LH10-209-105 | | 26/04/2012 |
| Proposed Floor Plan | LH11-001-401 | | 26/04/2012 |
| Proposed Front Elevation & Street Scene | LH10-209-402 | | 26/04/2012 |
| Proposed Front Elevations | LH10-209-403 | | 26/04/2012 |
| | | | |
| | | | |
| | | | |

3) UNI

The use hereby permitted shall not be in use except between the hours of 08:00 to 19:00 on Monday to Friday, and 09:00 and 17:00 on Saturday and Sundays.

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 hereby approved development, at lower ground floor level, shall not be occupied until the cycle parking facilities, as shown on drawing nos. LH11-001-401 & 403, have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

5) UNI

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

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

6) UNI

No development shall take place until a scheme for soundproofing between lower ground and upper ground floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and be maintained as such thereafter.

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

7) UNI

No development shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy and water. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy and water 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.

8) 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) the hereby approved lower ground floor level shall only be used within Use Class B1 and for no other purpose.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policies TR1, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/00202

Ground Floor Flat 113 Lansdowne Place Hove

External alterations to rear including replacement of existing UPVC doors and window with timber doors and window and installation of extract vent to wall.

Applicant: Ms N Jones

Officer: Oguzhan Denizer 290419

Approved on 02/05/14 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 a sample of the proposed clay extraction vent to be installed hereby permitted 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 sample.

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 bottom panels of the proposed timber French doors shall be solid timber and not glazed and be retained as such hereafter.

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

BH2014/00260

St Patricks Church 3 Cambridge Road Hove

Formation of new opening with timber door to South elevation of the tower at roof level. External works including new gutter outlet, cast iron hopper and downpipe to front elevation and repair works to roof and walls.

Applicant: St Patricks Church

Officer: Sonia Gillam 292265

Approved on 12/05/14 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 slate roof tiles and stone to the gable to be used in the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

The timber door shown on the approved plans shall be painted dark grey (RAL7037) within one month of installation and shall be retained as such thereafter.

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

4) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|---------------------------|-------------------|---------|---------------|
| Site location plan | 07682-SK-100 0 | | 27/02/2014 |
| Existing third floor plan | 07682-04-04 | | 27/02/2014 |
| Existing east elevation | 07682-04-05 | | 27/02/2014 |
| Existing tower elevations | 07682-04-09 | A | 27/02/2014 |
| Proposed tower elevations | 07682-04-10 | A | 27/02/2014 |

| | | | |
|--------------------------------|--------------|---|------------|
| Proposed third floor plan | 07682-04-103 | A | 27/02/2014 |
| Roof plan | 07682-04-104 | B | 27/02/2014 |
| Proposed tower elevations/door | 07682-04-105 | A | 27/02/2014 |
| Proposed steps | 07682-04-106 | | 27/02/2014 |
| Proposed door details | 07682-04-107 | | 27/02/2014 |

BH2014/00330

Brighton & Hove Progressive Synagogue 6 Lansdowne Road Hove

Application for variation of condition 2 of application BH2013/02204 (Part demolition and rebuild of existing building incorporating retention of front facade with alterations including new window, roof dormer and rooflight) to allow for external alterations to rear and west elevations.

Applicant: Brighton & Hove Progressive Synagogue

Officer: Christopher Wright 292097

Approved on 30/04/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 15 November 2016.

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 | ADC568/LP | | 27 Jun 2013 |
| Block Plan | ADC568/BP | A | 31 Jul 2013 |
| Ground Floor Plan as Existing | ADC568/01 | | 27 Jun 2013 |
| First Floor Plan as Existing | ADC568/02 | | 27 Jun 2013 |
| Roof Plan as Existing | ADC568/03 | A | 20 Aug 2013 |
| Existing Section and Front Elevation | ADC568/04 | C | 17 Sep 2013 |
| Existing Rear and Side Elevations as Existing | ADC568/05 | | 27 Jun 2013 |
| Ground Floor Plan and Section 2 As Proposed | BHPS/35B | | 14 Feb 2014 |
| First Floor Plan and Section 2a As Proposed | BHPS/36B | | 14 Feb 2014 |
| Second Floor Plan and South (Rear) Elevation As Proposed | BHPS/37B | | 14 Feb 2014 |
| West (Flank) Elevation and North (Front) Elevation As Proposed | BHPS/38B | | 14 Feb 2014 |

3) UNI

Notwithstanding the drawings hereby approved, permission is not hereby granted for the removal of the front, street facing façade of the building, including any supporting trusses the removal of which may compromise the structural integrity of the street facing façade of the building.

Reason: For the avoidance of doubt, in the interests of proper planning and in order to ensure a satisfactory appearance to the development in accordance with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until full details of all new sun pipes, rooflights and windows (including their reveals and cills), including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, have been submitted to and approved in writing by the Local Planning Authority. The windows shall have concealed trickle vents. 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 HE6 of the Brighton & Hove Local Plan.

5) UNI

The premises shall be used as a place of worship only, 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: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

6) 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.

7) 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 order to comply with policies HE6, QD2 and QD27 of the Brighton & Hove Local Plan.

8) 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.

BH2014/00484

Flat 4 52 Cambridge Road Hove

Insertion of dormer windows to front and velux windows to rear.

Applicant: Daniel Curtis
Officer: Emily Stanbridge 292359

Approved on 01/05/14 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 lights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

The dormer windows hereby approved 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.

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 |
|-----------------|------------|---------|---------------|
| Loft conversion | 2005/MC/01 | | 13.02.2014 |
| Loft conversion | 2005/MC/02 | | 13.02.2014 |
| Loft conversion | 2005/MC/02 | | 13.02.2014 |
| Loft conversion | 2005/MC/03 | | 13.02.2014 |

BH2014/00536

Flat 3 31 Adelaide Crescent Hove

Internal alterations to layout of flat (Retrospective).

Applicant: Ms Natasha Rankin

Officer: Helen Hobbs 293335

Approved on 08/05/14 DELEGATED

BH2014/00660

31A Adelaide Crescent Hove

Internal damp-proofing and repair works.

Applicant: Mr Matthew Pahlavan

Officer: Emily Stanbridge 292359

Approved on 30/04/14 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

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.

BH2014/00667

Flat 4 12 - 13 Brunswick Terrace Hove

Internal alterations to layout of flat. (Retrospective).

Applicant: M Daly

Officer: Emily Stanbridge 292359

Refused on 07/05/14 DELEGATED

1) UNI

Whilst there is no objection to the principle of the works undertaken, the plans submitted are inaccurate and the joinery details submitted are not considered appropriate to this Grade I Listed building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/00753

55-56 Western Road Hove

Display of externally illuminated fascia signs, internally illuminated projecting sign and non illuminated ATM surround.

Applicant: Sainsburys Supermarkets Ltd

Officer: Emily Stanbridge 292359

Approved on 13/05/14 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.

BH2014/00877

Flat 43 Embassy Court Kings Road Brighton

Internal alterations to layout of flat incorporating formation of opening between living room and bedroom with installation of sliding doors.

Applicant: Mr Jeffrey Keep

Officer: Christopher Wright 292097

Approved on 12/05/14 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

All new and disturbed surfaces shall be made good at the time of the works using materials of matching composition, form and finish to those of the existing building.

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

BH2014/00880

Embassy Court Kings Road Brighton

Installation of eye-bolts to the inside face of parapet walls on ninth floor, to walls of eleventh floor tank rooms and to roof.

Applicant: Bluestorm Ltd

Officer: Christopher Wright 292097

Approved on 12/05/14 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

All new and disturbed surfaces shall be made good at the time of the works using materials of matching composition, form and finish to those of the existing building.

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

CENTRAL HOVE

BH2014/00329

Flat D 63 Tisbury Road Hove

Replacement of existing windows and patio doors with timber windows and patio doors with associated external alterations to construct bay window to rear elevation. Internal alterations to layout of flat.

Applicant: Sparks Property Developments

Officer: Christine Dadswell 292205

Approved on 07/05/14 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

Notwithstanding the submitted plans no works shall take place until full details of the proposed front door including 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory 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 details of the airbrick ventilation for the vaults have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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.

BH2014/00397

1-2 Victoria Terrace Hove

Change of use from car showroom (Sui Generis) to form 2no professional services units (A2) and 1no two bedroom flat at ground floor level, and 2no one bedroom flats at lower ground floor level, together with new shopfronts, repairs to balcony, access stairs, landscaping and associated works.

Applicant: Mr John Regan

Officer: Christopher Wright 292097

Approved on 28/04/14 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover on Victoria Terrace shall be reinstated by the applicant back to a footway by raising the kerb and footway in accordance with a specification that has been submitted to and approved in writing by the Local Planning Authority.

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

4) 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.

5) UNI

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

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

6) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|---|-----------|---------|---------------|
| Location Plan and Block Plan | | | 7 Feb 2014 |
| Pre-Existing Plans | 01 | | 7 Feb 2014 |
| Existing Plans | 02 | | 7 Feb 2014 |
| Existing Sections | 03 | | 7 Feb 2014 |
| Existing Rear Elevation | 04 | | 7 Feb 2014 |
| Proposed Floor Plans | 05 | | 7 Feb 2014 |
| Proposed Sections and Floor Finishes Schedule | 06 | | 7 Feb 2014 |
| Proposed Rear Elevations | 07 | | 7 Feb 2014 |
| Proposed Rear Elevation 1:20 Scale | 08 | | 7 Feb 2014 |
| Proposed Balcony and Stair Details | 09 | | 7 Feb 2014 |
| Large Scale Balustrade Details | 10 | | 7 Feb 2014 |
| Proposed Concrete Stair Section | 11 | | 7 Feb 2014 |
| Existing & Proposed Shopfront Elevations | 12 | | 7 Feb 2014 |
| Proposed Shopfront Details | 13 | | 7 Feb 2014 |
| Proposed Shopfront Details | 14 | | 7 Feb 2014 |
| Large Scale Details | 15 | | 7 Feb 2014 |

| | | | |
|--|----|--|------------|
| Large Scale Details | 16 | | 7 Feb 2014 |
| Large Scale GF External Door Details | 17 | | 7 Feb 2014 |
| Large Scale GF External Door Details | 18 | | 7 Feb 2014 |
| Large Scale GF External Door Details | 19 | | 7 Feb 2014 |
| Large Scale Basement Sliding Sash Window Details | 20 | | 7 Feb 2014 |
| Large Scale GF External Door Details | 21 | | 7 Feb 2014 |

7) 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.

BH2014/00652

Land Rear of 33 Sackville Road Hove

Installation of 5 no solar photovoltaic panels to the rear roof slope.

Applicant: Mr & Mrs Colasurdo

Officer: Jonathan Puplett 292525

Approved on 12/05/14 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, EXISTING PLANS AND ELEVATIONS | EX02 | | 27/02/2014 |
| PROPOSED PLANS AND ELEVATIONS | PL02 | | 27/02/2014 |
| PHOTOVOLTAIC PANEL SPECIFICATION | | | 27/02/2014 |

BH2014/00735

1 Hove Street Hove

Partial demolition of existing garage and erection of 2no two bedroom houses and conversion of part of garage into 1no two bedroom house with associated

Report from: 24/04/2014 to: 14/05/2014

alterations.

Applicant: Mr John Robinson

Officer: Liz Arnold 291709

Approved on 12/05/14 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, C and D of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the 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

Any render work shall not use metal or plastic expansion joints, corner or edge render beads or bell drips or stops and shall be maintained 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.

4) 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.

5) UNI

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

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

6) UNI

The 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.

7) UNI

The new-build 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.

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Management Statement, received on the 6th March 2014, shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

The recommendations set out in Chapter 5 of the Anderson Acoustics Noise Assessment, dated April 2014, shall be implemented in full prior to occupation of the hereby approved residential units. The measures shall be retained as such thereafter.

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

10) 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.

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, including the communal areas, 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.

12) UNI

No development shall take place until full details of all new windows and doors, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections and 1:5 joinery details of the balcony balustrades, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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 HE6 of the Brighton & Hove Local Plan.

13) UNI

No development shall take place until a survey report and a method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, and including details of any temporary support and structural strengthening or underpinning works, have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.

Reason: To ensure a satisfactory appearance to the development and to comply

with policy HE6 of the Brighton & Hove Local Plan.

14) UNI

Notwithstanding the plans submitted, the development hereby permitted shall not be commenced until further 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.

15) 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 Units 2 and 3 will achieve 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. 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.

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development within the retained southern building, Unit 1, shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the Unit 1 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.

17) 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

18) 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

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority the new-build residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that Units 2 and 3 as built have 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.

20) UNI

Unless otherwise agreed in writing by the Local Planning Authority the retained southern building, Unit 1, shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that Unit 1 as 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.

21) 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.

22) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|--|-----------|---------|-----------------|
| Proposed Block Plan & Site Location Plan | TA775/01 | Rev. A | 23rd April 2014 |
| Existing Ground Floor Plan | TA775/02 | | 6th March 2014 |
| Existing First Floor Plan | TA775/03 | | 6th March 2014 |
| Existing Front Elevation | TA775/04 | | 6th March 2014 |
| Existing Section Facing West | TA775/05 | | 6th March 2014 |
| Proposed Site Plan | TA775/10 | | 6th March 2014 |
| Proposed Ground Floor Plan | TA775/11 | Rev. B | 9th April 2014 |
| Proposed First Floor Plan | TA775/12 | | 6th March 2014 |
| Proposed Front Elevation | TA775/13 | Rev. A | 22nd April 2014 |
| Proposed Section B Facing West | TA775/14 | Rev. A | 22nd April 2014 |
| Proposed Sections C & D | TA775/15 | Rev. A | 22nd April 2014 |
| Proposed Section E | TA775/16 | Rev. A | 22nd April 2014 |
| Proposed Section G & F | TA775/17 | Rev. A | 22nd April 2014 |

GOLDSMID

BH2014/00166

30 Shirley Street Hove

Change of use from food take away (A5) at ground floor level with residential unit above (C3) to 1no residential unit (C3) incorporating removal of existing shop front and installation of bay windows to ground and first floor, loft conversion with rear dormer and 3no roof lights to front and alterations to fenestrations.

Applicant: Mr Adam Blackburn

Officer: Liz Arnold 291709

Refused on 13/05/14 DELEGATED

1) UNI

The proposed rear dormer, by virtue of its size and design, which includes large areas of cladding, would appear unduly bulky and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The insertion of three rooflights within the front roofslope of the property would result in visual clutter to the front of the property to the detriment of the character and appearance of the host property, the Shirley Street street scene and the wider area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00181

Flats 1-3 13 Cromwell Road Hove

Internal alterations to layout of basement, ground and first floor flats. (part retrospective)

Applicant: FCH Enterprises LLP

Officer: Jason Hawkes 292153

Refused on 14/05/14 DELEGATED

1) UNI

The scheme results in significant changes to the interior, involving the re-configuration of internal spaces in a way that detrimentally affects the proportion and symmetry of rooms which are important characteristics of buildings such as this. Additionally, no evidence has been submitted to show that the scheme has not resulted in the loss of architectural embellishments such as original cornicing through the introduction of new partitioning. Furthermore, no details have been given regarding the routing of ventilation equipment associated with internal bathrooms and kitchens. These alterations could detrimentally affect the external appearance of the building. The scheme is therefore deemed to detrimentally affect the architectural and historic character and appearance of the listed building and is contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes 11: Listed Building Interiors.

BH2014/00323

10 Ranelagh Villas Hove

Removal of existing garden room and erection of single storey rear and side extension.

Applicant: Simon Clemson

Officer: Oguzhan Denizer 290419

Refused on 29/04/14 DELEGATED

1) UNI

The proposed extension by virtue of its design, form and scale would form an inappropriate addition to the building. The extension would disrupt the original plan form of the building and would appear unduly dominant, detracting from the character and appearance of the building. The proposed development is therefore contrary to Local Plan policy QD14, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00496

Flat 21 Drive Lodge 68 - 70 The Drive Hove

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

Applicant: Geoffrey R Garland

Officer: Emily Stanbridge 292359

Approved on 24/04/14 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 | | | 13.02.2014 |
| Existing photographs | | | 13.02.2014 |
| Proposed specification | | | 13.02.2014 |
| Technical specification | | | 13.02.2014 |

BH2014/00592

84-86 Denmark Villas Hove

Display of internally illuminated fascia and projecting signs, externally illuminated ATM surround and non-illuminated fascia sign.

Applicant: Tesco Stores Limited

Officer: Joanne Doyle 292198

Approved on 02/05/14 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.

BH2014/00657

Decon Laboratories Ltd Conway Street Hove

Certificate of lawfulness for existing use of the building as offices and light industrial (B1) and storage and distribution (B8).

Applicant: Decon Laboratories Ltd

Officer: Paul Earp 292454

Approved on 08/05/14 DELEGATED

BH2014/00677

8 Silverdale Road Hove

Erection of a single storey rear extension with associated alterations to fenestration.

Applicant: Rosie Scott

Officer: Jason Hawkes 292153

Refused on 01/05/14 DELEGATED

1) UNI

Due to the position and bulk of the extension, the proposal would result in a loss of outlook, light and a heightened sense of enclosure to 6 Silverdale Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 & QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/00835

8 Ranelagh Villas Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable extension, front rooflight, rear dormer and alterations including removal of chimney and increase in height of chimney. Erection of shed/workshop in rear garden.

Applicant: Mr & Mrs Ian Watson

Officer: Helen Hobbs 293335

Approved on 12/05/14 DELEGATED

BH2014/00836

8 Ranelagh Villas Hove

Erection of single storey rear/side extension.

Applicant: Ms Karen Wasunna

Officer: Helen Hobbs 293335

Approved on 12/05/14 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 |
|-------------------------------|-----------|---------|-----------------|
| Site plan | 140102/P0 | | 14th March 2014 |
| Block plan | 140102/SO | | 14th March 2014 |
| Ground floor plan as existing | S1 | | 14th March 2014 |
| Ground floor plan as existing | S2 | | 14th March 2014 |
| First floor plan as existing | S3 | | 14th March 2014 |
| Roof plan as existing | S5 | | 14th March 2014 |
| Front elevation as existing | S6 | | 14th March 2014 |
| Side elevation as existing | S7 | | 14th March 2014 |
| Rear elevation as existing | S8 | | 14th March 2014 |
| Side elevation as existing | S9 | | 14th March 2014 |
| Section A-A as existing | S10 | | 14th March 2014 |
| Ground floor plan as proposed | P101 | | 14th March 2014 |
| Ground floor plan as proposed | P102 | | 14th March 2014 |
| First floor plan as proposed | P103 | | 14th March 2014 |
| Roof plan as proposed | P105 | | 14th March 2014 |
| Front elevation as proposed | P106 | | 14th March 2014 |
| Side elevation as proposed | P107 | | 14th March 2014 |
| Rear elevation as proposed | P108 | | 14th March 2014 |
| Side elevation as proposed | P109 | | 14th March 2014 |
| Section A-A as proposed | P110 | | 14th March 2014 |
| Section B-B as proposed | P111 | | 14th March 2014 |

HANGLETON & KNOLL

BH2013/03862

37 Hangleton Road Hove

Excavation of front garden and relocation of steps to form car parking and crossover.

Applicant: Mrs Lesley Putman

Officer: Robin Hodgetts 292366

Approved on 13/05/14 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 or other operations shall commence in connection with the development hereby approved, (including any demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the construction of the crossover has been submitted to and approved in writing by the Local Planning Authority. This shall

provide for the long-term protection and retention of the on-street Elm. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

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

4) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|--|-----------|---------|---------------|
| Site location plan | | | 14/11/13 |
| Existing and proposed plans and elevations | | | 21/03/14 |

BH2014/00290

44 Fallowfield Crescent Hove

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mrs Debbie Miller

Officer: Joanne Doyle 292198

Approved on 29/04/14 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 Plan/Block Plan | BH 198 03 | | 30 Jan 2014 |
| Existing Floor Plan | BH 198 01 | | 30 Jan 2014 |
| Proposed Floor Plan | BH 198 02 | | 30 Jan 2014 |

BH2014/00658

118 Holmes Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating enlargement of existing rear dormer and rooflight to front roof slope.

Applicant: Ms Claire Moran
Officer: Helen Hobbs 293335
Approved on 25/04/14 DELEGATED

1) UNI

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

BH2014/00748

137 Hangleton Valley Drive Hove

Erection of a single storey rear extension.

Applicant: Mr Russell Gross
Officer: Emily Stanbridge 292359

Approved on 09/05/14 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 |
|----------------------------------|-----------|---------|---------------|
| Existing OS Map | | A | 07.03.2014 |
| Proposed block plan | | B | 14.03.2014 |
| Existing floor plan | 102 | A | 07.03.2014 |
| Existing floor plan | 103 | A | 07.03.2014 |
| Proposed floor plan | 202 | A | 07.03.2014 |
| Existing and proposed roof plans | 202 | | 07.03.2014 |
| Existing elevations | 104 | A | 07.03.2014 |
| Proposed floor plan | 200 | A | 07.03.2014 |
| Proposed Elevations | 201 | A | 07.03.2014 |

BH2014/00795

46 Lark Hill Hove

Certificate of Lawfulness for proposed single storey side and rear extensions and loft conversion with hip to gable end roof extension, front rooflights and rear dormer with Juliet balcony.

Applicant: Tim Stanford
Officer: Jason Hawkes 292153

Approved on 07/05/14 DELEGATED

BH2014/00846

111 Hangleton Way Hove

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

Applicant: Ms V Wood

Officer: Christine Dadswell 292205

Approved on 14/05/14 DELEGATED

BH2014/00990

3 Midhurst Walk Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Godet Fikrry

Officer: Christine Dadswell 292205

Prior Approval is required and is refused on 07/05/14 DELEGATED

BH2014/01040

33 Applesham 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 4.3m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.75m.

Applicant: Mr John Nicklin

Officer: Joanne Doyle 292198

Prior approval not required on 12/05/14 DELEGATED

BH2014/01049

18 Tudor Close Hove

Non Material Amendment to BH2013/03355 for removal of existing window and door with enlargement of approved side elevation window.

Applicant: Mr & Mrs Mullineux

Officer: Emily Stanbridge 292359

Approved on 29/04/14 DELEGATED

SOUTH PORTSLADE

BH2013/04158

Former Infinity Foods Site 45 Franklin Road Portslade

Application for Approval of Details Reserved by Condition 4 of Application BH2013/01278.

Applicant: Taylor Wimpey

Officer: Jason Hawkes 292153

Approved on 24/04/14 DELEGATED

BH2014/00207

Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade

Application for variation of condition 18 of application BH2013/01278 (Demolition of existing buildings and construction of a three-storey commercial building (class B1 office space) and two and three storey buildings to form 31no dwellings with associated car parking, access and landscaping works) to amend wording of condition to read as follows - 'No development shall commence until full details of the phased construction programme have been submitted and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing.'

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Refused on 28/04/14 DELEGATED

1) UNI

Planning Permission BH2013/01278 was granted on the basis that the development was a mixed use scheme which delivered an appropriate element of commercial floorspace. The proposed variation of condition 18 would fail to secure the delivery of commercial floorspace on the site as part of a mixed use development. This would be contrary to policies EM1 and EM3 of the Brighton & Hove Local Plan, and policy CP3 of the Brighton & Hove Submission City Plan Part One.

BH2014/00208

Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade

Application for variation of conditions 2 and 10 of application BH2013/01278 (Demolition of existing buildings and construction of a three-storey commercial building (class B1 office space) and two and three storey buildings to form 31no dwellings with associated car parking, access and landscaping works). Condition 2 to be varied in order to enable the widening of rear access paths from 1m to 1.2m in width. Wording of condition 10 to be amended to read as follows - 'Other than in relation to plots 26-31, 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.'

Applicant: Taylor Wimpey (South West Thames) Ltd

Officer: Jason Hawkes 292153

Approved on 28/04/14 DELEGATED

1) BH01.06

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

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

| Plan Type | Reference | Version | Date Received |
|---------------------|-------------------------|---------|-----------------------|
| Planning Layout | 011202-WIM-S WT-01 | F | 23rd February 2014 |
| Information Layout | 011202-WIM-S WT-02 | D | 23rd January 2014 |
| Storey heights Plan | 011202-WIM-S WT-03 | D | 23rd January 2014 |
| Tenure Plan | 011202-WIM-S WT-04 | E | 23rd January 2014 |
| Unit Types Plan | 011202-WIM-S WT-05 | D | 23rd January 2014 |
| Location Plan | 011202-WIM-S WT-06 | A | 13th June 2013 |
| Refuse Strategy | 011202-WIM-S WT-07 | D | 23rd January 2014 |
| Street Scene C-C | 011202-WIM-S WT 03 | A | 23rd January 2014 |
| Street Scene | 011202-WIM-S WT-SSDD | | 13th June 2013 |
| Street Scene | 011202-WIM-S WT-SSBB | | 13th June 2013 |

| | | | |
|---|------------------------|---|-------------------|
| Type F Floor Plans | 011202-WIM-F-P1 | | 22nd April 2013 |
| Type E Floor Plans | 011202-WIM-E-P1 | | 22nd April 2013 |
| Type G Floor Plans | 011202-WIM-S-WT-G-P1 | | 22nd April 2013 |
| 2BF Apartments Ground Floor Plans | 011202-WIM-S-WT-2BF-P1 | B | 23rd January 2014 |
| 2BF Apartments First Floor Plan | 011202-WIM-S-WT-2BF-P2 | B | 23rd January 2014 |
| 2BF Apartments Second Floor Plans | 011202-WIM-S-WT-2BF-P3 | B | 23rd January 2014 |
| Apartment Block 2BF, Front Elevation | 011202-WIM-S-WT-2BF-E1 | A | 23rd January 2014 |
| Apartment Block 2BF, Side Elevation | 011202-WIM-S-WT-2BF-E2 | A | 23rd January 2014 |
| Apartment Block 2BF, Rear Elevation | 011202-WIM-S-WT-2BF-E4 | A | 23rd January 2014 |
| Bin / Cycle Stores Elevations & Floor Plans | 011202-WIM-S-WT-BS1 | B | 23rd January 2014 |
| Commercial Building First Floor Plan | 011202-WIM-S-WT-COM-P2 | | 22nd April 2013 |
| Commercial Building Second Floor Plan | 011202-WIM-S-WT-COM-P3 | | 22nd April 2013 |
| Commercial Offices, Front Elevation | 011202-WIM-S-WT-COM-E1 | | 22nd April 2013 |
| Commercial Offices, Side Elevation | 011202-WIM-S-WT-COM-E2 | | 22nd April 2013 |
| Commercial Offices, Side Elevation | 011202-WIM-S-WT-COM-E3 | | 22nd April 2013 |
| Commercial Offices, Rear Elevation | 011202-WIM-S-WT-COM-E4 | | 22nd April 2013 |
| Type D Floor Plans | 011202-WIM-S-WT-D-P1 | | 22nd April 2013 |
| Type A Floor Plans | 011202-WIM-A-P1 | | 22nd April 2013 |
| Type B Floor Plans | 011202-WIM-B-P1 | | 22nd April 2013 |

2) BH05.10

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

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

3) UNI

The proposed development shall be implemented in accordance with the details of the provision of affordable housing approved under application BH2013/04158, save where condition 5 below applies.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local

Plan.

4) UNI

Should all the residential units hereby approved not have been constructed to at least first floor level by the third anniversary of the date of this permission, a viability assessment which assesses, at that date, the number of affordable housing units that the proposed development could provide whilst remaining viable, together with a scheme ('the reassessed scheme') of affordable housing provision based on that viability assessment, shall be submitted to, and for approval in writing by, the local planning authority. The affordable housing shall be provided in accordance with the approved reassessed scheme which reassessed scheme shall include:

- i. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iii. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing.
- iv. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

5) 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.

6) UNI

The first floor side window in the elevation of the proposed dwelling hereby permitted immediately adjacent the southern boundary of the site (as indicated on drawing no.0011202-WIM-SWT-E-F-E1) shall be obscure glazed and non-opening, unless the parts of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

7) UNI

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

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

8) UNI

Other than the alterations in relation to plots 24-31 (as indicated on drawing 13687/24-31/52E), no additional 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

The employment/commercial building shall only be used for B1 use only and for no other purpose (including any other purpose in Class B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

No deliveries or waste collection shall occur at the B1 premises except between the hours of 08:00 and 19:00 on Monday to Fridays and 09:00 and 17:00 on Saturdays, Sundays, Bank or Public Holidays.

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

11) UNI

The office accommodation shall not be open except between the hours of 08:00 to 19:00 Monday to Fridays and 09:00 and 17:00 on Saturdays, Sundays, Bank or Public Holidays.

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

12) UNI

The proposed development shall be implemented in accordance with wheelchair standards approved under application BH2013/04021 and thereafter retained as such.

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

13) UNI

The proposed development shall be implemented in accordance with the Site Waste Management approved under application BH2013/04019. 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 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

14) UNI

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

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

15) UNI

The proposed development shall be implemented in accordance with the details of the proposed means of foul and surface water sewerage disposal and measures to be undertaken to divert public sewers. The means of foul and surface disposal shall thereafter be retained for use at all times.

Reason: To ensure that adequate surface water and foul sewerage drainage is available prior to the development commencing and to comply with policies SU4 and SU5 of the Brighton & Hove Local Plan.

16) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover to Franklin Road shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

17) UNI

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

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

18) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until details showing the type, number, location and timescale for implementation of the compensatory bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

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

19) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved 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.

20) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until full details of Lifetime Homes standards have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

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.

21) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place above the ground floor slab level of any part of the residential development hereby approved 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.

22) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall take place above the ground floor slab level of any part of the commercial development hereby approved until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' of relevant BREEAM assessment for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

23) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved until a feasibility study for rainwater harvesting has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

Reason: To ensure the development is sustainable in terms of rain water harvesting and in accordance with policy SU2 and SPD8: Sustainable Building Design of the Brighton & Hove Local Plan.

24) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved 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.

25) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed building 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.

26) UNI

No works shall take place above the ground floor slab level of any part of the

development hereby approved, 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.

27) UNI

The proposed development shall be implemented in accordance with the land contamination reports approved under application BH2013/04026. Within 3 months of the date of this permission the following details shall be submitted to and approved in writing by the Local Planning Authority:

(i) 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) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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) (b).

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.

28) UNI

No works shall take place above the ground floor slab level of any part of the development hereby approved, until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments (including new 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.

29) 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.

30) 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.

31) UNI

The non-residential development hereby approved shall not 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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

32) UNI

Within 6 months of occupation of the residential and commercial development hereby approved, the applicant or developer shall submit to the Local Planning Authority for approval in writing, 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).

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.

33) UNI

The affordable housing shall be provided in accordance with the Tenure Plan drawing 011202-WIM-SWT-04/C which secures 7 affordable units.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

34) UNI

Not used.

35) UNI

The proposed development shall be implemented in accordance with the phased construction programme approved under application BH2013/04024. The commercial element shall be built to shell and core prior to occupation of the residential units. The scheme shall be implemented fully in accordance with the agreed details.

Reason: So as to ensure the implementation of the entire scheme and to comply with policies TR1, TR2, TR4, TR7, TR14, TR18, TR19, SU2, QD1, QD2, QD3, QD4, QD5, QD6, QD15, QD16, HO2, HO3, HO4, HO5, HO6 and HO13 of the Brighton & Hove Local Plan and CP3 of the Brighton & Hove Submission City Plan Part One.

BH2014/00453

134 Victoria Road Portslade

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

Applicant: Mr Piers Merrett

Officer: Liz Arnold 291709

Approved on 24/04/14 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 hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

3) UNI

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 | | | 11th February 2014 |
| Block Plan | | | 11th February 2014 |
| Site Plan Existing Plan | | | 26th February 2014 |
| Site Plan Proposed Plan | | | 26th February 2014 |
| Paving Drawing | | | 27th February 2014 |

BH2014/00650

99 & 101 Foredown Drive Portslade

Erection of single storey extensions to rear of 99 and 101 Foredown Drive.

Applicant: Mr Alan Harper & Mr Paul Williams

Officer: Julia Martin-Woodbridge 294495

Approved on 24/04/14 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 |
|------------------------|-----------|---------|---------------|
| Existing Details | | | 27.02.2014 |
| Proposed Plan | | | 27.02.2014 |
| Block Plan | | | 27.02.2014 |
| Land Registry document | | | 04.04.2014 |
| Title deed | | | 04.04.2014 |

4) UNI

The works hereby permitted shall not commence until documentary evidence (in the form of a proposed timescale and signed contracts by all interested parties) for the works hereby approved has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the development will be constructed in its entirety concurrently to both 99 and 101 Foredown Road. The works shall be carried out to within the approved timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of adjacent properties and in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/00654

1 Gordon Mews Gordon Close Portslade

Prior approval for change of use from offices (B1) to residential (C3) to form 5no self contained flats.

Applicant: PHW Property Ltd

Officer: Jason Hawkes 292153

Prior approval not required on 29/04/14 DELEGATED

BH2014/00732

48 Mill Lane Portslade

Erection of single storey garage to side elevation and single storey extension to rear.

Applicant: Mr Richard Berriman

Officer: Oguzhan Denizer 290419

Approved on 12/05/14 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 Plans | 14/01-02 | | 17/03/2014 |
| Existing Elevations | 14/01-04 | | 17/03/2014 |
| Existing Ground Floor Plan | 14/01-03 | | 17/03/2014 |
| Proposed Floor Plan and Elevations | 14/01-01 | | 05/03/2014 |

BH2014/00940

3 Fairfield Gardens Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.639m, for which the maximum height would be 2.98m, and for which the height of the eaves would be 2.90m.

Applicant: Mohammed Shahjahan Ahmed

Officer: Joanne Doyle 292198

Prior approval not required on 28/04/14 DELEGATED

BH2014/00941

29 Maplehurst Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.3m.

Applicant: Mr Biggs

Officer: Joanne Doyle 292198

Prior approval not required on 28/04/14 DELEGATED

BH2014/00982

17 Windlesham Close Portslade

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 3.9m, and for which the height of the eaves would be 2.6m.

Applicant: Matt Slater

Officer: Christine Dadswell 292205

Prior approval not required on 07/05/14 DELEGATED

HOVE PARK

BH2013/04218

4 Barrowfield Close Hove

Demolition of existing dwelling and erection of seven bedroom dwelling.

Applicant: Mr and Mrs Platt

Officer: Liz Arnold 291709

Refused on 28/04/14 DELEGATED

1) UNI

The proposed dwelling, by virtue of its bulk, massing, design, footprint and array of materials, would create a form and sense of bulk which would appear out of scale and unduly dominant in relation to adjoining properties on Barrowfield Close. The resulting building would fail to emphasise and enhance the positive qualities and characteristics of the area. As such the development would be detrimental to the character and appearance of Barrowfield Close and wider surrounding area and is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by virtue of its scale, bulk and massing in close proximity to the boundary with 6 Barrowfield Close, represents an unneighbourly form of development and would appear overbearing and oppressive for occupants of this adjoining property. The proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00348

49 Hill Drive Hove

Demolition of rear conservatory and erection of single storey rear extension to facilitate indoor swimming pool with terrace above. Installation of solar panel to rear roofslope.

Applicant: Mr & Mrs Starr

Officer: Steven Lewis 290480

Approved on 25/04/14 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

Prior to the commencement of development on site, details of the proposed balustrade and screening serving at 1:20 scale of the rear terrace shall be submitted to and approved in writing by the Local Planning Authority. The scheme of balustrade and screening shall be implemented prior to the first use of the terrace, in strict accordance with the approved details and shall thereafter be retained as such.

Reason: To ensure an appropriate scheme of screening, to protect the residential amenity of adjacent occupiers and to accord with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) 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.

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 |
|---|-----------|---------|---------------|
| Existing Plans, sections and rear elevation | 1102/01 | | 10/02/2014 |

| | | | |
|---|---------|---|------------|
| Proposed plans, sections and rear elevation | 1102/02 | A | 26/03/2014 |
|---|---------|---|------------|

BH2014/00433

17 Old Shoreham Road Hove

Erection of single storey rear extension with associated landscaping and parking alterations.

Applicant: Peter Mallinson

Officer: Jason Hawkes 292153

Refused on 30/04/14 COMMITTEE

1) UNI

Having regard to the excessive scale of the proposed extension in relation to the existing property and surrounding area, the proposal would significantly detract from the character and appearance of the host building and stand out as an inappropriate and unsympathetic addition. The coverage of the plot is disproportionate to the scale of the building and surrounding area and the proposal is considered overdevelopment of the site. The scheme is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

2) UNI2

Given the scale and projection of the proposed extension in close proximity to the boundary with 15 Old Shoreham Road, the proposal would result in an increased sense of enclosure and an unneighbourly form of development. The scheme therefore results in a loss amenity and is contrary to policies QD14, QD27 and HO11 of the Brighton & Hove Local Plan.

BH2014/00493

26 The Drove Hove

Display of externally illuminated fascia signs, internally illuminated projecting sign and non-illuminated fascia board and window vinyl.

Applicant: Tesco Stores Limited

Officer: Helen Hobbs 293335

Split Decision on 25/04/14 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.

1) UNI

The wall mounted dibond graphic panel, by virtue of its size, positioning and materials would be unduly prominent, significantly detracting from the character and appearance of the recipient building and the wider street scene. As such, they would be contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 07: Advertisements.

BH2014/00634

39 Hill Brow Hove

Installation of electronic gates and increase of height of front boundary wall.

Applicant: Mr Michael Price

Officer: Oguzhan Denizer 290419

Approved on 06/05/14 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 and Existing & Proposed Plans and Elevations | SK1 | B | 31/03/2014 |

2) 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.

BH2014/00687

89 Hove Park Road Hove

Erection of tree house in rear garden incorporating hedging alongside Western fence. (Part retrospective)

Applicant: Sinclair Bilton

Officer: Steven Lewis 290480

Refused on 25/04/14 DELEGATED

1) UNI

The structure and its use has an un-neighbourly impact and results in an undue presence, overlooking, loss of privacy and outlook, harming the residential amenities of adjacent occupiers. The proposed use of planting to provide screening would fail to sufficiently mitigate for the loss of amenity in the long term. This is contract to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/00712

27 Shirley Drive Hove

Certificate of lawfulness for proposed single storey side extension.

Applicant: Mr & Mrs Rod Thomas

Officer: Joanne Doyle 292198

Split Decision on 28/04/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed installation of soil and vent pipe for the following reason:

The proposed installation of soil and vent pipe are permitted under Schedule 2, Part 1, Class G of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the proposed single storey side extension for the following reasons;

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the proposed side extension would have a width greater than half the width of the original dwelling house.

BH2014/00713

27 Shirley Drive Hove

Erection of single storey side extension.

Applicant: Mr & Mrs Rod Thomas

Officer: Joanne Doyle 292198

Refused on 30/04/14 DELEGATED

1) UNI

The side extension, by reason of its design, scale and siting, would stand out as an inappropriate and unduly prominent addition. The extension would therefore form an unsympathetic and overly dominant addition to the detriment of the character and appearance of the dwelling and wider surrounding area. The proposal is thereby contrary to QD14 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

BH2014/00746

28 Elrington Road Hove

Erection of two storey side extension. Removal of existing garage and erection of new flat roof garage with front dormer at first floor above and creation of 2no flat

roof dormers to rear.

Applicant: Mr & Mrs G Docherty

Officer: Helen Hobbs 293335

Refused on 02/05/14 DELEGATED

1) UNI

By virtue of the resulting size of the house, the proposed development would have an excessive scale and prominence in comparison to other houses in the immediate area. The proposal would extend the dwelling almost the entire width of the plot, reducing an important visual gap, thus appearing cramped and harming the spatial quality of the street scene. The proposal is therefore not sympathetic to the character of the area and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

2) UNI2

The proposed front and rear dormers, due to their size, positioning and number would form inappropriate and incongruous features, that in conjunction with the other proposed extensions would result in excessive bulk to the roof, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

3) UNI3

The proposed extension to the garage, due to its projection forward and additional width have an unduly dominant, discordant and unsympathetic relationship to the existing property and to the detriment of visual amenity and the appearance of the street scene. As such the proposal is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2014/00764

Cardinal Newman Catholic School The Upper Drive Hove

Application for Approval of Details Reserved by Condition 7 of application BH2013/01693.

Applicant: The Governors of Cardinal Newman Catholic School

Officer: Jason Hawkes 292153

Approved on 13/05/14 DELEGATED

BH2014/00772

Flat 7 Barrowfield Lodge Barrowfield Drive Hove

Replacement of steel window with aluminium window and replacement of timber sash windows with UPVC sash windows.

Applicant: Mr Frank Ainscough

Officer: Helen Hobbs 293335

Refused on 02/05/14 DELEGATED

1) UNI

The proposed replacement of the existing timber framed sash window with UPVC units would be an inappropriate alteration to the building, which is of a traditional character with timber framed windows and doors. The proposal would therefore significantly harm the character and appearance of the existing property, street scene and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/00798

36 Hove Park Road Hove

Certificate of lawfulness for proposed rear dormer.

Applicant: Mr Iain Oswald

Officer: Christine Dadswell 292205
Approved on 07/05/14 DELEGATED

BH2014/00806

17 Milcote Avenue Hove

Erection of a single storey rear extension.

Applicant: Andy Lake

Officer: Christine Dadswell 292205

Approved on 09/05/14 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 | 04 | | 12/03/14 |
| Existing Plans and Elevations | 01 | | 12/03/14 |
| Proposed Plans and Elevations | 02 | A | 25/04/14 |

BH2014/00809

28 Orchard Gardens Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.4m.

Applicant: Martin & Caroline Pigott

Officer: Mark Thomas 292336

Prior approval not required on 30/04/14 DELEGATED

BH2014/00821

4 Barrowfield Close Hove

Remodelling of existing dwelling incorporating two storey rear extension, two storey front/side extension and additional two storey extension to create entrance porch. Enlargement of existing garage, extensions and alterations to roof, revised fenestration and associated works.

Applicant: Mr & Mrs J Platt

Officer: Liz Arnold 291709

Approved on 08/05/14 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 first floor windows in the north-east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

3) UNI

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 north-east elevation without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved 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 | 001 | Rev. A | 25th April 2014 |
| Existing Floor Plans | 002 | | 13th March 2014 |
| Existing Elevations | 003 | | 13th March 2014 |
| Proposed Ground Floor Plan | 004 | Rev. A | 25th April 2014 |
| Proposed First & Second Floor Plan | 005 | Rev. A | 25th April 2014 |
| Proposed Site Plan | 006 | Rev. A | 25th April 2014 |
| Proposed Elevations Sheet 1 | 007 | Rev. A | 25th April 2014 |
| Proposed Elevations Sheet 2 | 008 | Rev. A | 25th April 2014 |
| Proposed Street Scene | 009 | | 13th March 2014 |

5) UNI

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

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

BH2014/00840

16 Woodland Avenue Hove

Erection of a two storey side extension and single storey rear extension.

Applicant: Mr & Mrs P Instone

Officer: Helen Hobbs 293335

Approved on 12/05/14 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 |
|-------------------------------|-----------|---------|-----------------|
| Existing plans and elevations | WA/001 | | 17th March 2014 |
| Proposed plans and elevations | WA/002 | | 17th March 2014 |

BH2014/00873

75 Hove Park Road Hove

Erection of detached garage to front.

Applicant: Mr & Mrs Longden

Officer: Oguzhan Denizer 290419

Approved on 14/05/14 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 walls of the garage hereby permitted shall match the brickwork used in the construction of the existing driveway wall and boundary wall.

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

3) UNI

The 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 Block and Location Plans | 187.500 | | 19/03/2014 |
| Proposed Block and Location Plan | 187.502 | | 19/03/2014 |
| Existing Floor Plans and Elevations | 187.501 | | 19/03/2014 |
| Proposed Floor Plans and Elevations | 187.503 | | 19/03/2014 |

BH2014/01044

3 Frant Road Hove

Certificate of lawfulness for proposed loft conversion incorporating insertion of roof lights to front and side, dormer to rear, and single storey rear extension.

Report from: 24/04/2014 to: 14/05/2014

Applicant: Ms Sasha Davies
Officer: Jonathan Puplett 292525
Approved on 07/05/14 DELEGATED

BH2014/01154

21 Shirley Drive Hove

Application for approval of details reserved by condition 3 of application BH2014/00114.

Applicant: Julian Adams
Officer: Jason Hawkes 292153
Approved on 14/05/14 DELEGATED

WESTBOURNE

BH2013/03624

The Westbourne 90 Portland Road Hove

Alterations to layout of doors and windows, new canopies to front elevation, raised garden level and installation of fixed aluminium planters to west elevation of garden.

Applicant: Ms Emma Lundin
Officer: Liz Arnold 291709
Approved on 30/04/14 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 garden area shall not be in use between 2230 hours and the hour in which the premises opens for business the following day and the rear French doors shall be kept shut at all times the premises is open except for access and egress.

Reason: To safeguard the amenities of nearby residents and in order to comply with policy QD27 of the Brighton & Hove Local Plan

3) UNI

The raised garden area hereby approved shall not be brought into use until the bamboo screening shown on the drawings hereby approved has been installed. The screening shall thereafter be permanently retained as such.

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

4) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|---|--------------|---------|-------------------|
| Existing Plans | 0267.EXG.001 | Rev. A | 23rd October 2013 |
| Existing Plans Section and Elevations | 0267.EXG.002 | Rev. C | 23rd October 2013 |
| Proposed | 0267.PL.001 | Rev. D | 21st January 2014 |
| Proposed Sections, Elevations and Details | 0267.PL.002 | Rev. B | 23rd October 2013 |

BH2014/00194

First Floor Flat 203 Kingsway Hove

Replacement of two timber sash windows with timber casement windows to enclosed balcony.

Applicant: Brighton & Hove Securities

Officer: Sonia Gillam 292265

Approved on 12/05/14 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 timber windows hereby approved shall be painted white within 3 months of the date of installation and shall be retained as such thereafter.

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

3) UNI

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 elevations | 0151/100 | B | 22/01/2014 |
| Site location plan and block plan | 0151/101 | | 27/01/2014 |
| Profile details | | | 22/01/2014 |

BH2014/00520

31 Pembroke Avenue Hove

Change of Use from guest house (C1) to residential house (C3).

Applicant: Mr Clive Robertson

Officer: Steven Lewis 290480

Approved on 02/05/14 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 use 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

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 | | | 06/03/2014 |
| Existing Layout | | | 06/03/2014 |

BH2014/00534

13 Aymer Road Hove

Replacement of existing concrete roof tiles with clay tiles.

Applicant: Mr Daniel & Mrs Emma Habba

Officer: Christine Dadswell 292205

Approved on 24/04/14 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 details of the treatment to the existing hip and eaves of the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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 HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

| Plan Type | Reference | Version | Date Received |
|--------------------|-----------|---------|---------------|
| Location Plan | 120802/SO | | 18/02/2014 |
| Proposed Roof Plan | | | 27/02/2014 |

5) UNI

The roof shall be finished in Marley Plain Clay Tiles (specification Hawkins Dark Heather) 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.

BH2014/00686

39 & 39A Cowper Street Hove

Application for Approval of Details Reserved by Condition 4 of application BH2013/02192.

Applicant: Downside Development (BTN) Ltd

Officer: Mark Thomas 292336

Refused on 30/04/14 DELEGATED

1) UNI

The proposed, unsheltered, 'Sheffield' style cycle stand would not provide adequate cycle storage for resident's, being unsuitable for the long stay nature of cycle storage required.

BH2014/00703

191 Kingsway Hove

Application for variation of condition 2 of application BH2011/03956 (Demolition of existing building and construction of nine residential flats) to permit amendments to the approved drawings to vary South and North elevations and roof layout.

Applicant: Castlemist Finances Ltd

Officer: Adrian Smith 290478

Approved on 12/05/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 1 October 2015.

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 | | | 04/03/2014 |
| Semi-basement plan | 747/2 | A | 17/03/2014 |
| Proposed floor plans | 747/3 | B | 17/03/2014 |
| | 747/4 | A | 25/03/2014 |
| | 747/5 | A | 25/03/2014 |
| | 747/6 | A | 25/03/2014 |
| | 747/7 | A | 17/03/2014 |
| | 747/17 | | 08/05/2014 |
| Proposed elevations | 747/8 | B | 17/03/2014 |
| | 747/9 | A | 17/03/2014 |
| | 747/10 | A | 17/03/2014 |
| | 747/11 | A | 17/03/2014 |
| Proposed block plan | 747sk11 | | 04/03/2014 |
| Proposed stairlift | | B | 04/04/2012 |
| Existing floor plans | 721/11 | | 30/12/2011 |
| | 721/12 | | 30/12/2011 |
| Existing elevations | 721/13 | | 30/12/2011 |

3) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings and samples and details of the balconies 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.

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 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 permission, 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.

6) UNI

The dwellings shall achieve Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

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

7) UNI

Before the first occupation of the development hereby permitted the building shall be soundproofed in accordance with the recommendations contained within the Noise Impact Assessment received by the Local Planning Authority on 30 December 2011 and the implemented measures shall be retained in that condition thereafter.

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

8) UNI

In the event that mechanical ventilation or any other machinery is required to service the development hereby permitted, all noise associated with such machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

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

9) UNI

No dwelling shall be occupied until space has been laid out within the site in accordance with the approved drawings for cycle parking and shall be permanently retained thereafter for use by the occupants and visitors.

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

No dwelling shall be occupied until refuse and recycling storage facilities shown on the approved drawings have been put in place. They shall be thereafter retained for use at all times.

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

11) UNI

No dwelling hereby permitted shall be occupied until the basement car parking shown on the approved drawings has been constructed and is capable of use. It shall be thereafter retained for use at all times by residents of and visitors to the development.

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 and SPG4

12) UNI

No development shall take place on the site until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with requirements within Policy HE12 of the Brighton & Hove Local Plan.

WISH

BH2013/03695

153 Portland Road Hove

Installation of ventilation duct to rear elevation (Retrospective).

Applicant: Martin Webb

Officer: Liz Arnold 291709

Approved on 24/04/14 DELEGATED

1) UNI

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

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

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 | A.01 | | 30th October 2013 |
| Block Plan | A.02 | | 30th October 2013 |
| Existing Ground Floor Plan | A.03 | | 30th October 2013 |
| Existing First Floor Plan | A.04 | | 30th October 2013 |
| Existing North Elevation | A.05 | Rev. A | 30th October 2013 |
| Existing East Elevation | A.06 | Rev. A | 30th October 2013 |
| Existing Roof Plan | A.07 | Rev. A | 30th October 2013 |
| Proposed Ground Floor Plan | D.01 | | 30th October 2013 |
| Proposed First Floor Plan | D.02 | | 30th October 2013 |
| Proposed Roof Plan | D.03 | | 31st March 2014 |
| Proposed South Elevation | D.04 | | 30th October 2013 |

| | | | |
|--------------------------|------|--|-------------------|
| Proposed North Elevation | D.04 | | 30th October 2013 |
| Proposed East Elevation | D.05 | | 30th October 2013 |

BH2014/00140

Westbourne Motors 268-272 Portland Road Hove

Installation of external condenser unit and 3no air conditioning units to rear incorporating replacement of shutters with wall and door, erection of fencing with gate around units and associated works.

Applicant: Southern Co-operative

Officer: Liz Arnold 291709

Approved on 28/04/14 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 external condenser unit and air conditioning units hereby approved shall be installed in accordance with the details set out in the Acoustic Report, by KR Associates (UK) Ltd, received on the 28th march 2014.

Reason: To safeguard the amenities of the occupiers of adjoining properties 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 | | | 23rd January 2014 |
| Existing Plan & Elevation Layouts | CP-PORT-001-001 | | 21st January 2014 |
| Proposed plan & Elevation Layouts | CP-PORT-001-002 | Rev. A | 7th April 2014 |
| Proposed Elevation Fencing Detail | CP-PORT-001-003 | | 21st January 2014 |

BH2014/00147

Westbourne Motors 268-272 Portland Road Hove

Display of externally-illuminated fascia sign, internally-illuminated projecting sign and non-illuminated projecting sign.

Applicant: Southern Co-operative

Officer: Liz Arnold 291709

Approved on 28/04/14 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.

BH2014/00601

18 Welbeck Avenue Hove

Roof alterations incorporating hip to gable extension, rooflights to front, dormer to rear and repositioned window to side.

Applicant: Ms Polly Harknett

Officer: Steven Lewis 290480

Refused on 24/04/14 DELEGATED

1) UNI

The proposed dormer extension and roof lights by reason of their scale, height, bulk, massing, detailing and number are considered poorly designed and fail to

reflect the positive character and appearance of the area and harm its visual amenity, this is contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 (Design guide for extensions and alterations).

2) UNI2

The proposed hip to gable extension by reason of its massing, bulk and detailing would result in an unbalancing of a pair of semi detached dwellings which reflect the original and positive character and appearance of the area. The gable extension is therefore considered poorly designed and would harm the character and appearance of the street scene and visual amenity of the area, this is contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 (Design guide for extensions and alterations).

BH2014/00808

4 Coleman Avenue Hove

Erection of single storey side extension.

Applicant: Roger Saunders

Officer: Steven Lewis 290480

Approved on 06/05/14 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 |
|------------------------------|-----------|---------|---------------|
| Site Plan | | | 12/03/2014 |
| Site, Block & Location Plans | 1403/001 | | 12/03/2014 |
| Existing Plans | 1403/010 | | 12/03/2014 |
| Existing Elevations | 1403/011 | | 12/03/2014 |
| Proposed Plans | 1403/020 | | 12/03/2014 |
| Proposed Elevations | 1403/021 | | 12/03/2014 |

Withdrawn Applications