

PLANS LIST 27 August 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****BH2014/00833****28 Petworth Road Brighton**

Change of use from residential dwelling (C3) to mixed use residential dwelling (C3) and day nursery (D1). Erection of single storey outbuilding in rear garden. (Part retrospective).

Applicant: Mrs Tanya Foreman

Officer: Adrian Smith 290478

Approved on 01/08/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	-	-	14/03/2014
Block plan	-	-	31/03/2014
Existing floor plans	-	-	15/05/2014
Proposed floor plans	-	-	15/05/2014
Proposed outbuilding floor plan and elevations	-	-	31/03/2014

2) UNI

The day nursery hereby permitted shall accommodate no more than 20 children at any one time.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The premises shall not be used as a day nursery except between the hours of 07.30 to 18.30 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Outdoor play sessions in connection with the day nursery use hereby permitted shall be restricted to within the hours of 08.00 to 18.00 Monday to Friday with no use permitted on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies

HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Within 3 months of the date of this permission a written Management Plan for the outdoor play area shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall detail how all outside areas are to be managed, including details of staff supervision, layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting, etc). The agreed scheme shall be implemented in full and the garden thereafter used in accordance with the agreed Plan.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.

6) UNI

Within 3 months of the date of implementation of this permission the applicant or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:

(i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use:

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

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

(iv) Identify targets focussed on reductions in the level of car use:

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

(vi) 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.

7) UNI

The premises shall be used for the use described by this planning permission only and for no other purpose (including any other purpose in Classes C3 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

8) UNI

The rooms allocated for residential purposes as indicated on drawing no. 'proposed floor plan' received on 15 May 2014 shall be retained as such and shall not be used as part of the day nursery.

Reason: In order to protect the stock of residential accommodation within the city, in accordance with policy HO8 of the Brighton & Hove Local Plan.

9) UNI

Within 3 months of the date of implementation of this permission details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted for approval in writing by the Local Planning Authority. These 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.

10) UNI

Within 3 months of the date of implementation of this permission a scheme for landscaping, which shall include details of all terrace levels and boundary treatments shall be submitted for approval in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan.

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 amplified music or musical equipment shall be used in the outdoor play area in connection with the day nursery use hereby permitted.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/00985

9 Ridgeside Avenue Brighton

Demolition of existing garage and erection of 1 no two bedroom dwelling.

Applicant: Mr & Mrs R Counsell

Officer: Wayne Nee 292132

Refused on 28/07/14 DELEGATED

1) UNI

The development fails to enhance the positive qualities of the neighbourhood. The small plot is an awkward shape and is out of character with the surrounding area and the development appears cramped within the plot and the layout fails to reflect the spacious character of the area. The proposal represents an overdevelopment of the site, out of keeping with the surrounding area, and contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan which seek to ensure a high standard of design, and secure an intensity of development appropriate to the locality.

2) UNI2

The proposal does not make adequate provision for private usable amenity space in this suburban locality, where predominantly neighbouring properties benefit from generous rear gardens, contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of the limited plot size and the arrangement of the adjoining sites, would result in a loss of amenity by virtue of actual loss of privacy and overlooking to the rear gardens of properties on Grangeways. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01433

120 Mackie Avenue Brighton

Erection of single storey front extension.

Applicant: Mr & Mrs M Bacon

Officer: Roselle Goacher 292265

Approved on 22/07/14 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	13303-LP		02/05/14
Block Plan	13303-BP		02/05/14
Existing Ground Floor Plan	13303-01		02/05/14
Existing First Floor Plan	13303-02		02/05/14
Proposed Ground Floor Plan	13303-03		02/05/14
Proposed First Floor Plan	13303-04		02/05/14
Existing Elevations	13303-05		02/05/14
Proposed Elevations	13303-06		02/05/14

BH2014/01474

9 Sanyhills Avenue Brighton

Removal of existing conservatory and erection of single storey extension to the rear.

Applicant: Mr & Mrs Smith

Officer: Joanne Doyle 292198

Approved on 17/07/14 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	ADC662/LP		06 May 2014
Block Plan	ADC662/BP		06 May 2014
As Existing	ADC662/01		06 May 2014
As Proposed	ADC662/02		06 May 2014

BH2014/01509

3 Braeside Avenue Brighton

Creation of a pitched roof extension over existing ground floor rear extension incorporating 1no rooflight.

Applicant: Paul Yeates

Officer: Sue Dubberley 293817

Approved on 18/07/14 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
Proposed extension and site plan	576/01		8 May 2014
Existing plans			8 May 2014

BH2014/01537

15 Solway Avenue Brighton

Erection of a single storey rear extension.

Applicant: Ann Barrows

Officer: Joanne Doyle 292198

Approved on 06/08/14 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 in the north and south 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.

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	PBP0117/02		12 May 2014
Block Plan	PBP0117/03		12 May 2014
Existing & Proposed Floor Plans & Elevations	PBP0117/01A		12 May 2014

BH2014/01811

14 Highview Avenue South Brighton

Erection of single storey rear extension, alterations to existing garage and alterations to fenestration.

Applicant: Marcello Mirto

Officer: Lorenzo Pandolfi 292337

Approved on 06/08/14 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 and Block Plan	AD101	A	09/07/2014
Existing and Proposed Plans and Elevations	AD101	A	09/07/2014

BH2014/01813

3 Old Farm Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs David Whittle

Officer: Christine Dadswell 292205

Refused on 29/07/14 DELEGATED

1) UNI

The proposed extension, by reason of its height, depth and proximity to the shared boundary, would appear overbearing and result in a loss of light and outlook to the adjoining property, 4 Old Farm Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its scale, bulk and massing, would result in an unsympathetic and visually harmful addition to the rear of the property, to the detriment of the character and appearance of the building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/01901

46 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 4.2m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.8m.

Applicant: Phil Harbour

Officer: Jessica Hartley 292175

Prior approval not required on 30/07/14 DELEGATED

BH2014/02049

25 Woodbourne Avenue Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, creation of rear dormer, installation of 4no rooflights to front and 1no window to side.

Applicant: Mr & Mrs G Williams

Officer: Jessica Hartley 292175

Refused on 29/07/14 DELEGATED

PRESTON PARK

BH2014/00854

26 & 28 Southdown Avenue Brighton

Erection of single storey infill extensions to adjoining properties. Installation of front and rear rooflights and rear dormer to 26 Southdown Avenue.

Applicant: Mr Christopher Wickham

Officer: Joanne Doyle 292198

Approved on 06/08/14 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 hereby approved to the front roofslope at no. 26 Southdown Avenue 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 extensions at no.26 & 28 Southdown Avenue hereby approved shall be constructed and completed concurrently.

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
Site Location Plan			17 Mar 2014
Block Plan			17 Mar 2014
Existing Southern & Northern Elevations			13 May 2014
Existing Eastern Elevations			08 May 2014
Proposed Eastern Elevations			08 May 2014
Proposed Section A:A no 26 Southdown Avenue			02 Apr 2014
Proposed Section A:A no 28 Southdown Avenue			02 Apr 2014
Existing & Proposed Ground Floor Plan no 26 Southdown Road	13/01/01		02 Apr 2014
Existing & Proposed Ground Floor Plan no 28 Southdown Road			02 Apr 2014
Existing & Proposed Floor Plans, Section, Rear Elevation no 26 Southdown Road	093-03/2		08 Jul 2014
Front Elevation no 26 Southdown Road			08 Jul 2014

5) UNI

The external elevations of the extensions hereby permitted shall match in material, colour, style 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.

BH2014/01124

Port Hall Mews Brighton

Demolition of existing workshops and erection of 2no two bedroom single storey houses (C3) with associated parking places.

Applicant: Ms M Mutawa

Officer: Sue Dubberley 293817

Approved on 24/07/14 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

Piling or any other foundation designs using penetrative methods shall not be

permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the Phase 2 site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

4) 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.

5) UNI

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

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

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

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.

6) 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 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.

7) UNI

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

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

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.

8) 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.

9) 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.

10) UNI

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

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

11) UNI

The development hereby permitted shall 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			7/04/14
Block plan	RAF14/302/BP		
Existing and proposed elevations	RAF14/302/01		7/04/14
Existing floor plans	RAF14/302/02		7/04/14
Proposed floor plans	RAF14/302/03		7/04/14

12) UNI

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

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

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

BH2014/01400

201 Preston Drove Brighton

Erection of 1no detached dwelling fronting Hythe Road.

Applicant: Rebecca Spence

Officer: Chris Swain 292178

Refused on 25/07/14 DELEGATED

1) UNI

The proposed dwelling, by reason of design, roof form and excessive bulk to rear, would fail to represent an acceptable level of design for a new dwelling in this location. The proposed dormer, by reason of its size, proportions, design and excessive cladding would result in a bulky and unsympathetic element to the front roofslope whilst the flat roofed roof form to the rear at second floor level would result in an overly dominant and bulky appearance to the rear façade that would cause significant harm to the character and appearance of the locality contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed raised terrace area, due to its elevated position, would result in significant overlooking and loss of privacy towards the adjoining properties and their respective private gardens to the detriment of the residential amenity of the occupiers of these dwellings. As such, the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01604

160 Dyke Road Brighton

Application for approval of details reserved by conditions 7 & 8a of application BH2012/03534.

Applicant: Rogan Investments Ltd

Officer: Sue Dubberley 293817

Approved on 23/07/14 DELEGATED

BH2014/01652

73 Florence Road Brighton

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

Applicant: Adam Penwarden

Officer: Joanne Doyle 292198

Approved on 31/07/14 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 elevations of the extension hereby permitted shall match in material, colour, style 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	L-100		20 May 2014
Block Plan	L- 101		20 May 2014
Existing Drawings	L- 102		20 May 2014
Proposed Drawings	L- 103		20 May 2014

BH2014/01681

10b Old Shoreham Road Brighton

Installation of 1no rooflight to south elevation.

Applicant: Cobus Heyl

Officer: Jessica Hartley 292175

Approved on 06/08/14 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 Location and Block Plans with Existing Elevations and Floor Plans.	1255 A.001		22/05/2014
Proposed Location and Block Plans with Proposed Elevations and Floor Plans.	1255 D.001	A	02/07/2014

BH2014/01787

Flat 3 35 Chatsworth Road Brighton

Installation of rooflights to side elevation.

Applicant: Paul Edge

Officer: Roselle Goacher 292265

Approved on 31/07/14 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
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Site Location Plan	1307_37CR_1 00		02/06/14
Existing Plans & Sections	1307_35CR-2 00	A	02/07/14
Proposed Plans & Sections	1307_35CR_2 10	A	02/07/14
Existing & Proposed Elevations	1307_35CR_3 00	A	02/07/14

BH2014/01967

22 Dyke Road Drive Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.46m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.2m.

Applicant: Lucy Major

Officer: Jessica Hartley 292175

Prior Approval is required and is approved on 25/07/14 DELEGATED

REGENCY

BH2014/00642

2A Regency Mews Brighton

Alterations to convert offices (B1) to form 2no three bedroom dwellings (C3) incorporating revised fenestration and associated works.

Applicant: Mr N Wafae

Officer: Jason Hawkes 292153

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

7) UNI

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

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

8) 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.

9) UNI

The development hereby permitted shall not be occupied 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.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plans	TA752/01		27th February 2014
Existing Floor Plans	TA752/02	A	27th February 2014
Existing Floor Plans	TA752/03	A	27th February 2014
Elevation to Regency Mews	TA752/04		27th February 2014
Existing Section AA	TA752/05		27th February 2014
Existing Section BB	TA752/06		27th February 2014
Proposed Floor Plan	TA/752/20	C	19th March 2014

Proposed Floor Plans	TA752/21		27th February 2014
Elevation to Regency Mews	TA752/22	B	4th June 2014
Proposed Section AA	TA752/23		27th February 2014
Proposed Section BB	TA752/24		27th February 2014

11) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron / cast aluminium and shall be painted black 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.

BH2014/01207

6 Norfolk Terrace Brighton

Removal of external fire escape to rear, replacement of existing door with timber window to rear and infilling of door openings, replacement rooflights, formation of a parapet gutter and associated alterations. Internal alterations to upgrade the fire precautions in the building including fitting new fire doors.

Applicant: Dr Paul Lyon

Officer: Christine Dadswell 292205

Approved on 30/07/14 COMMITTEE

1) UNI

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

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

2) UNI

Notwithstanding the approved drawings, the installation of the new sash window to the second floor kitchen and the new rainwater goods shall not 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:

1. New vertically sliding timber sash window to third floor (including reveals, cill and head treatment)
2. All new cast iron rainwater goods

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.

3) UNI

The new box gutter shall be dressed in code 5 or 6 lead unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be maintained as such.

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

4) UNI

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

Authority.

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

5) UNI

Prior to the repair and reinstatement of the decorative band and moulding detail to the rear elevation renderwork, the detailed design including the dimensions, profiles and composition of the render and a method statement for the works shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in strict accordance with the agreed 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.

6) 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.

7) UNI

Notwithstanding the approved drawings all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the renderwork background walls 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.

8) UNI

Any fireproofing to new doors shall be an integral part of the door construction, and self closing mechanisms to new and existing doors, if required, shall be of the concealed mortice type.

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

9) UNI

The rooflights hereby approved shall have steel or cast metal frames with a central mullion glazing bar and the rooflights shall 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.

BH2014/01281

6 Norfolk Terrace Brighton

Removal of external fire escape to rear, replacement of existing door with timber window to rear and infilling of door openings, replacement rooflights, formation of a parapet gutter and associated alterations.

Applicant: Dr Paul Lyons

Officer: Christine Dadswell 292205

Approved on 30/07/14 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			29 April 2014
Block Plan			22 April 2014
Existing and Proposed Rear Elevation	Jj/01/norfolkter race6 revb	B	16 June 2014
Existing and Proposed Floor Plans	Jj/02/norfolkter race6	A	16 June 2014
Existing and Proposed Parapet Details	Jj/03/norfolkter race6		22 April 2014
Proposed Rooflight Section	GGL-EKN-011 4-1124		09 May 2014

3) UNI

Prior to the repair and reinstatement of the decorative band and moulding detail to the rear elevation renderwork, the detailed design including the dimensions, profiles and composition of the render and a method statement for the works shall be submitted to and agreed in writing by the Local Planning Authority. The scheme should be carried out in strict accordance with the agreed details and retained as such thereafter.

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

4) UNI

Notwithstanding the approved drawings all new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the renderwork background walls 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

The new box gutter shall be dressed in code 5 or 6 lead unless otherwise agreed in writing by the Local Planning Authority and shall thereafter be maintained as such.

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

6) UNI

The rooflights hereby approved shall have steel or cast metal frames with a central mullion glazing bar and the rooflights shall 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

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

8) UNI

Notwithstanding the approved drawings, the installation of the new sash window to the second floor kitchen and the new rainwater goods shall not 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:

1. New vertically sliding timber sash window to third floor (including reveals, cill

and head treatment)

2. All new cast iron rainwater goods

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

BH2014/01435

Flat 12 31 Regency Square Brighton

Installation of double glazed UPVC windows to rear elevation (Retrospective).

Applicant: Mr Michael Weaver

Officer: Helen Hobbs 293335

Refused on 29/07/14 DELEGATED

1) UNI

The replacement windows, by virtue of their material, frame thickness, method of opening and profile, form incongruous and inappropriate additions that harm the significance of the listed building and the character and appearance of the Regency Square Conservation Area. The development is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2014/01460

12 - 14 West Street Brighton

Display of internally illuminated fascia and projecting signs.

Applicant: Ms Helen Springer

Officer: Jason Hawkes 292153

Approved on 30/07/14 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.

BH2014/01559

Steine House 55 Old Steine Brighton

Installation of structural beam to unit 7 at third floor level, restoration of double doors to reception room at second floor level and other internal alterations (Part retrospective)

Applicant: YMCA Brighton

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

1) 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.

BH2014/01565

3 Windlesham Road Brighton

Certificate of lawfulness for existing use of property as a single dwelling house.

Applicant: Sussex Partnership NHS FT

Officer: Andrew Huntley 292321

Approved on 05/08/14 DELEGATED

BH2014/01654

72 Preston Street Brighton

Change of use from retail (A1) to hot food takeaway (A5).

Applicant: Regency Square Ltd

Officer: Christopher Wright 292097

Refused on 06/08/14 DELEGATED

1) UNI

The proposed change of use from retail (A1) to a takeaway (A5) is not acceptable in principle because the applicant has not demonstrated that the retail use is no longer economically viable and the proposed use is not considered likely to make a positive contribution to the vitality and viability of the street. As such the proposal is contrary to policy SR7 of the Brighton & Hove Local Plan.

2) UNI2

The proposed takeaway (A5) would have an adverse impact on the amenities of neighbouring residents and the local community in terms of increased noise, disturbance and anti-social behaviour, in an area already identified as being of special concern and within the Cumulative Impact Zone. The proposal would therefore be contrary to policies SR7, QD27 and SU10 of the Brighton & Hove Local Plan.

BH2014/01725

Flat 4 8 Oriental Place Brighton

Alterations to first floor front balcony. (Part retrospective)

Applicant: Watson Property Management

Officer: Robert Hermitage 290480

Approved on 06/08/14 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	SY1	A	11th June 2014
Listed Building Consent. Refurbish of Balcony	SK1	-	2nd July 2014

3) UNI

The replacement timbers should exactly match the appearance and dimensions of the existing timbers.

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

BH2014/02271

Royal York Buildings 41-42 Old Steine Brighton

Application for approval of details reserved by condition 4 of application BH2014/01075.

Applicant: YHA (England & Wales) Ltd

Officer: Liz Arnold 291709

Approved on 05/08/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/03166

Unit 7 Brighton Station Queens Road Brighton

Conversion of existing ticket office to Superdrug retail unit incorporating new

shopfront, air conditioning, signage and associated works.

Applicant: A.S. Watson

Officer: Wayne Nee 292132

Finally Disposed of on 30/07/14 DELEGATED

BH2014/00500

6A Oxford Street Brighton

Erection of extension at second floor level to front and rear elevations, installation of an external rear staircase to second floor level and alterations to fenestration.

Applicant: Behnam Behdad

Officer: Adrian Smith 290478

Refused on 04/08/14 DELEGATED

1) UNI

The proposed extension, by virtue of its scale, design, massing and bulk, represents a visually discordant addition that would result in the loss of the existing roof form and chimney, would fail to complement the appearance of the existing building, and would cause harm to the character of the street, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

BH2014/00716

94-103 London Road Brighton

Application for Approval of Details Reserved by Conditions 24 & 27 of application BH2013/03310.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved on 18/07/14 DELEGATED

BH2014/00760

120-132 London Road Brighton

Internal and external alterations to facilitate the subdivision of existing retail unit including replacement entrance doors, installation of new entrance doors and associated works.

Applicant: The Cooperative Group Food Limited

Officer: Chris Swain 292178

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	1808/SL-27	A	18 March 2014

Existing ground floor and basement plans	1808/BL-117	A	18 March 2014
Existing and proposed elevations	1808/BL-119	A	18 March 2014
Proposed ground floor plans	1808/BL-112	A	18 March 2014

BH2014/00896

23 Ditchling Road Brighton

Application for approval of details reserved by conditions 5i, 5ii, 5iii and 6 of application BH2013/02662.

Applicant: Zize Ltd

Officer: Sue Dubberley 293817

Approved on 23/07/14 DELEGATED

BH2014/01108

Land rear of 41-42 London Road Brighton

Erection of 3 storey building comprising of 5no one bedroom flats (C3).

Applicant: Threadneedle Investments

Officer: Sue Dubberley 293817

Refused on 18/07/14 DELEGATED

1) UNI

The proposed development, by reason of its design, detailing, form and materials, would fail to provide a suitable standard of design and appearance, would relate poorly to neighbouring development and would result in a prominent and incongruous appearance within the street scene, which would be detrimental to the character of the local area. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

2) UNI2

The proposed development would lead to a significant level of overlooking and consequential loss of privacy to the rear of residential properties in London Road. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The increased scale and bulk is considered to result in an unneighbourly form of development which would have an overbearing impact and lead to an increased sense of enclosure and loss of outlook to the rear of residential properties in London Road contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that the proposed units would receive adequate levels of daylight / sunlight. The units would also suffer from a poor outlook as result of the proposed timber screening to the front and rear of the building, which would result in a sense of enclosure. There is an overall lack of usable outdoor amenity space for the development appropriate to the scale and character of the development. As such it is considered that the units would provide a poor standard of accommodation harmful to the amenity of future occupiers. The proposed development is therefore contrary to policy QD27 and HO5 of the Brighton & Hove Local Plan.

5) UNI5

The development does not make sufficient provision for cycle parking and thus the proposal is inadequate in its provision of cycle parking. The proposal is therefore contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note BH4.

BH2014/01127**(Former Co-op Department Store) 94-103 London Road and 6-11 & 12 Baker Street Brighton**

Application for variation of condition 1 of application BH2013/03310 (Application for variation of condition 2 of BH2012/02675) to allow for the flexible provision of a gymnasium (D2) and/or retail uses (A1) within the approved scheme at part of ground floor retail unit 1 and retail units 1 and 2 at basement level.

Applicant: Watkin Jones Group

Officer: Kathryn Boggiano 292138

Approved after Section 106 signed on 17/07/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Shopfront Glazing Proposals 01	31_032_D		23 June 2014
London Road and Baker Street Elevations	EL_001	L	23 June 2014
London Terrace Elevations	EL_002	G	27 November 2013
Kingsbury Road Elevations and London Terrace back gardens	EL_003	G	27 November 2013
Wing Elevations	EL_004	F	27 November 2013
Existing Elevations	EL_005		30 August 2012
Existing Elevations	EL_006	A	10 September 2012
North Courtyard Section	EL_007	B	14 November 2012
24 Kingsbury Road Sections	EL_008	A	22 November 2012
Fire Escape Door Detail	EL_009	A	8 November 2012

2) UNI

47. The area of the basement and ground floor for which a gymnasium use is hereby approved, shall be used for the provision of a gymnasium only and for no other purpose (including any other purpose in Class D2 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 policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Plan Type	Reference	Version	Date Received
Roof Plan Proposed	PL_008	E	27 November 2013
Basement Plan Proposed	PL_009	J	8 April 2014
Site Location Plan Proposed	10_002	A	26 September 2013

Student Entrance and Management Office Plan	PL_012	B	14 November 2012
Existing Basement Plan	PL_013		30 August 2012
Existing Ground Floor Plan	PL_014		30 August 2012
Existing First Floor Plan	PL_015		30 August 2012
Existing Second Floor Plan	PL_016		30 August 2012
Existing Third Floor Plan	PL_017		30 August 2012
Existing Fourth Floor Plan	PL_018		30 August 2012
Proximity of Proposed Building to London Terrace	PL_019	A	18 September 201
Block Plan	PL_027		10 September 2012
Block Plan - Existing	PL_028		10 September 2012
Typical 5 Bed Flat Cluster	PL_029		2 November 2012

4) UNI

Plan Type	Reference	Version	Date Received
Typical Studio Layouts	PL_030		2 November 2012
Typical Small Studio Layouts	PL_031		2 November 2012
Public Realm Improvements	PL_032	A	16 November 2012
Site Sections Sheet 1	SE_001	B	8 November 2012
Site Sections Sheet 2	SE_002	B	8 November 2012
Site Section Locations	SE_003		A 8 November 2012
Retained Facade Details	SE_004		B 4 June 2013
Façade retention assumed sequence of works	WEL_407_SK 20	P1	12 October 2012
Site Sections Sheet 3	SE_005		B 22 November 2012
3D Views 1	SK_005		15 November 2012
3D Views 2	SK_006		15 November 2012
3D Views 4	SK_008		15 November 2012
3D Views 5	SK_009		15 November 2012
3D Views 014	SK_014		15 November 2012
3D Views 010	SK_020		15 November 2012
Ground floor landscape proposals	03		
First floor landscape proposals	04	E	30 August 2012
Ground floor planting proposals	05	A	30 August 2012

5) UNI

Plan Type	Reference	Version	Date Received
First floor planting proposals	06	B	30 August 2012
Proposed delivery lay-by	2370-TR-23	B	2 November 2012
Proposed delivery lay-by	2370SK-21	H	26 October 2012
CGI Sheet-1	RE_001		30 August 2012

CGI Sheet - 2	RE_002		30 August 2012
CGI Sheet - 3	RE_003		30 August 2012
CGI Sheet - 4	RE_004	A	14 September 2012

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

6) UNI

2. Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407_Struct_001, issue 01' and drawing no. WEL_407_SK20_P1 'Façade Retention - Assumed Sequence of Works'.

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

7) UNI

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

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

8) UNI

4. The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL_002 revision G, PL_003 revision J received on 27 November 2013 and PL_012 revision B received 14 November 2012 shall be fixed shut and thereafter permanently retained as such.

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

9) UNI

5. The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_002 revision E, PL_003 revision J, PL_004 revision G and PL_005 revision F and EL_004 revision F received 27 November 2013, this element of the glazing should also be fixed shut and thereafter permanently retained as such and shall only be opened for cleaning and maintenance purposes. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window which face west.

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

10) UNI

6. The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_001 revision N received on 8 April 2014, PL_002 revision E, EL_002 revision G received on 27 November 2013, and this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such and shall only be opened for cleaning and maintenance purposes. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

11) UNI

7. The ground floor London Road A1 retail units hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 on Sundays and Bank/Public Holidays.

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

15) UNI

11. The student residential 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.

16) UNI

12. 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.

17) UNI

13. Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL_003 revision J received 27 November 2013 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

18) UNI

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

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

19) UNI

15. Within 2 months of the date of this decision notice, the following shall be submitted to and approved in writing by the Local Planning Authority:

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

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

A completed pre-assessment estimator will not be acceptable.

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

20) UNI

16. Within 2 months of the date of this decision notice, the following shall be submitted to and approved in writing by the Local Planning Authority:

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

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

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and 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

17. The provision of foul and surface water drainage shall be implemented in accordance with the details shown on WL_407-061 Rev P1 and WL_407_060 Rev P1 which were submitted and approved as part of application BH2013/00787.

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

22) UNI

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

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

23) UNI

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

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

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

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

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.

24) UNI

20. The bird boxes shall be installed in accordance with the details contained within the Nesting Bird Mitigation and Enhancement Strategy which was submitted and approved as part of application BH2013/00787. The scheme shall be retained as such thereafter.

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

25) UNI

21. The green roofs shall be constructed entirely in accordance with the John Dobbs Roofing Limited - Method Statement, IKOgreen Sedum Roof specification, plans referenced 21_015 A submitted on 27 September 2013, plans referenced

1400 06 E, 1400 05 D submitted on 3 March 2014 and plan referenced 27_009 submitted on 25 April 2014 which were submitted and approved as part of application BH2013/03316. The green roofs 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.

26) UNI

22. The green walls shall be constructed entirely in accordance with the details on shown on plans referenced 1400 06E, 1400 20 B, 1400 05D submitted on 3 March 2014 and 1400 21 A submitted on 1 May 2014 which were submitted and approved as part of application BH2013/03316 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.

27) UNI

23. The cycle parking within the basement shall be implemented entirely in accordance with the details shown on plan referenced 72_306_ which was submitted on 27 September 2013 and was approved as part of application BH2013/03316. These cycle parking facilities shall be fully implemented and made available for use prior to the occupation of the student accommodation hereby permitted and shall thereafter be retained for use at all times.

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

28) UNI

24. Within 28 days of the date of this decision notice, a scheme for landscaping features shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping features shall include drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater. The development shall then be carried out in accordance with the approved details.

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

25. The gymnasium, retail units and student management and marketing office hereby approved shall not be occupied unless or until a scheme for the storage of refuse and recycling for the gymnasium, retail units and student management and marketing office has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

30) UNI

26. The scheme shall be implemented fully in accordance with the details of materials which were submitted and approved as part of application BH2014/00618.

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

31) UNI

27. Within 28 days of the date of this decision notice, a scheme for landscaping

features shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping features shall include drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

32) UNI

28. The shopfront and doors and the three external fire doors within the shop fronts, shall be implemented fully in accordance with the details shown on plans referenced 31_033_A, 31_035, 31_036 submitted on 3 April, 31_034A, 21_041 submitted on 24 April 2014, EL_001 K, EL_002 H, EL_003 H, EL_004 G submitted on 1 May 2014 which were submitted and approved as part of application BH2014/00618 and plan referenced 31_032_D submitted on 23 June 2014. The scheme shall be retained as such thereafter. Any variations to the shop front design which are to be made prior to the retail and retail/student management and marketing units which they relate to being first brought into use, shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The shop fronts shall be fully implemented in accordance with the approved details.

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

33) UNI

29. Within 28 days of the date of this decision notice, full details of the proposed replacement window frames within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

34) UNI

30. Within 3 months of the date of this decision notice, details of external lighting shall 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 prior to first occupation of the student accommodation and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

35) UNI

31. Within 3 months of the date of this decision notice, details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, shall have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations prior to first occupation of the student accommodation.

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

36) UNI

32. Within three months of the date of this decision notice, a scheme for the

soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', shall 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 first occupation of student accommodation of the development and shall thereafter be retained as such.

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

37) UNI

33. Within 28 days of the date of this decision notice, details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

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

38) UNI

34. Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL_003 revision J received on 27 November 2013 and EL_007 revision B received 14 November 2012, shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

39) UNI

35. The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL_001 revision N received 8 April 2014 and located outside the student foyer have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

40) UNI

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

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

41) UNI

37. Within 6 months of the date of the first occupation of the student residential accommodation, a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential BREEAM assessment within overall 'Excellent' shall have been submitted to, and approved in writing by, the Local Planning Authority.

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

Building Design.

42) UNI

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

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

43) UNI

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

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

44) UNI

40. Within 28 days of the date of this decision notice, a sample of the proposed retained façade replacement window frame, for both the attic level and the central portico, which contain the framing bars where necessary and the bird mesh installed within the frame sample, shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

45) UNI

41. The dry risers shall be implemented in accordance with the details shown on plan referenced EL_001K submitted on 1 May 2014, 31_032_C submitted on 24 April 2014 which were approved as part of application BH2014/00618.

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

46) UNI

42. The CHP and flue shall be fully installed in accordance with the details shown on plan referenced EL_001 Rev J submitted on 17 December 2013 and plans referenced EL_002 G, EL_003 G, EL_004 F prior to first occupation of the student accommodation hereby approved. The CHP shall only use gas fuel as a power source and prior to first occupation of the student accommodation building details of the colour of the flue shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the CHP does not adversely affect local air quality and to ensure that it has a satisfactory appearance and to comply with policies QD1 and SU9 of the Brighton & Hove Local Plan.

47) UNI

43. Prior to first occupation of one of the individual A1 retail units or D2 gymnasium unit, information regarding the Energy Strategy and Air Source Heat Pumps to be installed to serve that particular A1 retail unit or D2 gymnasium unit shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

Supplementary Planning Document SPD08 Sustainable Building Design.

48) UNI

44. All audio/visual equipment to be used in the gymnasium hereby approved shall be fitted with anti-vibrational mounts. Prior to the gymnasium being first bought into use, details of the anti-vibrational mounts for all audio/visual equipment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the residential student accommodation, particularly with regard to noise and vibration and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

49) UNI

45. All floors/ceilings and walls which separate the gymnasium use hereby approved from the student residential use, shall be installed and maintained to achieve a sound insulation between the gymnasium accommodation and the residential accommodation of a minimum of 55dB Dnt,w+ctr. Testing to confirm that this has been achieved shall be undertaken post completion and prior to first occupation of the gymnasium use hereby approved. The results of this testing shall be included within a report which shall be submitted to and approved in writing by the Local Planning Authority prior to the gymnasium being first brought into use.

Reason: To safeguard the amenities of the occupiers of the residential student accommodation, particularly with regard to noise and vibration and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

50) UNI

46. A noise/vibration mitigation scheme for the flooring of the gymnasium to reduce noise and vibration shall be submitted to and approved in writing by the Local Planning Authority prior to the gymnasium use hereby approved being first brought into use. This scheme shall incorporate the use of acoustic mats in the free weights area to reduce the potential for impact noise to be transmitted to the building structure. The noise/vibration mitigation scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the residential student accommodation, particularly with regard to noise and vibration and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

51) UNI

Plan Type	Reference	Version	Date Received
Elevation Details_1 proposed	EL_010		15 November 2012
Elevation Details_2 proposed	EL_011		15 November 2012
Elevation Details_3 proposed	EL_012		15 November 2012
Elevation Details_4 proposed	EL_013		15 November 2012
Fire Strategy Plan Ground Floor	FS_001	A	8 November 2012
Fire Strategy Plan First Floor	FS_002	A	8 November 2012
Fire Strategy Sections	FS_003	A	8 November 2012
Ground Floor Plan_A1	PL_001	N	08 April 2014
Upper Ground Floor Plan Proposed	PL_002	E	27 November 2013
First Floor Plan Proposed	PL_003	J	27 November 2013
Second Floor Plan Proposed	PL_004	G	27 November 2013

Third Floor Plan Proposed	PL_005	F	27 November 2013
Fourth Floor Plan Proposed	PL_006	G	27 November 2013
Fifth Floor Plan Proposed	PL_007	F	27 November 2013

BH2014/01264

26 Clifton Street Brighton

Replacement of front door.

Applicant: Mrs Angela Atter

Officer: Jessica Hartley 292175

Approved on 06/08/14 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			12/06/2014
Block Plan			12/06/2014
New Front Door Proposal			22/04/2014

BH2014/01285

35 Baker Street Brighton

Erection of three storey rear extension incorporating installation of 2no. dormers to rear and 2no. rooflights to front.

Applicant: M&G Properties (Sussex) Ltd

Officer: Liz Arnold 291709

Approved on 23/07/14 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 approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

The extension 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 development hereby permitted shall 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 & Block Plans	AL-100	-	22nd April 2014
Existing Floor Plans	AL-101	-	22nd April 2014
Existing Elevation & Section AA	AL-102	-	22nd April 2014
Proposed Floor Plans	AL-103	Rev. A	17th July 2014
Proposed Elevations & Section AA	AL-104	Rev. A	17th July 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.

BH2014/01453

Buckingham Lodge Buckingham Place Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2011/02675.

Applicant: Natterjack Construction

Officer: Sue Dubberley 293817

Approved on 18/07/14 DELEGATED

BH2014/01542

13 Ashdown Road Brighton

Replacement of existing double panelled glass front door with hardwood panelled door.

Applicant: Mr Jeremy Holtom

Officer: Joanne Doyle 292198

Approved on 06/08/14 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 May 2014
Proposed door picture			23 May 2014

BH2014/01584**36 Gardner Street Brighton**

Erection of rear extension to basement and ground floor.

Applicant: LB International Ltd**Officer:** Helen Hobbs 293335**Refused on 29/07/14 DELEGATED****1) UNI**

The proposed enlargement of the roof terrace, including the repositioning of the balustrade, would form an inappropriate and incongruous feature, due to the resulting size, positioning and visibility, to the detriment of the existing character and appearance of the existing property, street scene and surrounding conservation area. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/01750**Former Co-Op 94-103 London Road Brighton**

Application for approval of details reserved by conditions 15 and 16 of application BH2013/03310.

Applicant: Watkin Jones Group**Officer:** Kathryn Boggiano 292138**Approved on 18/07/14 DELEGATED****BH2014/01761****Premier House 11-12 Marlborough Place Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2014/00790.

Applicant: Pillsbury Winthrop Shaw Pittman LLP**Officer:** Christopher Wright 292097**Approved on 23/07/14 DELEGATED****BH2014/01762****Alfred Davey Court Bread Street Brighton**

Replacement of existing windows and doors with UPVC units.

Applicant: Raglan HA**Officer:** Tom Mannings 292322**Approved on 04/08/14 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
Proposed Elevations - Sheltered Accommodation	01		9th June 2014
OS Map - Alfred Davey Court. Scale 1:1250	05		9th June
OS Map - Alfred Davey	05		28th May 2014

Court. Scale 1:500			
Proposed Elevations - Sheltered Accommodation	02		9th June 2014
Proposed Elevations - Nrs 11-14	03		9th June 2014
Proposed Window and Door Profiles	04		9th June 2014
Proposed Window and Door Specifications			28th May 2014
OS Map - Margaret Philipson Court	05		28th May 2014
Proposed Elevations - Sheltered Accommodation	01		28th May 2014
Proposed Elevations - Sheltered Accommodation	02		28th May 2014
Proposed Window and Door Specifications			28th May 2014

BH2014/01851

28 West Hill Street Brighton

Replacement of existing timber framed single glazed windows with timber framed double glazed windows.

Applicant: Mr Keith Baxter

Officer: Roselle Goacher 292265

Approved on 31/07/14 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 1:20 scale elevational drawings of the new sash windows have been submitted to and approved in writing by the Local Planning Authority. The windows shall be double glazed 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 policy HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			05/06/2014
Product Survey Sheet			05/06/2014
Proposed Windows Section			05/06/2014
Proposed Windows Plan			05/06/2014

BH2014/01931

26 Princes Road Brighton

Erection of single storey rear extension, insertion of rooflights to front and rear roof slopes and alterations to fenestration.

Applicant: Mr & Mrs M Waite

Officer: Tom Mannings 292322

Refused on 06/08/14 DELEGATED

1) UNI

The proposed development would seek to extend beyond the rear wall of the outrigger and wrap around to the side elevation, to the detriment of the original plan of the building resulting in harm to the host property and the wider Conservation Area. Therefore the proposed extension is considered to contravene Policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12.

2) UNI2

The proposed Velux rooflights to the front elevation of the property would be of inappropriate proportions and design and thus would harm the host property, street scene and wider Conservation Area. As such this proposal would be contrary to policies QD14, HE6 of the Brighton & Hove Local Plan and SPD12.

BH2014/02037

48 Warleigh Road Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2013/00734.

Applicant: Ms Gayle Macpherson

Officer: Wayne Nee 292132

Approved on 17/07/14 DELEGATED

WITHDEAN

BH2014/00254

70 Redhill Drive Brighton

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

Applicant: Mr & Mrs Trevor Dodsworth

Officer: Andrew Huntley 292321

Approved on 22/07/14 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

With the exception of the flat roof identified as 'terrace' access to the remaining flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: 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 hereby approved terrace shall not be brought into use until screening to the western boundary has been erected in accordance with drawing nos. 2011/184/2B and 2011/184/SK1. The screening shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plans	2011/184/1A		27.01.2014
Proposed Floor Plans	2011/184/2B		09.05.2014
Existing Elevations	2011/184/3A		27.01.2014
Proposed Elevations	2011/184/4B		09.05.2014
Site, Block & Location Plan	2011/184/5A		27.01.2014
Balustrade Details	2011/184/SK1		09.05.2014

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.

BH2014/00458

1 The Parade Valley Drive Brighton

Installation of replacement shopfront.

Applicant: Ms Carolyn Oxonbury & Mr Murray Poole-Connor

Officer: Christine Dadswell 292205

Approved on 06/08/14 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
Location Plan			12 Feb 2014
Existing Plan, Elevation and Section	1117-LP-001		20 March 2014
Proposed Plan, Elevation and Section	1117-LP-002	A	16 July 2014

BH2014/00595

20 Cornwall Gardens Brighton

Erection of two storey rear extension at ground and lower ground floors.

Applicant: Mr & Mrs Wood

Officer: Helen Hobbs 293335

Refused on 05/08/14 DELEGATED

1) UNI

The proposed extensions, by reason of its scale, design, roof form, bulk and height would appear overly dominant and would relate poorly to the existing building, creating an over-extended appearance and detracting from the appearance and character of the property and the wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations (SPD12).

BH2014/01218

63 Wayland Avenue Brighton

Remodelling of existing bungalow including creation of first floor level, front and rear extensions, pitched roof to existing garage and formation of additional garage at lower ground floor level.

Applicant: Mr Malcolm Hance

Officer: Liz Arnold 291709

Refused on 22/07/14 DELEGATED

1) UNI

The proposed development, by virtue of the design and positioning of the various extensions and alterations would result in a top-heavy appearance to the dwelling, a cluttered front and rear roofslope and a dwelling that lacks overall cohesion. In addition the use of slate roof covering would result in a development out of keeping and incongruous within the Wayland Avenue street scene. The proposed development would be of detriment to the visual amenities of the parent property, the Wayland Avenue street scene and the wider area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01236

240 Dyke Road Brighton

Change of use from single dwelling (C3) to children's Home (C2).

Applicant: The Lioncare Group

Officer: Liz Arnold 291709

Approved on 23/07/14 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 Location Plan	100 001	P2	20th June 2014
Existing Plan	200 001	P1	16th April 2014
Proposed Plans	200 002	P1	16th April 2014

3) UNI

The number of children residing at the property shall not exceed 5.

Reason: To safeguard the amenities of the locality and to comply with policy

QD27 of the Brighton & Hove Local Plan.

4) UNI

The Children's Home hereby approved, shall not be occupied until a scheme has been submitted to and agreed in writing by the Local Planning Authority for the installation of acoustic fencing along the boundaries of the site and the fence as approved shall be constructed prior to the first occupation of the home.

Reason: In order to safeguard the residential amenity of nearby occupiers and to comply with policies QD27 & HO15 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the management of the use of the outdoor space have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details prior to the use hereby approved commencing.

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

6) UNI

Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures 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.

7) UNI

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

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

8) UNI

Notwithstanding the provisions of Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any amendment thereto, this permission shall be for a children's home and no other purposes including any other uses within Class C2 of the Schedule to the Order without the prior consent of the Local Planning Authority to whom a planning application shall be made.

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 in order to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2014/01360

10 Herbert Road Brighton

Installation of 2no rooflights to rear roof slope.

Applicant: Mr D Wood

Officer: Joanne Doyle 292198

Approved on 17/07/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan Block Plan Existing & Proposed Elevations Proposed Floor Plan Section	JW/14/032		10 Jul 2014
Existing Ground Floor Plan			13 May 2014
Existing First Floor Plan			13 May 2014
Existing Roof Space			13 May 2014

BH2014/01361

39-41 Withdean Road Brighton

Application for approval of details reserved by conditions 4, 5, 6, 8, and 9 of application BH2013/03456.

Applicant: Baobab Developments

Officer: Liz Arnold 291709

Approved on 28/07/14 DELEGATED

BH2014/01372

66 Surrenden Road Brighton

Alterations to existing two storey rear extension to form single storey rear extension and associated alterations.

Applicant: Mr & Mrs Bell

Officer: Paul Earp 292454

Approved on 06/08/14 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 floor plans	1520/1779		28 April 2014
Existing elevations and sections	1520/1780		28 April 2014
Proposed elevations and sections	1520/1782	B	17 June 2014
Proposed floor plans	1520/1781	A	28 April 2014

BH2014/01476

15 and 17 Bates Road Brighton

Erection of single storey infill and rear extensions to adjoining properties.

Applicant: Mr David Brook

Officer: Helen Hobbs 293335

Refused on 22/07/14 DELEGATED

1) UNI

The proposed extensions would extend beyond the rear walls of the outriggers, detracting from the original plan of the buildings. The footprint of the extensions in combination with their excessive projection would result in the recipient properties having an overextended appearance, detracting from their character and appearance. As such, the proposed developments would be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01478

20 Windmill Drive Brighton

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

Applicant: Mr Paul Newman

Officer: Christopher Wright 292097

Refused on 23/07/14 DELEGATED

1) UNI

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

2) UNI2

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

BH2014/01578

91 Preston Drove Brighton

Erection of a conservatory at first floor level to rear elevation to replace existing.

Applicant: Gabriel Burden

Officer: Tom Mannings 292322

Approved on 22/07/14 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
Planning Statement			14th May 2014
Proposed First Floor Plan	1		14th May 2014
Proposed Side Elevation	2		14th May 2014
Proposed Side Elevation	3		14th May 2014
Proposed Rear Elevation	4		14th May 2014
Existing First Floor Plan	5		14th May 2014
Existing Side Elevation	6		14th May 2014
Existing Side Elevation	7		14th May 2014
Existing Rear Elevation	8		14th May 2014
Site and Block Plan	9		14th May 2014
Proposed Extension			12th June 2014
Proposed Extension Side Elevation			12th June 2014

BH2014/01588

256 Dyke Road Brighton

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

Applicant: Mr T Chakraborty

Officer: Lorenzo Pandolfi 292337

Approved on 28/07/14 DELEGATED

BH2014/01601

7 Hollingbury Copse Brighton

Erection of single storey rear extension with roof terrace above.

Applicant: Mr John Vousden

Officer: Tom Mannings 292322

Refused on 29/07/14 DELEGATED

1) UNI

The roof terrace, by reason of its height and location close to shared neighbouring boundaries, would represent an un-neighbourly form of development resulting in increased overlooking and adverse loss of privacy. This would be to the detriment of residential amenity and the proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01619

Park Manor London Road Brighton

Application for approval of details reserved by condition 8 of application BH2013/01800.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 05/08/14 DELEGATED

BH2014/01628**66 Peacock Lane Brighton**

Erection of front porch and enlarged rear patio.

Applicant: Mr & Mrs Meadows**Officer:** Jessica Hartley 292175**Approved on 24/07/14 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 brickwork finish of the hereby permitted front porch shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	ADC667/LP		19/05/2014
Block Plan	ADC667/BP		19/05/2014
Existing Plan	ADC667/01		19/05/2014
Proposed Plan and Front Elevation	ADC667/02		19/05/2014
Proposed Elevations	ADC667/03		29/05/2014
Existing Elevations	ADC667/04		29/05/2014

BH2014/01629**35 Surrenden Crescent Brighton**

Certificate of lawfulness for proposed enlargement of existing dormers to East elevation.

Applicant: R Ashton**Officer:** Joanne Doyle 292198**Approved on 05/08/14 DELEGATED****BH2014/01643****46 Redhill Drive Brighton**

Erection of single storey rear extension, raised decking to rear and alterations to fenestration. Creation of hardstanding to front and alterations to front boundary wall to facilitate new crossover.

Applicant: Sonny Mears**Officer:** Andrew Huntley 292321**Refused on 05/08/14 DELEGATED****1) UNI**

The proposed rear extension by virtue of its design, size, height, width and depth would result in visually bulky, dominant and overbearing addition to the property, which is unsympathetic to the design of the existing dwelling and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies contrary to policies QD1 and

QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

2) UNI2

The raised terraced area would cause significant harm to neighbouring amenity by reason of overlooking and loss of privacy to 44 and 48 Redhill Drive. Therefore, the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01673

6 Cumberland Road Brighton

Certificate of lawfulness for proposed conversion of 2no flats to a single dwelling.

Applicant: Klas Properties LLP

Officer: Helen Hobbs 293335

Approved on 04/08/14 DELEGATED

BH2014/01718

60 Cornwall Gardens Brighton

Erection of timber boundary fence to replace existing. (retrospective)

Applicant: Mr & Ms Adams-Kirkham

Officer: Helen Hobbs 293335

Refused on 01/08/14 DELEGATED

1) UNI

The replacement fence, due to its height, appearance and positioning on a prominent corner, would result in an inappropriate boundary treatment, out of keeping with the prevailing character of the area. The proposal would therefore be to the detriment of the character and appearance of the building and the surrounding area. As such, the development would be contrary to policy QD14 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01806

248 Dyke Road Brighton

Erection of single storey extensions to front and rear and extended front porch. Hip to gable roof extension with glazing to front hip, dormers to front, side and rear and removal of rear hipped roof to create roof terrace.

Applicant: Kathy Pinter

Officer: Sonia Gillam 292265

Refused on 30/07/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its design, size, form and massing would form a bulky and unsympathetic feature resulting in an overextended appearance to the property and failure to make a positive contribution to the visual quality of the environment. Furthermore it would appear overbearing and unneighbourly, particularly when viewed from the adjacent property, No. 246 Dyke Road, and would result in loss of outlook to this property. As such the proposal would be detrimental to the character and appearance of the property and the visual amenity enjoyed by neighbouring properties, and would adversely impact on residential amenity. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed rear and side roof alterations, by virtue of their size, bulk and inappropriate design would form incongruous and visually dominant additions which would be detrimental to the character and appearance of the building and

the visual amenities enjoyed by neighbouring properties. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Document SPD12: Design guide for extensions and alterations.

3) UNI3

The proposed roof terrace, due to its position and height in close proximity to the adjacent properties, would result in overlooking of neighbouring gardens and the rear elevations of neighbouring dwellings, causing significant harm to the privacy of neighbouring residents. The terrace due to its position, size and use would additionally result in a significant noise disturbance to adjacent properties. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

BH2014/01828

10 Dyke Road Avenue Brighton

Installation of light well and new window at lower ground floor level of front elevation to replace 2no existing windows. (part retrospective)

Applicant: Mrs Carolina Rodriguez

Officer: Helen Hobbs 293335

Approved on 01/08/14 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	P1402-01		3rd June 2014
Block plan	P1402-02		3rd June 2014
Plan, section & elevation as existing	P1402-03		3rd June 2014
Plan, section & elevation as proposed	P10402-04	a	3rd June 2014

BH2014/01883

8 Robertson 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 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Nikolai Baldgiev

Officer: Benazir Kachchhi 294495

Prior approval not required on 28/07/14 DELEGATED

BH2014/02082

262 Dyke 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 5.3m, for which the maximum height would be 3.65m, and for which the height of the eaves would be

2.615m.

Applicant: Mr Garry Bleasdale

Officer: Joanne Doyle 292198

Prior approval not required on 04/08/14 DELEGATED

EAST BRIGHTON

BH2014/00291

Peter Pans Playground Madeira Drive Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03181.

Applicant: Jungle Rumble Adventure Golf

Officer: Wayne Nee 292132

Approved on 21/07/14 DELEGATED

BH2014/00309

72A & 72B St Georges Road Brighton

Change of Use from live/work (C3/B1) units to three separate residential flats (C3) and two office units (B1). (Retrospective)

Applicant: Godfrey Investments

Officer: Wayne Nee 292132

Approved on 24/07/14 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
Existing and proposed	0145-P001	B	22 April 2014

2) UNI

The commercial units at ground and basement level, identified as units 72A & 72B St George's Road on drawing no. 145-P001 B, shall be used as offices only and for no other purpose (including any other purpose in Class B1 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.

3) UNI

No vehicular movements nor any loading or unloading of vehicles shall take place other than 7.00am to 7.00pm Monday to Friday, 8.00am to 1.00pm on Saturdays and not at any time on Sundays and Bank Holidays.

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

BH2014/00466

Seymour House Seymour Square Brighton

Installation of railings above existing front boundary walls.

Applicant: Seymour Square Residents Association (Brighton) Ltd

Officer: Emily Stanbridge 292359

Approved on 30/07/14 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 within 1 month of their installation and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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			21.07.2014
Location plan			21.07.2014
External railings	02/07/2014	C	21.07.2014

BH2014/01083

8A Bristol Gate Brighton

Erection of new garage and extension above with rooflights and Juliette balcony to rear, replacement roof to existing conservatory and creation of roof terrace above with balustrading and other associated works including solar panels.

Applicant: Mr Behira Graham

Officer: Joanne Doyle 292198

Refused on 24/07/14 DELEGATED

1) UNI

The proposed extension, by reason of its form, width, detailing and proximity to the boundary, would relate poorly to the existing building and would appear an unduly dominant addition and result in loss of the visual gap between the application property and the adjacent neighbour to the south. The proposal would therefore be detrimental to the character and appearance of the building and wider surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed balustrade to the southern side of the roof terrace would relate poorly to the terrace itself and the main dwellinghouse. The resulting visual bulk would harm the appearance of the building and is considered contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01203

2 Chesham Street Brighton

Erection of single storey rear extension.

Applicant: Mr Richard Rutter

Officer: Chris Swain 292178

Approved on 04/08/14 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

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 shall be constructed in the southern elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	1220/A.001		14 April 2014
Proposed plans and elevations	1220/D.001	A	4 June 2014

BH2014/01204

2 Chesham Street Brighton

Erection of single storey rear extension with glazed pitched roof.

Applicant: Mr Richard Rutter

Officer: Chris Swain 292178

Refused on 04/08/14 DELEGATED

1) UNI

The proposed rear addition, by reason of design, siting, depth and scale would result in an inappropriate and visually harmful addition that disrupts the original plan form of the building and detracts from the appearance and character of the building, the wider terrace and the East Cliff Conservation Area. The proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01297

Flat 1 2-3 Clarendon Terrace Brighton

Replacement of glazing in existing window and alteration to internal layout of flat.

Applicant: Ms N Larsen Disney

Officer: Christine Dadswell 292205

Approved on 17/07/14 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.

3) UNI

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

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

BH2014/01322

Flat 1A 4 Clarendon Terrace Brighton

Internal alterations to layout of flat (part retrospective).

Applicant: Mr Adrian Grant

Officer: Chris Swain 292178

Approved on 30/07/14 DELEGATED

BH2014/01375

Flat 1 36 College Place Brighton

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

Applicant: Miss Alonso

Officer: Emily Stanbridge 292359

Refused on 29/07/14 DELEGATED

1) UNI

The proposed windows by virtue of their design and detailing form an incongruous addition, disrupting the appearance and uniformity of this prominent building. The proposed replacement windows would cause demonstrable harm to the character and appearance of the host property, street scene and wider East Cliff Conservation Area. The proposal is thereby contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 09, Architectural Features, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01557

Flat 26 Percival Mansions 7 - 10 Percival Terrace Brighton

Removal of existing iron hand rails to front entrance.

Applicant: Richard Romain

Officer: Tom Mannings 292322

Approved on 23/07/14 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.

BH2014/01611**Belle Vue Court Belle Vue Gardens Brighton**

Replacement of existing louvers to lift lobby with UPVC windows and installation of UPVC windows to staircase to replace existing.

Applicant: Austin Rees

Officer: Tom Mannings 292322

Approved on 05/08/14 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
Front Elevation - New Windows to Lift Lobby	14-104/01		16th May 2014
Front Elevation - New Windows to Lift Lobby	14-104/02	A	16th May 2014
Specifiers Guide			16th May 2014

BH2014/01832**5 College Gardens Brighton**

Erection of a part one part two storey rear extension with associated roof and fenestration alterations.

Applicant: Mr & Mrs S & L Roberts

Officer: Allison Palmer 290493

Approved on 29/07/14 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
Access statement	1249/14		3 Jun 2014
Location & Block plan	1249/14/P/01		3 Jun 2014
Proposed plans	1249/14/P/02		3 Jun 2014
Existing plans	1249/14/P/03		3 Jun 2014

BH2014/02010

1 Manor Road Brighton

Application for approval of details reserved by condition 9 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132

Approved on 06/08/14 DELEGATED

BH2014/02133

East District Housing Office Manor Place Brighton

Demolition of the existing pre-fabricated building at rear of Robert Lodge formerly used as housing offices.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Prior approval not required on 04/08/14 DELEGATED

HANOVER & ELM GROVE

BH2014/00626

167 Elm Grove Brighton

Change of use from retail (A1) to 2no one bed flats and 1no two bed flat incorporating alterations to fenestration, installation of rear access ramp and associated alterations.

Applicant: Mr Michael Davies

Officer: Sue Dubberley 293817

Approved on 30/07/14 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 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 development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

4) UNI

The development hereby permitted shall not be 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.

5) UNI

The development hereby approved shall not be occupied until details of the doors to the rear yard ensuring that they do not open out over the highway have 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 retained as such thereafter.

Reason: To ensure that the doors do not cause additional highway safety concerns and to comply with Policy TR7 of the Brighton & Hove Local Plan.

6) UNI

The new 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.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	33934/3		24/02/2014
Block plan	33934/4		24/02/2014
Existing plans and elevations	33934/1		24/02/2014
Proposed plans and elevations	33934/2	F	24/02/2014

8) 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.

BH2014/00788

Former Connaught House site Melbourne Street Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 7, 8, 9, 11, 14, 16, 17, 18, 19 and 20 of application BH2010/03279.

Applicant: Essam Barakat

Officer: Adrian Smith 290478

Approved on 23/07/14 DELEGATED

BH2014/00869

32 Bear Road Brighton

Conversion of public house (A4) to 1no one bedroom flat, 1no two bedroom flat and 1no three bedroom house (C3) including first floor side extension and extension to roof with alterations.

Applicant: DIM 365 Ltd

Officer: Wayne Nee 292132

Refused on 21/07/14 DELEGATED

1) UNI

The proposed extension, by reason of its design, roof form, and architectural and fenestration detailing, would not sympathetically relate to the existing two storey property on the site. The development would therefore fail to justify the loss of the visual gap between this property and the row of terraces to the west. As a result the proposed development would appear incongruent and overly dominant causing harm to the character of the street scene contrary to Brighton & Hove Local Plan policies QD2, QD3 and HO4.

2) UNI2

There is potential for significant disturbance for future occupants of the proposed residential units from road traffic noise. Insufficient information has been submitted with the application to properly assess the potential effect upon future residents. The proposal is therefore contrary to the aims of Brighton & Hove Local Plan policies SU10 and QD27.

BH2014/01683

Land Rear of 5-11 Cromwell Street Brighton

Demolition of existing garages and erection of 2no dwellings accessed from Cromwell Street.

Applicant: Charles Meloy
Officer: Wayne Nee 292132
Refused on 29/07/14 DELEGATED

1) UNI

The proposed dwellings, by reason of the limited plot size, positioning and the arrangement of the adjoining sites, would represent a cramped and overbearing development that would be intrusive and dominant to the detriment of the amenities of the occupiers of adjoining neighbouring properties. In addition, there would also be a loss of amenity by virtue of loss of privacy and overlooking to neighbouring properties on Cromwell Street. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01706

10 Bentham Road Brighton

Erection of single storey rear extension.

Applicant: Mr Lee Bennett
Officer: Joanne Doyle 292198
Refused on 04/08/14 DELEGATED

1) UNI

The proposed extension, by virtue of its height on the side boundary, together with its excessive depth would have a significantly enclosing and overbearing impact on the rear and south side facing ground floor windows to 8 Bentham Road, to the detriment of their amenity and contrary to policy QD27 of the Brighton & Hove Local Plan and the guidance contained in SPD12 Extensions and Alterations.

BH2014/01719

55 Whichelo Place Brighton

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating rear dormer and front rooflight.

Applicant: Mr Julian Swales
Officer: Benazir Kachchhi 294495
Approved on 28/07/14 DELEGATED

BH2014/01747

20 Islingword Place Brighton

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

Applicant: Mr David Olrod

Officer: Lorenzo Pandolfi 292337

Approved on 05/08/14 DELEGATED

BH2014/01860

125 Upper Lewes Road Brighton

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

Applicant: Mr Y Rana

Officer: Robert Hermitage 290480

Approved on 28/07/14 DELEGATED

BH2014/02295

The Phoenix Wellesley House 10-14 Waterloo Place Brighton

Application for approval of details reserved by condition 4 of application BH2014/00707.

Applicant: Phoenix Brighton

Officer: Adrian Smith 290478

Approved on 29/07/14 DELEGATED

HOLLINGDEAN & STANMER

BH2014/01579

184 Saunders Hill Brighton

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

Applicant: Anindita Sengupta

Officer: Chris Swain 292178

Approved on 17/07/14 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 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 hereby approved use and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

3) UNI

No development shall take place until 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 accordance with the agreed details and made available for use prior to first occupation of the hereby approved use. 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.

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			22 May 2014
Existing floor plans			22 May 2014
Proposed plans			22 May 2014

BH2014/01622

6 Lambourne Close Brighton

Change of use from three bedroom dwelling (C3) to three bedroom house in multiple occupation (C4).

Applicant: Simeon Bowes & Guy Marley

Officer: Chris Swain 292178

Refused on 22/07/14 DELEGATED

1) UNI

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

BH2014/01642

87 Hawkhurst Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating front rooflights, side window and rear dormer and alterations to first floor fenestration.

Applicant: Ms Cassandra Palmer

Officer: Tom Mannings 292322

Approved on 17/07/14 DELEGATED

BH2014/01713

81 Dudley Road Brighton

Demolition of existing rear conservatory and erection of single storey rear and side extension with raised rear decking with steps to garden.

Applicant: Ms Anne-Marie Williams

Officer: Emily Stanbridge 292359

Approved on 29/07/14 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 hereby approved decking shall not be bought into use until screening, to the northern and southern boundary of the site, has been erected in accordance with drawing no. 699/01 Rev A. The screen shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing layout	699/02		23.05.2014
Proposed extension	699/01	A	23.05.2014

BH2014/01723

278 Ditchling Road Brighton

Erection of single storey rear extension (and associated alterations).

Applicant: KLAS Properties LLP

Officer: Allison Palmer 290493

Approved on 31/07/14 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

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			5 June 2014
Block Plan			5 June 2014
Rear extension - existing	453-01		27 May 2014
Rear extension - proposed	453-03		16 July 2014
Rear extension - proposed elevation & section	453-02		16 July 2014

BH2014/01893

23 Park Close Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension to rear with dormers to sides and alterations and extension to existing side/rear extension.

Applicant: Fiona Dorward

Officer: Jessica Hartley 292175

Approved on 29/07/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/04120

108 The Avenue Brighton

Application for approval of details reserved by conditions 7a, 7b and 13 of application BH2010/03550.

Applicant: Aball Construction Limited

Officer: Andrew Huntley 292321

Approved on 29/07/14 DELEGATED

BH2014/01644

55 Bevendean Road Brighton

Change of use from four bedroom dwelling (C3) to four bedroom house in multiple occupation (C4).

Applicant: Rasmini Gardiner

Officer: Wayne Nee 292132

Refused on 23/07/14 DELEGATED

1) UNI

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) would fail to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The proposed use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01769

3 Hillside Brighton

Application for Approval of Details Reserved by Conditions 7, 8, 9, 10 and 11 of application BH2014/00597.

Applicant: Archer Construction

Officer: Sonia Gillam 292265

Split Decision on 24/07/14 DELEGATED

1) UNI

Approve the details pursuant to conditions 8 and 10 and subject to full compliance with the submitted details

1) UNI

The details pursuant to conditions 7, 9 and 11 are NOT APPROVED for the reason(s) set out below:

1. 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 not been received. It is not therefore possible to approve details in respect of condition 7.

2) UNI2

2. 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 not been received. It is not therefore possible to approve details in respect of condition 9.

3) UNI3

3. A detailed Method Statement regarding tree protection has been received. It is not therefore possible to approve details in respect of condition 11.

BH2014/01774

4 Barcombe Road Brighton

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

Applicant: John Wright

Officer: Sonia Gillam 292265

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall 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			29/05/2014
Existing ground floor plan	1	A	29/05/2014
Existing first floor plan	2	A	29/05/2014
Proposed ground floor plan	3	A	29/05/2014
Proposed first floor plan	4	A	29/05/2014

BH2014/01938

61 Eastbourne Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension with 2no front rooflights and rear dormer. Conversion of existing garage into habitable living space with replacement of existing garage door with window and other associated alterations.

Applicant: Mr Slabbert

Officer: Robert Hermitage 290480

Approved on 06/08/14 DELEGATED

BH2014/01944

American Express Stadium Village Way Brighton

Display of 1no internally illuminated fascia sign and 1no non-illuminated fascia sign.

Applicant: The Community Stadium Limited

Officer: Kathryn Boggiano 292138

Approved on 28/07/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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) UNI

9. The illuminated signs hereby approved shall not contain more than 600 candelas illumination per square metre.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan and in the interest of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

6) UNI

No advertisement shall be sited or displayed so as to -

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

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

7) UNI

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

The advertisement(s) hereby approved shall not be illuminated later than 24:00 (midnight) and shall not be illuminated before 07:00 on any day.

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

9) UNI

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

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

BH2014/01945

American Express Stadium Village Way Brighton

Installation of 10no external kiosk windows with metal and glass canopy above and associated external signage.

Applicant: The Community Stadium Limited

Officer: Kathryn Boggiano 292138

Approved on 23/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the materials for the kiosk and canopy shall be implemented fully in accordance with the details shown on plan referenced 300 P1 received on 13 June 2014 and the details of materials stated in email from DMH Stallard dated 17 July 2014. The materials 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.

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
Ticket Office Site Location Plan	001 P1	P1	13 June 2014
Ticket office General Arrangement Plan Existing & Proposed	101 P1	P1	13 June 2014
Ticket Office Window and Canopy Section & Elevation	300 P1	P1	13 June 2014
Existing Signage Elevation	6000 P1	P1	13 June 2014
Proposed Signage Elevation	6001 P1	P1	13 June 2014
Emails dated 17 and 18 July 2014 from DMH Stallard regarding proposed materials.			17 & 18 July 2014

QUEEN'S PARK

BH2013/04336

4-5 Lower Rock Gardens Brighton

Erection of additional floor containing 3no rooms incorporating infill extension within roof space and rear dormers.

Applicant: Lincar Hotels

Officer: Wayne Nee 292132

Approved on 18/07/14 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 dormers hereby approved shall have painted timber vertical sliding sash windows and the dormer cheeks and roofs shall be clad in lead.

Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed	PL01	H	04 July 2014
Site plan	PL03		20 December 2013

BH2014/00321

3 Freshfield Place Brighton

Removal of existing utility room and erection of single storey rear extension. Excavation at basement level with lightwell above at rear.

Applicant: Mr & Mrs A Paice

Officer: Chris Swain 292178

Approved on 23/07/14 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 ground and first floor plans	212FP3/01		3 February 2014
Existing second floor and roof plans	212FP3/02		3 February 2014
Existing block and location plans existing front and rear elevations	212FP3/03		3 February 2014
Existing side elevations	212FP3/04		3 February 2014
Existing section A-A	212FP3/05		3 February 2014
Proposed basement and ground floor plans	212FP3/06	A	19 June 2014
Proposed roof plans	212FP3/07	A	19 June 2014
Proposed block and location plans existing front and rear elevations	212FP3/08	A	9 April 2014
Proposed side elevations	212FP3/09		3 February 2014
Proposed section A-A	212FP3/10		3 February 2014

BH2014/00825

Unit 6c Freshfield Industrial Estate Stevenson Road Brighton

Display of non illuminated fascia and panel signs.

Applicant: Euro Services Ltd

Officer: Emily Stanbridge 292359

Approved on 30/07/14 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.

BH2014/01333

St Lukes Swimming Pool St Lukes Terrace Brighton

Replacement of existing polycarbonate roof glazing with glass patent glazing system.

Applicant: Brighton & Hove City Council

Officer: Andrew Huntley 292321

Approved on 22/07/14 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 framing of the proposed glazing of the development hereby permitted shall match in colour to those of the existing building and have a powder coated finish.

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

BH2014/01398

18 Walpole Terrace Brighton

Erection of rear extension at second floor level, installation of rooflights to front and rear elevations and alterations to fenestration.

Applicant: Mr & Mrs Keith & June Marsh

Officer: Joanne Doyle 292198

Approved on 22/07/14 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 hereby approved to the front roofslope 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
Block & Site Location Plans	TA 795/01		10 Jun 2014
Existing Floor Plans	TA 795/02	A	10 Jun 2014
Existing Floor Plans	TA 795/03		10 Jun 2014
Existing Elevations	TA 795/04	A	10 Jun 2014
Existing Section AA	TA 795/05		10 Jun 2014
Proposed Floor Plans	TA 795/10	D	10 Jun 2014
Proposed Floor Plans	TA 795/20	E	26 Jun 2014
Proposed Elevations	TA 795/21	E	26 Jun 2014
Proposed Section AA	TA 795/22	C	10 Jun 2014

BH2014/01606

Pavilion House 6-7 Old Steine Brighton

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

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Approved on 24/07/14 DELEGATED

BH2014/01778

Flat 2 58 Marine Parade Brighton

Internal alterations to layout of flat.

Applicant: Richard Crosby

Officer: Christine Dadswell 292205

Approved on 24/07/14 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 plasterboard panels shall be scribed around the existing skirting board and dado rail where it meets the chimney breast.

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

3) UNI

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

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

4) 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.

5) UNI

The existing internal elevations of the reception room must be fully recorded by photographs and these records passed to the Local Planning Authority prior to the concealing of the wall panels.

Reason: In order to provide a reasonable opportunity to record the history of the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until full details of the proposed revision to the window opening to the existing reception room 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.

BH2014/01808

Flat 1 16 Bloomsbury Place Brighton

Replacement of existing rear window with timber French doors and blocking up of former door.

Applicant: Mrs Sarah Bailey

Officer: Roselle Goacher 292265

Approved on 06/08/14 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 finish of the proposed the works to infill the existing rear door hereby permitted shall match in material, colour, and texture those of the existing wall.

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

3) UNI

For the interests of clarity, this consent gives approval for the replacement of existing rear window with timber French doors and blocking up of former door only and no other works as shown on the submitted drawings.

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	TG115/LP		02/06/2014
Lower Ground Floor Plan & Detail as Existing	TG115/01	A	12/06/2014
Section/Internal Elevation A-A & B-B as Existing	TG110/02	A	12/06/2014
Section/Internal Elevation C-C & D-D as Existing	TG110/03	A	12/06/2014
Lower Ground Floor Plan &	TG115/04	A	12/06/2014

Detail as Proposed			
Section/Internal Elevation A-A & B-B as Proposed	TG110/05	A	12/06/2014
Sectional/Internal Elevation C-C & D-D as proposed	TG110/06	A	12/06/2014

5) UNI

No works shall take place until 1:10 scale joinery details of the proposed external doors through the glazing and horizontal dividing bars 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.

BH2014/01809

Flat 1 16 Bloomsbury Place Brighton

Internal and external alterations including alterations to layout, replacement of existing rear window with timber French doors and blocking up of former door.

Applicant: Mrs Sarah Bailey

Officer: Roselle Goacher 292265

Approved on 01/08/14 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 1:10 scale joinery details of the proposed internal doors through the moulding panels 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 1:10 scale joinery details of the proposed external doors through the glazing and horizontal dividing bars 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.

4) UNI

The external finish of the proposed the works to infill the existing rear door hereby permitted shall match in material, colour, and texture those of the existing wall.

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

BH2014/01820

107-108 St Georges Road Brighton

Certificate of lawfulness for existing use as retail/cafe (A1/A3).

Applicant: Mr James Farmar
Officer: Adrian Smith 290478
Approved on 05/08/14 DELEGATED

ROTTINGDEAN COASTAL

BH2014/01103

Flat 9 10 Sussex Square Brighton

Replacement of existing steel balustrade to roof terrace with frameless glass balustrade.

Applicant: Mr Jonathan Swain
Officer: Chris Swain 292178

Refused on 30/07/14 DELEGATED

1) UNI

The proposed balustrade would introduce a non-traditional and uncharacteristic material in the roofscape which would be harmful to the historic appearance and character of the Grade I Listed Building, the wider listed set piece Square and the Kemp Town Conservation Area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/01104

Flat 9 10 Sussex Square Brighton

Replacement of existing steel balustrade to roof terrace with frameless glass balustrade.

Applicant: Mr Jonathan Swain
Officer: Chris Swain 292178

Refused on 30/07/14 DELEGATED

1) UNI

The proposed balustrade would introduce a non-traditional and uncharacteristic material in the roofscape which would be harmful to the historic appearance and character of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01239

68-70 High Street Rottingdean Brighton

Removal of condition 5 of application BH2011/01773 (Erection of 8no 3 bedroom 3 storey town houses with gardens and off road parking.) which states that the windows in the north facing elevation of the northern terrace 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.

Applicant: Novus Properties
Officer: Wayne Nee 292132

Refused on 30/07/14 DELEGATED

1) UNI

The proposed clear glass and openable windows would represent an un-neighbourly development that would result in significant overlooking and a loss of privacy to the adjoining St Aubyns School at no. 76 High Street. This would be to the detriment of amenity of the future users of this adjacent site. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01274**43 Wivelsfield Road Saltdean Brighton**

Remodelling of roof incorporating increased ridge height, first floor Juliet balcony to front elevation and associated works.

Applicant: Mr & Mrs Glenn Seddington

Officer: Chris Swain 292178

Approved on 18/07/14 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 dwellinghouse(s) 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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			22 April 2014
Existing and proposed floor plans	43WR.01	A	22 April 2014
Existing elevations	43WR.02		22 April 2014
Proposed elevations and section	43WR.03	A	22 April 2014
Existing and proposed street elevations	43WR.04		22 April 2014

BH2014/01677**Flat 4 Marine Court 65 Marine Drive Rottingdean Brighton**

Replacement of existing windows and doors with UPVc windows and doors.

Applicant: Mrs J Snudden

Officer: Christine Dadswell 292205

Approved on 17/07/14 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	6009/01		22 May 2014
Existing and Proposed Elevations	6009/02		22 May 2014
Large Scale Details	6009/03		22 May 2014
Door and Window Sections	6009/04		22 May 2014
Door and Window Sections	6009/05		22 May 2014

BH2014/01704

18 Hempstead Road Saltdean Brighton

Erection of single storey extensions to rear and side.

Applicant: Mr R Solis

Officer: Allison Palmer 290493

Approved on 04/08/14 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 & Block Plans	0268/01		23/05/2014
Existing Ground Floor	0268/02		23/05/2014
Existing Roof Plan	0268/03		23/05/2014
Existing Front NW Elevation	0268/04		23/05/2014
Existing NE Elevation	0268/05		23/05/2014
Existing SE Elevation	0268/06		23/05/2014
Existing SW Elevation	0268/07		23/05/2014
Proposed Ground Floor	0268/08		23/05/2014
Proposed Roof Plan	0268/09		23/05/2014
Proposed Front NW Elevation	0268/10		23/05/2014
Proposed NE Elevation	0268/11		23/05/2014

Proposed SE Elevation	0268/12		23/05/2014
Proposed SW Elevation	0268/13		23/05/2014
Street scene	0268/14		23/05/2014

BH2014/01861

27 Roedean Crescent Brighton

Erection of single storey rear extension at second floor level. Works to rear garden including creation of sunken terrace, erection of shed and screen walls. Replacement of roof covering with proprietary standing seam flat zinc roof.

Applicant: Mr & Mrs Blomfield

Officer: Adrian Smith 290478

Refused on 04/08/14 DELEGATED

1) UNI

The proposed extension, by virtue of its depth, scale and massing, would have a significantly oppressive and dominating impact on the amenities of the adjacent property to the east, no.29 Roedean Crescent, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01922

54A Nevill Road Rottingdean Brighton

Erection of single storey rear extension with terrace and side porch.

Applicant: Dr Hilary Bruffell

Officer: Lorenzo Pandolfi 292337

Approved on 05/08/14 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
Block Plan			10/06/2014
Existing layout	466/02		10/06/2014
Proposed Extension & Porch	466/01	A	14/07/2014

BH2014/01970

Blocks F1 and F2 Brighton Marina Outer Harbour Brighton

Non Material Amendment to BH2012/04048 to increase the balcony floor depth by 145mm, reduce the size of the ceramic cladding panels, replace the timber balconies with coloured glass and the timber rainscreen cladding with grey ceramic.

Applicant: Midgard Ltd

Officer: Sarah Collins 292232

Approved on 17/07/14 DELEGATED

WOODINGDEAN

BH2014/01602

328 Cowley Drive Brighton

Proposed extension at first floor level to front gable, barn end to gable roof alterations and 2no dormers to front roofslope to facilitate loft conversion.

Applicant: Mr David Sawyer

Officer: Chris Swain 292178

Refused on 17/07/14 DELEGATED

1) UNI

The proposed front extension, by reason of scale, siting and design, in conjunction with the proposed front dormers, by reason of their excessive number, scale and design, would result in overly dominant and visually inappropriate additions which would detract from the appearance and character of the building and would be out of character with the existing built form within the locality, harming the visual amenity of the street scene and the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01669

73 Balsdean Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating dormers and rooflights to side elevations.

Applicant: Richard Smith

Officer: Andrew Huntley 292321

Approved on 18/07/14 DELEGATED

BH2014/01727

72a Balsdean Road Brighton

Erection of part single, part two storey rear extension with associated works.

Applicant: Mr Hudson Schwarz

Officer: Chris Swain 292178

Approved on 29/07/14 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 decked area hereby permitted shall not be brought into use until the privacy screening indicated on the approved drawings has been installed in its entirety. The screening shall be retained as such thereafter. Reason: To safeguard the amenity of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The window in the west facing elevation to the lower ground floor 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.

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	4		27 May 2014
Plans and elevations as existing	1		27 May 2014
Plans and elevations as proposed 2	1		17 July 2014

5) UNI

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

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

BH2014/01728

72a Balsdean Road Brighton

Certificate of lawfulness for proposed dormers to side elevations.

Applicant: Mr Hudson Schwarz

Officer: Jessica Hartley 292175

Approved on 28/07/14 DELEGATED

BH2014/01765

78-84 Warren Road Brighton

Application for approval of details reserved by condition 8 of application BH2013/00502.

Applicant: Downsview Developments Ltd

Officer: Wayne Nee 292132

Approved on 22/07/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/04302

Waterloo Street Arch Waterloo Street Hove

Repair works to south column of arch.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 30/07/14

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

No works shall take place until full details of the proposed lime based mortar mix render to be used in the works hereby permitted have been submitted and approved in writing by the Local Planning Authority. The works shall be carried

out in strict accordance with the approved details.

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

BH2014/00602

29 Brunswick Street East Hove

Alterations to fenestration, installation of new lightwell to rear elevation and reduction in height of chimney stack following prior approval application BH2013/03874 for the change of use from offices (B1) to residential (C3).

Applicant: Mr I Woodhouse

Officer: Paul Earp 292454

Approved on 06/08/14 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 works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory appearance to 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 and block plan	TA769/01		24 February 2014
Existing floor plan	TA769/02	B	24 February 2014
Existing front elevation	TA769/03	B	24 February 2014
Existing front elevation	TA769/04	A	24 February 2014
Existing sections	TA769/05	B	24 February 2014
Existing rear elevation	TA769/06	A	24 February 2014
Proposed layout	TA769/10	D	24 June 2014
Proposed front elevation	TA769/11	D	24 June 2014
Proposed front elevation	TA769/12	B	7 March 2014
Proposed exterior elevations	TA769/14	C	24 June 2014

BH2014/01070

36 Waterloo Street Hove

Replacement of existing windows with double glazed and single glazed windows and rebuilding of bay. (Retrospective).

Applicant: Seadragon

Officer: Liz Arnold 291709

Refused on 30/07/14 DELEGATED

1) UNI

The replacement windows, by reason of their design, detailing, proportions and method of opening, appear incongruous and result in an adverse impact on the character and appearance of the parent property, the Waterloo Street street scene and Brunswick Town Conservation Area. The development therefore fails to preserve or enhance the character and appearance of the Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09 on Architectural Features.

BH2014/01221

Flat 2 69 Lansdowne Place Hove

Erection of timber framed garden room to rear and alterations to fenestration.

Applicant: Ned Leeming

Officer: Helen Hobbs 293335

Approved on 22/07/14 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 plans	421/P1		15th April 2014
Existing sections and elevations	421/P2		15th April 2014
Proposed replacement window details	421/P5		23rd June 2014
Proposed elevations and details	421/P4A		23rd June 2014
Proposed plan and section	421/P3A		23rd June 2014

BH2014/01302

31 Adelaide Crescent Hove

Replacement of existing external fire escape to the rear.

Applicant: Mr Ben Tait

Officer: Emily Stanbridge 292359

Approved on 23/07/14 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

Any existing fixings into masonry which are not to be re-used for the replacement fire escape must be removed in their entirety from the structure and the masonry made good to match the existing.

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 full details including 1:5 scale details of the proposed fixings of the fire escape 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.

BH2014/01329

Flat 4 14 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Deniston Properties (Hove) Ltd

Officer: Adrian Smith 290478

Approved on 29/07/14 DELEGATED

1) UNI

All existing architectural features (with the exception of those detailed to be removed on drawing no.BN13090002/201 received on 17 June 2014) including doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained and repaired 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.

2) UNI

The bathroom extract to the external wall shall be via an airbrick only, painted to match the external wall adjacent.

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

3) UNI

All servicing for the kitchen and bathroom shall be run through existing notches in the floor joists, and no new notches shall be made.

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

BH2014/01332

Flat 5 2 Brunswick Square Hove

Replacement of existing windows with timber double glazed sash windows and casement window.

Applicant: Mr Peter Ditch

Officer: Tom Mannings 292322

Refused on 05/08/14 DELEGATED

1) UNI

The submitted information for the kitchen and main bedroom windows are in places contradictory and unclear. It is unlikely that the proper reinstatement of traditional sliding sashes appropriate for this grade I listed building would be achieved from the information submitted and it is therefore deemed that this proposal would be detrimental to the architecture, historic character and appearance of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01376

24 Palmeira Avenue Mansions 21 Church Road Hove

Internal alterations to layout.

Applicant: Mr Michael Harvey

Officer: Christopher Wright 292097

Approved on 24/07/14 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 doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

3) UNI

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

4) UNI

The flat ceiling of the W.C. room to be created by way of partition walls in the back room (existing kitchen) shall be a minimum of 1.2m below the height of the main, original ceiling to that room, and retained as such thereafter.

Reason: In order to safeguard the height and proportions of the room, ensure architectural details are not hidden or interrupted, and to ensure the satisfactory preservation of the Listed Building 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 rear staircase including 1:1 scale profiles of the stair nosings 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.

6) UNI

The new kitchen units hereby approved shall be scribed around existing internal architectural features such as skirting boards, and retained as such thereafter.

Reason: In order to safeguard the original features of the building and prevent the loss of original building fabric, and in order to ensure the satisfactory preservation of the Listed Building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/01377

Flat 3 16 Palmeira Avenue Hove

Conversion of existing 1no two bedroom flat into 2no one bedroom flats.

Applicant: Mr Martin Heath

Officer: Jason Hawkes 292153

Refused on 29/07/14 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission will be granted for the conversion of dwellings into smaller units of self-contained accommodation when the original floor area of the unit is greater than 115 square metres or the unit has more than 3 bedrooms as originally built. The policy also states at least one unit of accommodation provided should be suitable for family accommodation and has a minimum of two bedrooms. The floor area of the existing flat is less than 115 square metres and the flat does not have more than 3 bedrooms as originally built. Additionally, the proposed conversion results in the formation of two one-bedroom flats which are not suitable for family accommodation. The scheme is therefore contrary to the above policy and results in the loss of a unit of accommodation which is suitable for smaller households.

2) UNI2

The proposed front rooflight would directly face a window within a dormer window at 14 Palmeira Avenue which serves a habitable room. The proposed rooflight would result in overlooking and loss of privacy of this window. The scheme is therefore deemed contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01401

Palmeira Mansions 11-19 & 21-33 Church Road Hove

Installation of bollards outside numbers 21 - 33 Palmeira Mansions and replacement of existing bollards outside numbers 11 - 19 Palmeira Mansions.

Applicant: The English Language Centre

Officer: Robert Hermitage 290480

Approved on 24/07/14 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 colour of the chain on the proposed automated bollard system is to be black

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

BH2014/01608

2 Cavendish Mews Hove

Replacement of existing single glazed timber framed windows with double glazed timber framed windows to the front and double glazed UPVC to the rear.

Applicant: Mr Philip Mason

Officer: Tom Mannings 292322

Refused on 24/07/14 DELEGATED

1) UNI

The replacement windows to the front elevation of the building, by virtue of their design and detailing and, in the case of the second floor window, material, would harm the character and appearance of the building and those adjoining and

would erode the character in this part of the Brunswick Town Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 09, Architectural Features.

BH2014/01648

9b Little Western Street Hove

Creation of roof terrace incorporating timber balustrading, decking, screening and new external stairs from existing third floor roof terrace.

Applicant: Mr & Mrs Brading

Officer: Liz Arnold 291709

Refused on 17/07/14 DELEGATED

1) UNI

The proposed terrace, as a result of its siting on the flat roof of the dwelling and its proposed design, including the use of timber, would result in a development that adds visual clutter to the roof of the property and appears an incongruous development that would be of detriment to the visual amenities of the parent property, the related terrace, the Little Western Street and Western Road street scenes and the wider area Brunswick Town Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01782

3-4 Western Road Hove

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to form 6 no. residential units.

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

Approved on 05/08/14 DELEGATED

BH2014/01822

21 Salisbury Road Hove

Certificate of lawfulness for proposed conversion of 8 no residential units to 7no self contained residential units.

Applicant: John Wood

Officer: Christopher Wright 292097

Approved on 25/07/14 DELEGATED

BH2014/01865

The Mews House St Johns Road Hove

Application for removal of condition 2 of BH2014/00106 (Internal alterations to layout of second floor) which states that no works shall take place until full details of the external vent have been submitted to and approved in writing by the Local Planning Authority.

Applicant: Mr & Mrs Payne

Officer: Christopher Wright 292097

Approved on 06/08/14 DELEGATED

1) UNI

The works hereby permitted shall be commenced on or before 25 March 2017.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CENTRAL HOVE

BH2013/04367

13 Wilbury Road Hove

Demolition of two storey rear extension and shed to South. Reconfiguration of existing flats and erection of four storey rear extension to form 4no two bedroom additional flats.

Applicant: Haydon Investment Management Ltd

Officer: Steven Lewis 290480

Approved on 21/07/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	1384-P-01	P1	23/12/2013
Lower Ground Floor Plan as Existing	1384-P-02	P1	23/12/2013
Ground Floor Plan as Existing	1384-P-03	P1	23/12/2013
First Floor Plan as Existing	1384-P-04	P1	23/12/2013
Second Floor Plan as Existing	1384-P-05	P1	23/12/2013
Third Floor Plan as Existing	1384-P-06	P1	23/12/2013
Roof Plan as Existing	1384-P-07	P1	23/12/2013
North & East Elevations as Existing	1384-P-08	P1	23/12/2013
South and West Elevations as Existing	1384-P-09	P1	23/12/2013
Section AA as existing	1384-P-10	P1	23/12/2013
Lower Ground Floor Plan as Proposed	1384-P-12	P2	28/02/2014
Ground Floor Plan as Proposed	1384-P-13	P4	13/05/2014
First Floor Plan as Proposed	1384-P-14	P2	28/02/2014
Second Floor Plan as Proposed	1384-P-15	P2	28/02/2014
Third Floor Plan as Existing	1384-P-16	P3	13/05/2014
North & East Elevations as Proposed	1384-P-18	P6	16/07/2014
South and West Elevations as Proposed	1384-P-19	P6	16/07/2014
Section AA as existing	1384-P-20	P1	23/12/2013

3) 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.

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

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.

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 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.

8) 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.

9) UNI

No development shall take place until full details of the proposed basement door and joinery profile including 1:20 scale sample elevations and 1:1 scale profiles of the door and joinery profile 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 HE6 of the Brighton & Hove Local Plan.

BH2014/01448

First Floor Flat 34 Hova Villas Hove

Replacement of existing timber sash and casement windows with UPVC casement windows to side and rear elevations.

Applicant: Tim Holbrook

Officer: Tom Mannings 292322

Approved on 05/08/14 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
Block Plan 1:1250			03/06/14
Window Specifications			03/06/14
Technical Information			03/06/14
Photo schedule of existing windows			03/06/14
Proposed Works to Ground Floor			03/06/14

BH2014/01459

Flat 1 13 St Catherines Terrace Hove

Formation of side fire door with railed access steps.

Applicant: First Charterhouse Investment Ltd

Officer: Christine Dadswell 292205

Approved on 18/07/14 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 proposed extract grill shall be shall be painted to match the colour of the

renderwork background walls 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 door shown on the approved plans shall be set back from the outer face of the building and recessed into a reveal to the same depth as the original windows.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	34954/2		02 May 2014
Block Plan	34954/3		02 May 2014
Existing Floor Plan	34954/4		02 May 2014
Existing Elevation	34954/5		02 May 2014
Proposed Floor Plan	34954/6		02 May 2014
Proposed Elevation	34954/7		02 May 2014

6) UNI

The railings shown on the approved plans shall be painted black within 3 months of installation and shall be retained as such thereafter.

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

BH2014/01597

27A Albany Villas Hove

Replacement of existing timber framed windows with UPVC double glazed windows.

Applicant: Ellie Katsourides

Officer: Tom Mannings 292322

Approved on 18/07/14 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
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Site Location Plan			23rd May 2014
Casement Window Specification			15th May 2014
Confirmation of Survey			15th May 2014
Production Specification			15th May 2014

BH2014/01615

Basement Flat 20 Clarendon Villas Hove

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

Applicant: Nick Dowrick

Officer: Emily Stanbridge 292359

Approved on 25/07/14 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			30.05.2014
Schedule of photographs			30.05.2014
Window quotation page			30.05.2014
Window Brochure			30.05.2014

BH2014/01733

69 Seafield Road Hove

Re - rendering external walls to front elevation.

Applicant: Janet Bray

Officer: Christine Dadswell 292205

Approved on 28/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority the external finish hereby approved shall comprise Monocouche weber.pral M (ivory) render with a scraped finish. The development shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received

Location Plan			23 May 2014
Block Plan			23 May 2014

BH2014/01772

Basement & Ground Floor 5 The Drive Hove

Change of use of basement and ground floor from educational (D1) to offices (B1).

Applicant: Austin Rees

Officer: Liz Arnold 291709

Approved on 28/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall not be occupied until the sustainability measures [new Worcester Greenstar 36 CD1 boiler, aerators to tap heads and dual flush cisterns] detailed within the letter from Lewis and Co Planning, received on the 25th July 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.

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Plans	1415-01	Rev. B	25th July 2014

6) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes)

Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the employment premises hereby granted permission shall be used for Class B1 (business) use and no other use without the prior written consent of the Local Planning Authority to whom a planning application must be made.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to control the future use of the premises, and to retain an adequate level of employment on the site, in compliance with policies EM3, EM4 and QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.

BH2014/02143

19 & 21 Norton Close Hove

Application for approval of details reserved by condition 3 of application BH2013/00173.

Applicant: James Cubitt & Partners Architects

Officer: Andrew Huntley 292321

Approved on 05/08/14 DELEGATED

GOLDSMID

BH2014/01136

23 Cambridge Grove Hove

Conversion of 3no existing garages at ground floor level into three bedroom dwelling (C3) with associated alterations.

Applicant: Mr & Mrs Woolf

Officer: Helen Hobbs 293335

Refused on 30/07/14 DELEGATED

1) UNI

The proposed conversion, would result in the loss of three garages/workshops (B1) which have not been sufficiently demonstrated as being redundant. Furthermore no employment space would be retained at ground floor level. The proposal is therefore contrary to policies EM6 and EM11 of the Brighton & Hove Local Plan.

2) UNI2

The proposed windows, door and sidelight to the front, due to their inappropriate design and size, would appear incongruous and out of keeping within the street, therefore causing significant harm to the character and appearance of the existing property and surrounding conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted in respect of levels of noise and disturbance generated by the adjoining commercial units and how the amenity and living conditions of future occupants of the proposed flat may be affected by noise and disturbance. As such no assurance is provided that future occupiers' amenity would not be compromised and the proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed layout of the proposed flat, by reason of the size and position of the living area and the bedrooms which would be served only by small high level windows, would not provide satisfactory accommodation for future occupiers in terms of natural light, ventilation and outlook. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01411

St Annes Convent 3 & 3a Lansdowne Road Hove

Application for removal of condition 15 of application BH2012/03223 (Erection of new building providing 4no additional care apartments (Class C2)) which states that the development 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 4 that any remediation scheme required and approved under the provision of condition 4 has been implemented fully in accordance with the approved details.

Applicant: Poor Servants of the Mother of God

Officer: Jason Hawkes 292153

Refused on 29/07/14 DELEGATED

1) UNI

A full verification report has not been submitted to comply with the requirements of condition 15. There is currently no evidence provided to show that the site does not represent a risk to end users in respect of land contamination or that the site requires any remediation to deal with potential land contamination on site. The removal condition 15 would therefore be contrary to policy SU11 of the Brighton & Hove Local Plan.

BH2014/01421

25 Hove Park Villas Hove

Application for variation of condition 2 of application BH2013/00255 (Demolition of existing rear conservatory and erection of part single storey, part two storey rear extension and alterations including changes to fenestration. Loft conversion with dormers to front, side and rear and rooflights to sides to create additional flat) to allow amendments to the approved drawings to allow alterations to layout of gardens, bike storage and waste storage facilities.

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Refused on 23/07/14 DELEGATED

1) UNI

The proposed subdivision of the rear garden into four separately occupied spaces would be at odds with, and cause significant harm to, the general open garden character and layout of the area, and would cause increased potential for noise and disturbance to adjacent occupiers, contrary to policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01487

39 Osmond Road Hove

Certificate of Lawfulness for existing use of property as a single dwelling house.

Applicant: Sussex Partnership NHS FT

Officer: Andrew Huntley 292321

Approved on 30/07/14 DELEGATED

BH2014/01506

17 Wilbury Villas Hove

Erection of single storey rear extension.

Applicant: Adrian Marlowe

Officer: Emily Stanbridge 292359

Refused on 17/07/14 DELEGATED

1) UNI

The proposed extension by virtue of its design, scale and roof form would result in a visually poor addition to the property which would relate poorly to the original

plan form of the dwelling, resulting in an over extended appearance. The proposal would therefore be contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, design guide for extensions and alterations.

BH2014/01587

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 shopfront, alterations to fenestration including installation of bay windows to ground and first floor.

Applicant: Independent

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans no development shall take place until 1:20 scale details of the proposed replacement windows and two-storey bay window have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

3) UNI

The residential unit hereby approved shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that the unit 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.

4) 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.

5) UNI

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

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

6) UNI

No 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 has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) 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	-	-	14th May 2014
Block Plan	-	-	14th May 2014
Existing Elevations and Floor Plans	-	-	14th May 2014
Proposed Elevations and Floor Plans	-	-	14th May 2014
New Waste Chamber	-	-	14th May 2014

8) UNI

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

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

BH2014/01609

80 Shirley Street Hove

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

Applicant: Mr & Mrs McCardie

Officer: Joanne Doyle 292198

Approved on 04/08/14 DELEGATED

BH2014/01734

51A Port Hall Road Brighton

Creation of roof terrace with decking, metal railings and glass balustrade to first floor rear.

Applicant: Miss Mel Green

Officer: Wayne Nee 292132

Refused on 23/07/14 DELEGATED

1) UNI

The proposed roof terrace would represent an un-neighbourly addition for the occupiers of no. 50A Port Hall Road by reason of increased overlooking, and the resulting loss of privacy, and increased noise and disturbance. This would be to the detriment of residential amenity and contrary to policies QD14 and QD27 of

the Brighton & Hove Local Plan.

BH2014/01740

23 Addison Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.65m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.8m.

Applicant: Mr Izi Muraben

Officer: Emily Stanbridge 292359

Prior approval not required on 21/07/14 DELEGATED

BH2014/01821

Flats 1 & 2 Wilbury Lawn 44 Wilbury Road Hove

Certificate of lawfulness for proposed conversion of 2no flats to a single dwelling.

Applicant: David Jay

Officer: Jessica Hartley 292175

Approved on 04/08/14 DELEGATED

BH2014/01823

92 Goldstone Road Hove

Non material amendment to BH2013/04162 to the roof material from a pitched glazed roof to a pitched slate roof with 2no. velux windows.

Applicant: Viviana Doctorovich

Officer: Liz Arnold 291709

Approved on 29/07/14 DELEGATED

BH2014/01829

4 Wilbury Crescent Hove

Removal of existing chimney stacks to front and rear roof slopes

Applicant: Trustees for Methodist Church Purposes

Officer: Roselle Goacher 292265

Approved on 30/07/14 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 Site Plan	AC/4WilburyCrescent/01		03/06/2014
Photographic Schedule	1 of 4		03/06/2014
Photographic Schedule	2 of 4		03/06/2014
Photographic Schedule	3 of 4		03/06/2014
Photographic Schedule	4 of 4		03/06/2014

BH2014/01836

St Annes Convent 3 & 3A Lansdowne Road Hove

Application for approval of details reserved by condition 13(b) of application BH2012/03223.

Applicant: Poor Servants of the Mother of God

Officer: Jason Hawkes 292153

Approved on 29/07/14 DELEGATED

BH2014/02070

St Annes Convent 3 & 3A Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 17 of application BH2012/03223.

Applicant: Poor Servants of the Mother of God

Officer: Jason Hawkes 292153

Approved on 29/07/14 DELEGATED

BH2014/02258

Gill House Conway Street Hove

Non material amendment to BH2012/00671 (as amended by BH2012/01611) for proposed alterations to the windows on all elevations.

Applicant: Harket Property LLP

Officer: Andrew Huntley 292321

Refused on 04/08/14 DELEGATED

1) UNI

As such the proposal is not considered to constitute a non material amendment under Section 96A of the Town and Country Planning Act 1990, as amended.

HANGLETON & KNOLL

BH2014/01612

6 Meadway Crescent Hove

Certificate of lawfulness for proposed erection of single storey rear extension and loft conversion incorporating hip to gable extension, front rooflights, rear dormer and side window.

Applicant: Ms Dione Pinel

Officer: Joanne Doyle 292198

Split Decision on 06/08/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed rear dormer and hip to gable roof extension and the proposed front rooflights and side window:

2) UNI

iii The proposed insertion of rooflights to the front roofslope is permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

3) UNI

ii The proposed rear dormer and hip to gable roof extension is permitted under Schedule 2, Part 1, Classes B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

4) UNI

i The proposed insertion of side window is permitted under Schedule 2, Part 1, Classes A 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 rear

extension for the following reasons;

2) UNI2

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 rear extension would have a width greater than half the width of the original dwelling house and would extend beyond the rear wall by more than 3 metres.

BH2014/01635

285 Hangleton Road Hove

Certificate of lawfulness for a proposed loft conversion incorporating a rear hip to gable roof extension, dormers to side elevations, juliet balcony to rear, rooflights and relocation of solar panels.

Applicant: Mamdouh Mansour

Officer: Tom Mannings 292322

Approved on 22/07/14 DELEGATED

BH2014/01785

6 Lark Hill Hove

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

Applicant: Koryn George

Officer: Benazir Kachchhi 294495

Refused on 30/07/14 DELEGATED

BH2014/01802

27 Poplar Avenue Hove

Erection of single storey rear extension.

Applicant: Ms S Bennett Dusauzay

Officer: Benazir Kachchhi 294495

Approved on 01/08/14 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, Ground Floor Plan, Existing side elevation and existing rear elevation.			30/05/2014
Proposed Ground floor plan, rear elevation, side elevations			30/05/2014

and a section.			
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BH2014/01814

113 Hardwick Road Hove

Erection of conservatory to rear.

Applicant: Mrs Luke

Officer: Helen Hobbs 293335

Refused on 30/07/14 DELEGATED

1) UNI

The siting, height and depth of the extension would have an overbearing impact leading to an increased sense of enclosure and loss of outlook for neighbouring residents in particular 109 Hardwick Road, to the detriment of residential amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2014/01892

9 Hangleton Lane Hove

Demolition of existing garage and erection of single storey side extension.

Applicant: Mr Stickland & Miss Horner

Officer: Lorenzo Pandolfi 292337

Approved on 05/08/14 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 & Proposed Elevations & Floor Plans	2653-01		10/06/2014
Location & Block Plan	2653-02		10/06/2014

BH2014/02044

88 Amberley Drive Hove

Prior approval for the erection of a single storey rear conservatory, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.099m, and for which the height of the eaves would be 2.250m.

Applicant: Mr S Shukla

Officer: Benazir Kachchhi 294495

Prior approval not required on 25/07/14 DELEGATED

BH2014/02046

12 Holmes Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to barn

end roof extension, rear dormer and front rooflights.

Applicant: Ron Fitness
Officer: Benazir Kachchhi 294495
Approved on 28/07/14 DELEGATED

BH2014/02083

The Bungalow 11 Hangleton Lane Hove

Non material amendment to BH2013/04222 to enlarge the fenestration to front and side elevation.

Applicant: Jerjes Philips
Officer: Adrian Smith 290478
Approved on 21/07/14 DELEGATED

BH2014/02233

55 Dale View Hove

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

Applicant: Archea Crouch
Officer: Tom Mannings 292322
Approved on 04/08/14 DELEGATED

NORTH PORTSLADE

BH2014/01730

437 Mile Oak Road Portslade

Erection of conservatory to rear.

Applicant: Mr A Potter
Officer: Christine Dadswell 292205
Refused on 21/07/14 DELEGATED

1) UNI

The proposed conservatory by reason of its height and depth would result in a significantly overbearing impact and an unacceptable sense of enclosure to the adjoining property, 439 Mile Oak Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

SOUTH PORTSLADE

BH2014/00702

67 Norway Street Portslade

Application for Approval of Details Reserved by Condition 21 of application BH2014/00208.

Applicant: Taylor Wimpey South West Thames
Officer: Jason Hawkes 292153
Approved on 23/07/14 DELEGATED

BH2014/00787

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

Application for Approval of Details Reserved by condition 27 of application BH2014/00208.

Applicant: Taylor Wimpey South West Thames
Officer: Jason Hawkes 292153
Approved on 23/07/14 DELEGATED

BH2014/01014

Disused Toilet Block Easthill Park Portslade

Change of use from toilet block (Sui Generis) to cafe (A3) with training room and other associated alterations.

Applicant: Fresh Start

Officer: Jason Hawkes 292153

Approved on 30/07/14 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 café and training room hereby permitted shall not be used except between the hours of 10.00 and 18.00 on any day.

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

3) UNI

No deliveries or waste collections shall occur at the premises except between the hours of 08:00 and 19:00 on Monday to Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

4) UNI

No development shall commence until a detailed Arboricultural Method Statement for the protection of the adjoining Yew tree has been submitted to and approved in writing by the Local Planning Authority. The tree protection measures shall be implemented in strict accordance with the agreed details prior to the commencement of development and shall be retained until the completion of the development. No vehicles, plant or materials shall be driven or placed within the areas enclosed by tree protection measures.

Reason: To protect the trees in the vicinity of the site, 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

Notwithstanding the submitted drawings, no development shall take place until the detailed design including materials and finishes of the serving hatch have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

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

6) UNI

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

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

7) UNI

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.

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 Plan			18th July 2014
Site Layout as existing			27th March 2014
North & West Elevations as existing			27th March 2014
South & East Elevation as existing			27th March 2014
North & West elevations as proposed			27th March 2014
Site Layout as proposed			27th March 2014
South & East Elevations as proposed			27th March 2014
Site Layout as proposed (additional drawing)			18th July 2014
East Elevation as proposed (additional drawing)			18th July 2014

9) UNI

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

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

BH2014/01319

Vale House Vale Road Portslade

External alterations including new aluminium windows, enlarged window openings, creation of balconies, insulated walls and roof cladding to all elevations following prior approval application BH2014/00390 for change of use from offices (B1) to residential (C3) to form 42no residential units.

Applicant: C.L.T.X Ltd

Officer: Joanne Doyle 292198

Approved on 30/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans 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.

3) UNI

Notwithstanding the submitted plans no development shall take place until details of opaque privacy screens to balconies to the south and western elevations have been submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed in accordance with the agreed details prior to first occupation and shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	985.09-004		24 Apr 2014
Existing Ground Floor Plan	985.09-001		06 May 2014
Existing First Floor Plan	985.09- 002		06 May 2014
Existing Second & Plant Floor Plan	985.09- 003		06 May 2014
Proposed Ground Floor Plan	985.09- 101	C	01 Jul 2014
Proposed First Floor Plan	985.09- 102	A	24 Apr 2014
Proposed Second & Plant Floor Plans	985.09- 103	A	24 Apr 2014
Existing & Proposed South Elevations	985.09-120		24 Apr 2014
Existing & Proposed North Elevations	985.09-121		24 Apr 2014
Existing & Proposed West Elevation	985.09-122		24 Apr 2014
Existing & proposed Rear Ext East Elevation	985.09-123		24 Apr 2014
Existing & Proposed East Section/Elevation Internal Courtyard Elevations	985.09-124		01 Jul 2014

BH2014/01680

46 Shelldale Crescent Portslade

Installation of platform lift to front elevation with associated works.

Applicant: Mrs Rose Payne

Officer: Lorenzo Pandolfi 292337

Approved on 06/08/14 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
1:1250 Site Location Plan			12/06/2014
1:500 Block Plan			21/05/2014
Existing and Proposed Plan & Section	1246-01		12/06/2014
Existing Front Elevation	1246-02		21/05/2014
Proposed Front Elevation	1246-03		21/05/2014

BH2014/01716**89 Eastbrook Road Portslade**

Removal of wall and erection of outbuilding in rear garden.

Applicant: Angela Williams

Officer: Benazir Kachchhi 294495

Approved on 24/07/14 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
Elevations	WIL01_a_el		27/05/2014
Amended Elevations	WIL01_a_el		21/07/2014
Plan Layout	WIL01_a_pl		27/05/2014
Site Location	WIL01_a_sl		27/05/2014
Block plan	WIL01_a_bp		27/05/2014

BH2014/01846**33 Melrose Avenue Portslade**

Erection of single storey rear and side extensions.

Applicant: K Angilley

Officer: Christopher Wright 292097

Approved on 30/07/14 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 or other openings other than those expressly authorised by this permission shall be constructed in the north or south facing flank elevations of the extensions hereby permitted 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			4 Jun 2014
Block Plan			29 Jul 2014
Proposed Extension to Side and Rear	13/892/01	A	4 Jun 2014

BH2014/01888

44 Station Road Portslade

Change of use from retail (A1) to hot food takeaway (A5) incorporating new extract grille to side elevation.

Applicant: Papa Johns (GB) Ltd

Officer: Christine Dadswell 292205

Approved on 06/08/14 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 open to customers except between the hours of 10:00 and 23:00] on Mondays to Thursday and [1000 and 00:00] on Fridays and Saturdays and [10:00 and 23:00] on Sundays, Bank or Public Holidays. No other activity within the site shall take place between the hours of 23.30 and 06.30 daily.

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

3) UNI

Noise associated with the development shall be managed in accordance with the noise management plan outlined in the Planning Statement received on the 9th June 2014.

Reason: To safeguard the amenities of the occupiers of neighbouring properties

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

4) UNI

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

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

5) UNI

Prior to the first occupation of the development hereby approved the extraction system and plant shall be installed in accordance with information detailed in the Proposed Extraction System and Plant report received on the 9th June 2014.

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.

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	5033-1		09 June 2014
Block Plan	5033-2		09 June 2014
Existing Plans	00377-01		09 June 2014
Proposed Plans	00377-02		09 June 2014
Existing and Proposed Elevations	00377-03		09 June 2014

7) UNI

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover on St Aubyns Road adjacent to the electrical sub station back to a footway by raising the existing kerb and footway.

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

BH2014/02016

5 Vale 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 6m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.8m.

Applicant: Mrs Jackie Snow

Officer: Oguzhan Denizer 290419

Prior approval not required on 21/07/14 DELEGATED

HOVE PARK

BH2013/03815

93 Woodland Avenue Hove

Erection of single storey side and rear extension and garden room with associated alterations.

Applicant: Charles Mitten

Officer: Robin Hodgetts 292366

Approved on 22/07/14 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 location and block plan	WA-001		11/11/13
Existing floor plans	WA-002		11/11/13
Existing elevations	WA-003		11/11/13
Proposed block plan	WA-004	B	25/02/14
Proposed floor plan	WA-005	B	25/02/14
Proposed elevations	WA-006	B	25/02/14
Proposed garden room elevations	WA-007		11/11/13

3) UNI

The following condition was recommended and agreed to be added at Committee:

The proposed window in the south facing elevation of the extension 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.

4) UNI

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

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

5) UNI

The 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.

BH2014/00819

18 Sandringham Drive Hove

Erection of timber structure to rear garden.

Applicant: Lou Adams

Officer: Allison Palmer 290493

Approved on 17/07/14 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 outbuilding hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall at no time be occupied as a separate unit of accommodation or for commercial or business use.

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.

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			14 March 2014
Block plan			1 April 2014
Existing layout			10 April 2014
Proposed floor plan			23 April 2014
Proposed elevations			23 April 2014
Proposed layout			23 April 2014

BH2014/01142

50 The Drove way Hove

Erection of garage with single storey extension above and erection of porch to front elevation.

Applicant: Mr & Mrs Gillatt

Officer: Emily Stanbridge 292359

Approved on 17/07/14 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 plan	A01		09.04.2014
Block Plan	A02		09.04.2014
Existing floor plans	A03		09.04.2014
Existing floor plans	A04		09.04.2014
Existing elevations	A05		09.04.2014
Existing elevations	A06		09.04.2014
Proposed plans	D01		09.04.2014
Proposed plans	D02		09.04.2014
Proposed elevations	D03		09.04.2014
Proposed elevations	D04		09.04.2014

BH2014/01279

Unit 17C St Josephs Business Park St Josephs Close Hove

Installation of 2 no windows and 2 no fire exit doors to rear elevation.

Applicant: Smartlines

Officer: Emily Stanbridge 292359

Approved on 29/07/14 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	BB/SL/Block		20.05.2014
Existing and proposed elevations	BB/Q8603	1	11.07.2014
Existing ground floor layout	Q8366		11.07.2014
Proposed ground floor layout	Q8366		11.07.2014
Proposed first floor layout	Q8366	2	20.05.2014

BH2014/01280

34 Cobton Drive Hove

Erection of single storey side and rear extension.

Applicant: Nicola Underwood

Officer: Jason Hawkes 292153

Approved on 30/07/14 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	07		22/04/2014
Existing GF Plan	01		22/04/2014
Proposed GF Plan	02		22/04/2014
Existing Roof Plan	03		22/04/2014
Proposed Roof Plan	04		22/04/2014
Existing Elevations	05		22/04/2014
Proposed Elevations	06		22/04/2014

BH2014/01321

45 Benett Drive Hove

Remodelling of existing dwelling incorporating alterations and extensions to roof including removal of chimneys and dormers and raising of ridge height to form hip end roof. Removal of existing rear conservatory and erection of two storey rear extension. Erection of side extension above existing garage, removal of front porch and insertion of front door, revised fenestration and associated works.

Applicant: rKeely Smith

Officer: Christopher Wright 292097

Refused on 22/07/14 DELEGATED

1) UNI

The proposed first floor level over the side garage would, due to its scale, siting and close proximity to 47 Benett Drive, occupy a first floor level gap which is important to the detached character and spacing of properties in Benett Drive and lead to a 'terracing effect' that would have a detrimental impact on visual amenity and the wider street scene. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

2) UNI2

The proposed development would, by reason of the scale and siting of the upper floor to the side extension, have an overbearing impact on occupiers of the neighbouring property and would be detrimental to residential amenity as a result. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2014/01413

Goldstone Retail Park Newtown Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2013/03841.

Applicant: Scottish Widows Investment Partnership

Officer: Helen Hobbs 293335

Approved on 29/07/14 DELEGATED

BH2014/01479

159 Nevill Road Hove

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

Applicant: Mr Christopher Hider
Officer: Emily Stanbridge 292359

Approved on 22/07/14 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 commence until the fences for the protection of the tree to be retained have been erected in accordance with the submitted Arboricultural Method Statement received on the 6 May 2014. 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 QD14 and QD16 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			27.05.2014
Block Plan			06.05.2014
Existing and Proposed driveway			06.05.2014
Method statement of tree protection			06.05.2014
Method statement for dropped kerb			06.05.2014

BH2014/01667

6 The Mews Cottage Woodland Drive Hove

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

Applicant: Mark Allsop
Officer: Christine Dadswell 292205

Approved on 28/07/14 DELEGATED

BH2014/01671

Brighton & Hove High Junior School Radinden Manor Road Hove

Certificate of lawfulness for proposed replacement of existing boundary walls to south east and south west elevations with new boundary wall incorporating piers, railings and other external alterations.

Applicant: Girls Day School Trust
Officer: Christine Dadswell 292205

Approved on 28/07/14 DELEGATED

BH2014/01708

4 Barrowfield Close Hove

Demolition of existing house and erection of 5no bedroom house.

Applicant: Mr & Mrs J Platt

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the 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.

3) UNI

The first floor windows in the north-east elevation, facing no. 6 Barrowfield Close, 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.

4) UNI

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

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

5) UNI

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.

6) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any 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

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.

8) UNI

No development or other operations shall commence on site until a scheme which provides for the retention and protection of the hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme. No hedges within the site which are shown as being retained within the approved information in respect of condition 6 shall be wilfully damaged or destroyed or removed without the prior written consent of the Local Planning Authority. Any hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

9) UNI

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

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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.

12) 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.

13) 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.

14) UNI

No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details.

Reason: To ensure that wild birds building or using their nests are protected, in accordance with QD18 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Management Statement submitted on the 23rd May 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.

16) UNI

The extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan 11.

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	001	Rev. A	23rd May 2014
Existing Floor Plans	002	-	23rd May 2014
Existing Elevations	003	-	23rd May 2014

Proposed Ground Floor Plan	004	Rev. A	23rd May 2014
Proposed First & Second Floor Plan	005	Rev. A	23rd May 2014
Proposed Site Plan	006	Rev. A	23rd May 2014
Proposed Elevations Sheet 1	007	Rev. A	23rd May 2014
Proposed Elevations Sheet 2	008	Rev. A	23rd May 2014
Proposed Street Scene	009	-	23rd May 2014

BH2014/01771

93 King George VI Drive Hove

Erection of single storey rear extension, extension and conversion of existing garage to side into habitable living space, raised decking with associated works.

Applicant: Mr K Smith

Officer: Helen Hobbs 293335

Refused on 01/08/14 DELEGATED

1) UNI

The proposed extension, which 'wraps around' the side and rear of the dwelling, is of a non-traditional footprint and would diminish the appreciation of the original plan form of the dwelling. Furthermore, the proposed extension, due to its bulk, height and design would form an unsympathetic addition to the detriment of the character and appearance of the dwelling. The proposed extension is therefore considered contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPD12 'Design guide for extensions and alterations'.

BH2014/01784

7 Hove Park Gardens Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormer and rooflight to East elevation and rooflights to West elevation.

Applicant: Mr Gavin Langley

Officer: Benazir Kachchi 294495

Approved on 24/07/14 DELEGATED

BH2014/01810

17 Tongdean Road Hove

Installation of rear dormers, front rooflights and side window.

Applicant: Mr & Mrs Savvides

Officer: Emily Stanbridge 292359

Approved on 30/07/14 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 lower half of the hereby approved second floor window to the western elevation shall be obscure glazed and, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The window shall be 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 development hereby permitted shall 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	ADC635/LP		02.06.2014
Block plan	ADC635/BP		02.06.2014
Plans as existing	ADC635/01		02.06.2014
Elevations as existing	ADC635/02		02.06.2014
Plans as proposed	ADC635/03	C	30.07.2014
Elevations as proposed	ADC635/04	C	30.07.2014

BH2014/01847

3 Kelly Road Hove

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/01502.

Applicant: Caroline King

Officer: Christopher Wright 292097

Approved on 04/08/14 DELEGATED

BH2014/02137

19 Goldstone Crescent Hove

Application for approval of details reserved by condition 11 of application BH2012/03057.

Applicant: Kevin Stagg

Officer: Adrian Smith 290478

Approved on 21/07/14 DELEGATED

BH2014/02154

154 Old Shoreham Road Hove

Non Material Amendment to BH2014/00322 to car parking space layout, modification of proposed roof profile, relocation of access gate to rear yard and elevational amendments.

Applicant: Furniture Village Ltd

Officer: Liz Arnold 291709

Approved on 30/07/14 DELEGATED

BH2014/02209

37 King George VI Drive Hove

Certificate of lawfulness for proposed erection of single storey rear and side extensions including reduction of existing garage.

Applicant: James Gosney

Officer: Allison Palmer 290493

Approved on 30/07/14 DELEGATED

BH2014/02235

Goldstone Retail Park Newtown Road Hove

Application for approval of details reserved by condition 10 of application BH2013/03841.

Applicant: Scottish Widows Investment Partnership

Officer: Liz Arnold 291709

Approved on 05/08/14 DELEGATED

BH2014/02261

154 Old Shoreham Road Hove

Application for approval of details reserved by condition 8 of application BH2014/00322.

Applicant: Furniture Village Limited

Officer: Liz Arnold 291709

Approved on 18/07/14 DELEGATED

WESTBOURNE

BH2014/00598

135 Westbourne Street Hove

Conversion of rear workshop to 1no two bedroom residential dwelling (C3) with single storey infill extension and associated alterations.

Applicant: Mr P Bond

Officer: Paul Earp 292454

Approved on 25/07/14 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 dwellinghouse 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 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 lower half of the first floor windows in the west elevation of the development hereby permitted shall be obscure glazed and non-opening, and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

The 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.

6) UNI

If, during development, contamination not previously identified is found to be

present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants

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

7) UNI

(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 desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

8) 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.

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	CG/01631/01		21 February 2014

Existing details			3 March 2014
Proposed details			3 March 2014

10) 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.

BH2014/01547

157 Kingsway Hove

Installation of new internal door at ground floor level and ventilation terminal through external wall.

Applicant: RMBI

Officer: Helen Hobbs 293335

Approved on 18/07/14 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 existing listed building.

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

BH2014/01595

2 Princes Square Hove

Erection of single storey rear extension .

Applicant: Mr & Mrs Marston

Officer: Emily Stanbridge 292359

Approved on 31/07/14 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
Location plan	ADC665/LP		15.05.2014
Block Plan	ADC665/BP	A	14.07.2014

Existing plans	ADC665/01		15.05.2014
Existing first floor plans	ADC665/05		15.05.2014
Existing elevations	ADC665/02		15.05.2014
Proposed plans	ADC665/03	C	16.07.2014
Proposed elevations	ADC665/04	C	16.07.2014
Proposed first floor plan	ADC665/06	C	16.07.2014

BH2014/01691

Hove Museum 19 New Church Road Hove

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2013/02823.

Applicant: Brighton & Hove City Council

Officer: Christopher Wright 292097

Approved on 29/07/14 DELEGATED

BH2014/01757

Flat 4 165-167 Kingsway Hove

Loft conversion to create additional floor space to flat, incorporating rooflights to front and rear and rear dormer and roof terrace.

Applicant: Mr A Barrett

Officer: Helen Hobbs 293335

Refused on 24/07/14 DELEGATED

1) UNI

The proposed rooflights, by virtue of their size, number and positioning, would form unsympathetic additions which compromise the uniformity of the terrace and harm the appearance of the building and the surrounding Sackville Gardens Conservation Area. The visual impact of the rooflights would be exacerbated by the proposed dormer, which features an inappropriate window design and would contribute to a cluttered appearance to the rear roofslope. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and guidance set out in Supplementary Planning Document 12, Design guide for extensions.

2) UNI2

The proposed terrace and balustrade would form an incongruous and unsympathetic feature which would be detrimental to the character and appearance of the existing building and the surrounding Sackville Gardens Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the guidance set out in Supplementary Planning Document 12, Design guide for extensions.

BH2014/01873

59 & 59A Coleridge Street Hove

Change of use of rear of site from workshops (B2) and rear unit (B1) and garage to front to 2no two bedroom residential units (C3) and offices (B1), incorporating single storey extension and associated alterations.

Applicant: Mr D Golding

Officer: Christopher Wright 292097

Approved on 01/08/14 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 first floor level windows in the west facing elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.55 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

No extension, enlargement or alteration of the of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: 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.

8) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the hereby approved office buildings, as identified on drawing no. TA791/20, shall be used for Class B1 (business) use and no other use without the prior written consent of

the Local Planning Authority to whom a planning application must be made.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to control the future use of the premises, and to retain an adequate level of employment on the site, in compliance with policies EM3, EM4 and QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.

9) UNI

The hereby permitted residential dwellings shall not be occupied until the office buildings, as identified on drawing no. TA791/20, have been built and fitted out to shell and core standard and made available for use.

Reason: To ensure the provision and retention of office accommodation on the site and to comply with policy EM6 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

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 development is first occupied and shall be retained as such thereafter.

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 scheme for landscaping, which shall include hard surfacing, boundary treatments (including the proposed bollards) and planting of the development.

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

13) UNI

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

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

14) UNI

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 policies QD1 and QD17 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until a scheme for soundproofing between the rearmost office building and adjoining residential unit (unit 4) 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.

16) 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

17) 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.

18) UNI

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

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

19) UNI

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.

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
Block and Site Location Plans	TA791/01		6 Jun 2014
Existing Ground Floor Plan	TA791/02		6 Jun 2014
Existing First Floor Plan	TA791/03		6 Jun 2014
Existing Ground Floor Plan (part 1 of 2)	TA791/04		6 Jun 2014
Existing Ground Floor Plan (part 2 of 2)	TA791/05		6 Jun 2014
Existing First Floor Plan (part 1 of 2)	TA791/06	A	6 Jun 2014
Existing First Floor Plan (part 2 of 2)	TA791/07		6 Jun 2014
Existing Section AA	TA791/08		6 Jun 2014
Existing Section BB	TA791/09		6 Jun 2014
Existing Section CC	TA791/10		6 Jun 2014
Existing Section DD	TA791/11		6 Jun 2014
Existing Section EE	TA791/12		6 Jun 2014
Existing Front Elevation	TA791/13		6 Jun 2014
Proposed Ground Floor Plan	TA791/20		6 Jun 2014
Proposed First Floor Plan	TA791/21		6 Jun 2014
Proposed Ground Floor Plan (part 1 of 2)	TA791/22		6 Jun 2014
Proposed Ground Floor Plan (part 2 of 2)	TA791/23		6 Jun 2014
Proposed First Floor Plan (part 1 of 2)	TA791/24		6 Jun 2014
Proposed First Floor Plan (part 2 of 2)	TA791/25		6 Jun 2014
Proposed Section AA	TA791/26		6 Jun 2014
Proposed Section BB & FF	TA791/27		6 Jun 2014

Proposed Section CC	TA791/28		6 Jun 2014
Proposed Section DD	TA791/29		6 Jun 2014
Proposed Section EE	TA791/30		6 Jun 2014
Proposed Front Elevation	TA791/31		6 Jun 2014
Proposed Section CC	TA791/32		6 Jun 2014
Phase 1 Environmental Risk Assessment by Land Science dated 10 September 2013	LS0900	V1.0	6 Jun 2014

BH2014/01878

30 Pembroke Crescent Hove

Replacement of timber framed single glazed window with UPVC double glazed window to rear elevation.

Applicant: Ms Hilary Smith

Officer: Allison Palmer 290493

Approved on 01/08/14 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			9 June 2014
East elevation			9 June 2014
Frame technical specification			9 June 2014

BH2014/02285

86 New Church Road Hove

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front and side and pitched roof dormer to rear.

Applicant: Mr & Mrs Clifford

Officer: Tom Mannings 292322

Approved on 05/08/14 DELEGATED

WISH

BH2014/01368

293 Kingsway Hove

Conversion of single dwelling house into 1no one bed ground floor flat and 1no three bed first and second floor maisonette.

Applicant: Mr Parry

Officer: Sonia Gillam 292265

Approved on 30/07/14 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 dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards as far as is 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.

3) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and thereafter be retained as such.

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.

4) UNI

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

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

5) UNI

The development hereby permitted shall 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 ground and first floor plan	BH-176-B-01		29/04/2014
Site location plan, block plan and existing/ proposed second floor plan	BH-176-B-01		29/04/2014
Existing ground and first floor plan	BH-176-B-03		29/04/2014

6) UNI

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

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

BH2014/01546

7 Wish Road Hove

Erection of part one, part two storey side extension and erection of single storey rear extension with roof terrace above to replace existing conservatory.

Conversion of garage into habitable accommodation and associated alterations.

Applicant: Mr & Mrs Murie

Officer: Liz Arnold 291709

Refused on 17/07/14 DELEGATED

1) UNI

The proposed two-storey side extension, by virtue of its design, bulk, massing and positioning, would have a poor relationship with the main hipped roof of the dwelling and would result in one half of the semi-detached pair of properties having a visually heavy appearance, which would adversely affect the balanced integrity of the pair of semi-detached properties. The development would therefore have a detrimental impact upon the character and appearance of the pair of properties and the Wish Road street scene, and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed rear extension would appear unduly bulky and would dominate the rear elevation of the dwelling, with the proposed mix of fenestration types and designs failing to provide a cohesive appearance to the rear elevation. The proposed development is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

3) UNI3

The proposed rear roof terrace, by virtue of its excessive size would result in actual and perceived overlooking and loss of privacy to the rear elevations of neighbouring properties and associated garden areas and due to the positioning close to the boundary with the second half of the semi-detached pair of properties, no. 9 Wish Road would result in actual and perceived overlooking and loss of privacy to the existing first floor rear terrace area and a first floor rear window of this neighbouring property. As such the proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01571

Warehouse 1A Marmion Road Hove

Demolition of warehouse and erection of 4no two bedroom terraced houses and 1no office unit (B1).

Applicant: Albany Homes Southern Ltd

Officer: Sonia Gillam 292265

Refused on 18/07/14 DELEGATED

1) UNI

The southern facing elevation of the upper would form, by reason of its detailed design and squat asymmetrical form, would not exhibit the design quality of the remainder of the proposal. It would not be a positive feature in the street scene and would detract from the appearance of the Marmion Road frontage. The proposed development would therefore fail to relate positively to the prevailing character of the surrounding area and would detract from the appearance of the Marmion Road frontage. The proposal is thereby contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2014/01598

20 Kingsthorpe Road Hove

Certificate of lawfulness for proposed loft conversion incorporating removal of chimney stack, front rooflights and rear dormer with Juliette balcony and conversion of garage into habitable accommodation.

Applicant: Miss Ayiesha Adderley

Officer: Tom Mannings 292322

Approved on 22/07/14 DELEGATED

1) UNI

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

BH2014/01717

38 St Keyna Avenue Hove

Erection of single storey rear extension and two storey side extension with extension to roof over.

Applicant: Mrs Vivienne Price

Officer: Helen Hobbs 293335

Approved on 31/07/14 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
Proposed and existing drawings	493 (PL)1A		2nd June 2014
Site plan	493(PL)2		23rd May 2014

BH2014/01830

2 4 6 8 10 12 14 16 18 20 22 24 26 & 28 St Leonards Avenue Hove

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

Applicant: Harwood Properties Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 06/08/14 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
Photographic Schedule			03/06/2014
Site Plan			03/06/2014
Window design			03/06/2014
Window frame details			03/06/2014
Window product details			03/06/2014
Window technical info			03/06/2014

BH2014/01877

366 Portland Road Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs M Eaton

Officer: Lorenzo Pandolfi 292337

Approved on 04/08/14 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 & Proposed Floor Plans & Elevations	14489-100		25/06/2014

BH2014/02074

40A Payne Avenue Hove

Certificate of lawfulness for proposed single storey to south elevation and alterations to fenestration.

Applicant: Ms Francesca McCready

Officer: Lorenzo Pandolfi 292337

Refused on 05/08/14 DELEGATED

BH2014/02115

44 St Leonards Gardens Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Tracy Godding & Jane Vicars

Officer: Tom Mannings 292322

Approved on 05/08/14 DELEGATED