

PLANS LIST 01 April 2015

**BRIGHTON AND 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

BH2014/03532

4 Midhurst Rise Brighton

Erection of a single storey rear extension.

Applicant: Mr Nick Lynch

Officer: Joanne Doyle 292198

Approved on 20/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Plan	CH642/001		20 Sep 2014
Existing Floor Plans	CH642/002		20 Sep 2014
Existing Elevations & Sections	CH642/003		20 Sep 2014
Proposed Floor Plans	CH642/004		20 Sep 2014
Proposed Elevations & Sections	CH642/005		20 Sep 2014

BH2014/03775

16 Overhill Drive Brighton

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

Applicant: Barry Sinclair

Officer: Joanne Doyle 292198

Approved on 23/02/15 DELEGATED

BH2014/03959

5 Northfield Way Brighton

Installation of dormer to replace existing rooflights to front elevation.

Applicant: Mr Mark Morgan

Officer: Joanne Doyle 292198

Approved on 05/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Floor Plan & Elevations	457/02		25 Nov 2014
Site Location Plan Block Plan Proposed Floor Plans & Elevations	457/01	A	27 Jan 2015

BH2014/04094

Patcham Service Station London Road Brighton

Display of externally illuminated freestanding information signs and externally illuminated and non illuminated projecting signs.

Applicant: Esso Petroleum Co Ltd

Officer: Robert Hermitage 290480

Approved on 06/03/15 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.

BH2014/04369

43 Lyminster Avenue Brighton

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

Applicant: Jill Lownie

Officer: Astrid Fisher 292337

Approved on 23/02/15 DELEGATED

BH2015/00005

18 Brangwyn Court Brangwyn Way Brighton

Replacement of existing timber windows and door with UPVC units.

Applicant: Mrs Annette Green

Officer: Astrid Fisher 292337

Approved on 06/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	01		05 Jan 2015
Window Details	02		05 Jan 2015
Window Details	03		05 Jan 2015
Window Details	04		05 Jan 2015
Annotated Photograph	05		05 Jan 2015

BH2015/00028

15 Keymer Road Brighton

Erection of a part one part two storey side extension.

Applicant: Rebecca Ellett

Officer: Guy Everest 293334

Approved on 11/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 commence until details, including scaled elevation and layout plans, of the proposed access from the approved rear single door and double doors to the garden have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to the development, safeguard the amenities of neighbouring occupiers and to comply with policies QD1, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The first floor window in the northern (rear) elevation of the extension hereby permitted shall be obscure glazed and non-opening, unless the part of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be 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, Existing Floor Plans & Elevations	01		06/01/2015
Block Plan, Proposed Floor Plans & Elevations	02	A	27/01/2015

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 policy QD14 of the Brighton & Hove Local Plan.

BH2015/00069

19 Bengairn Avenue Brighton

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

Applicant: Mr Grant Crossley

Officer: Robert Hermitage 290480

Approved on 20/02/15 DELEGATED

BH2015/00274

22 Baranscraig Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.95m.

Applicant: Mr J Beer

Officer: Astrid Fisher 292337

Prior approval not required on 27/02/15 DELEGATED

BH2015/00296

34 Hartfield Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.85m, and for which the height of the eaves would be 2.6m.

Applicant: Mr M Bishop Lynham

Officer: Haydon Richardson 292322

Prior approval not required on 27/02/15 DELEGATED

PRESTON PARK

BH2014/04111

13 Sandgate Road Brighton

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

Applicant: Mr & Mrs Joe Aliferis

Officer: Joanne Doyle 292198

Approved on 09/03/15 DELEGATED

BH2014/04308

43 Springfield Road Brighton

Certificate of lawfulness for proposed outbuilding in rear garden.

Applicant: Mr Peter Aston

Officer: Chris Swain 292178

Approved on 05/03/15 DELEGATED

BH2015/00006

211 Preston Drove Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Gavin & CeCe Finch

Officer: Luke Austin 294495

Approved on 27/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and Proposed Elevations, Plans and Sections	12/14/211PD - 001	-	05/01/2015

BH2015/00097

22c Stafford Road Brighton

Roof alterations including rooflights to front and rear roof slopes.

Applicant: Mr Laurence Read

Officer: Astrid Fisher 292337

Approved on 26/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	01		14 Jan 2015
Block Plan	02		14 Jan 2015
Existing and Proposed Plans to First and Second Floor	03	A	30 Jan 2015

BH2015/00161

Flat 3 5 Preston Park Avenue Brighton

Application for approval of details reserved by condition 4 of application BH2013/03162.

Applicant: Mr D Golding

Officer: Adrian Smith 290478

Approved on 05/03/15 DELEGATED

BH2015/00227

57 Hamilton Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.83m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.53m.

Applicant: Linda Bennett

Officer: Luke Austin 294495

Prior approval not required on 23/02/15 DELEGATED

REGENCY

BH2014/01437

5B Regency Square Brighton

Conversion of drinking establishment (A4) into 1no two bedroom flat (C3) with alterations to side and rear.

Applicant: Mrs H Claxton

Officer: Helen Hobbs 293335

Approved on 11/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 French doors hereby approved shall be inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and from mouldings to match exactly those of the original windows and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original windows.

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

3) UNI

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

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton and 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

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 and Hove Local Plan.

6) 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.

7) UNI

The residential unit 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.

8) 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, 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 and 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	ADC654/LP		2nd May 2014
Block plan	ADC654/BP		2nd May 2014
Floor plans as existing	ADC654/01		2nd May 2014
Floor plans as proposed	ADC654/02	F	5th February 2015
Elevations as existing	ADC654/03		2nd May 2014
Elevations as proposed	ADC654/04	H	19th February 2015
Window joinery details	ADC654/05	D	11th February 2015
Door joinery details	ADC654/06	D	19th February 2015

10) UNI

The windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

BH2014/01438

5B Regency Square Brighton

Conversion of drinking establishment (A4) into 1 no two bedroom flat (C3) with alterations to side and rear.

Applicant: Mrs H Claxton

Officer: Helen Hobbs 293335

Approved on 11/03/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

The windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

4) UNI

The French doors hereby approved shall be inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and from mouldings to match exactly those of the original windows and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original windows.

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

5) UNI

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

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

BH2014/02942

Basement Flat 1 13 Montpelier Street Brighton

Internal alterations to layout of flat and installation of new window layout at rear.

Applicant: Mrs Sarah McBrearty

Officer: Helen Hobbs 293335

Approved on 26/02/15 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 additional vent to the rear of the building shall be painted to match the background wall adjacent and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

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 and Hove local Plan.

4) UNI

The windows hereby approved shall be painted timber windows with no trickle vents and shall match exactly the subcill, masonry cill and reveal details to the original sash windows to the building, and shall be set back from the outer face of the building with reveals to match exactly the original sash boxes to the building.

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

5) UNI

The windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

BH2014/02943

Basement Flat 1 13 Montpelier Street Brighton

Installation of new window layout at rear.

Applicant: Mrs Sarah McBrearty

Officer: Helen Hobbs 293335

Approved on 26/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 additional vent to the rear of the building shall be painted to match the background wall adjacent and shall be retained as such thereafter.

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

3) UNI

The windows and doors shall be set in plain reveals with no 'drip mouldings'.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	14-012-101-#	-	2nd September 2014

Plans and elevations	14-012-301-	B	10th November 2014
Window and door details	14-012-302-	B	5th February 2015
Window details	14-012-304-	A	5th February 2015

6) UNI

The windows hereby approved shall be painted timber windows with no trickle vents and shall match exactly the subcill, masonry cill and reveal details to the original sash windows to the building, and shall be set back from the outer face of the building with reveals to match exactly the original sash boxes to the building.

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

BH2014/03207

51 Ship Street Brighton

Conversion of first, second and third floors to create 9no residential units (C3) incorporating formation of ancillary storage in part of basement, separate entrance, revision to fenestration and associated works. (Part retrospective).

Applicant: Veerose Limited

Officer: Christopher Wright 292097

Approved after Section 106 signed on 09/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in powder-coated aluminium cast-iron-effect and shall be painted black and retained as such thereafter.

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

4) UNI

The external escape stairs hereby permitted shall be painted black within one calendar month of installation and shall be maintained as such thereafter.

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

5) 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. The works shall be carried out in strict accordance with the approved details.

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

6) UNI

No works shall take place until full details of the glazing systems to both the first floor level of the Ship Street façade, and the rear properties overlooking the light-well accessed via Clarence House have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

7) UNI

No development shall take place until full details of the ventilation systems to be installed have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To safeguard the amenities of the occupiers of the development and to comply with policies SU10 and QD27 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

No works shall take place until full details of the proposed new replacement windows and their reveals and cills, including 1:20 scale sample elevations and 1:1 scale joinery profile sections 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing 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

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

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

12) UNI

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.

13) UNI

Notwithstanding the information submitted, no development shall commence until full details of how the first floor flats will be protected against airborne sound transmission from activities associated with the ground floor unit, (e.g. kitchen, toilets and public areas for example) have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

Reason: To safeguard the amenities of the occupiers of the property and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing 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.

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	H2031.01		23 Sep 2014
Block Plan	H2031.02		23 Sep 2014
Existing Elevations (A-D)	H1976.08.01	H	23 Oct 2014
Existing Elevations (E-I)	H1976.08.02	H	23 Oct 2014
Existing Basement Layout	H2031.03.01	B	23 Sep 2014
Proposed Basement Layout	H2031.03.02	C	23 Oct 2014
Existing and Proposed Ground Floor Layout - Ship Street Entrance Area and Hallway	H2031.04	A	23 Sep 2014
Existing and Proposed Ground Floor Layout - Rear Communal Entrance Area	H2031.05	A	23 Sep 2014
Existing First, Second and Third Floor Layout - Demolition & Removals	H2031.06	B	23 Dec 2014
Proposed First, Second and Third Floor Layout	H2031.07	A	23 Sep 2014
Proposed First Floor Layout Plan - West Block	H2031.08	A	23 Sep 2014
Proposed First Floor Layout	H2031.09	A	23 Sep 2014

Plan - East Block			
Proposed Second Floor Layout	H2031.10	A	23 Sep 2014
Proposed Third Floor Layout Plan	H2031.11	A	23 Sep 2014
Existing Roof Layout and Proposed Roof Space Layouts	H2031.12	A	23 Sep 2014
External Areas - External Area Location Plan and External Area (1)	H2031.13	B	23 Dec 2014
External Area (3)	H2031.14	A	23 Sep 2014
External Area (4)	H2031.15		23 Sep 2014
External Areas (2) and (5)	H2031.16		23 Sep 2014
Building Regulations Notes	H2031.17		23 Sep 2014
Proposed Floor Finishes	H2031.18	A	23 Dec 2014
Proposed Ceiling Finishes	H2031.19	A	23 Dec 2014
Proposed Insulation to Inside Face of External Walls - First, Second and Third Floors	H2031.20		23 Sep 2014
External Maintenance & Repair Proposed Elevations A-D & Roof Plan	H1976.CO4	F	23 Sep 2014
External Maintenance & Repair Proposed Elevations E-I & Roof Plan	H1976.C05	D	23 Sep 2014
Gate to Bin Store	A4/SS/G01		23 Sep 2014

BH2014/03360

19 Market Street Brighton

Certificate of lawfulness for existing use of first floor as a self contained flat.

Applicant: Baron Homes Corporation

Officer: Guy Everest 293334

Approved on 06/03/15 DELEGATED

BH2014/03623

Unit 11-13 Churchill Square Brighton

Erection of extension to retail unit (A1) at first floor level with associated raising of roof height, new shop front, installation of roller shutter and associated alterations.

Applicant: Kleinwort Benson (Channel Islands) Corporate Services & Kleinworth

Officer: Helen Hobbs 293335

Approved on 03/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	(PL)0101	A	07/11/2014
Existing upper car park plan	(PL)102		07/11/2014
Existing lower mall plan	(PL)103		07/11/2014
Existing upper mall plan	(PL)104		07/11/2014
Existing first floor plan	(PL)105		07/11/2014
Existing roof plan	(PL)106		07/11/2014
Existing elevations	(PL)107		07/11/2014
Existing section	(PL)108		07/11/2014
Proposed upper car park plan	(PL)110		07/11/2014
Proposed lower mall plan	(PL)111		07/11/2014
Proposed upper mall (ground floor)	(PL)112		07/11/2014
Proposed first floor plan	(PL)113		07/11/2014
Proposed roof plan	(PL)114		07/11/2014
Proposed elevations	(PL)115	B	24/02/2015
Proposed section	(PL)116		07/11/2014
Existing shop front	TAL/0040-E-S F-East	A	07/11/2014
Proposed shop front	TAL/0040/P-S F-West	H	24/02/2015
Proposed shop front	TAL/0040/P-S F-East	H	24/02/2015
Proposed shop front	TAL/0040/P-S F-CIRCULAR	C	07/11/2014

BH2014/03670

Garage to Rear of 26 Russell Square Brighton

Demolition of existing garage and erection of 1no one bedroom residential dwelling (C3).

Applicant: Mr Peter Woodger

Officer: Wayne Nee 292132

Refused on 24/02/15 DELEGATED

1) UNI

The proposed development, by reason of its siting, scale, and massing, would appear an overly cramped and unsympathetic development resulting in the overdevelopment of the site. Furthermore, by reason of its design and detailing, the proposed building would lack relief and articulation on the front elevation, and would include fenestration consisting of unsympathetic modern materials. In addition the proposed bike stand and clothes line attached to the front elevation are considered to be visual clutter on the principal elevation of the building. As a result the proposed development would cause harm to the character and appearance of the Regency Square Conservation Area, and thus be contrary to policies QD1, QD2, QD3 and HE6 of the Brighton and Hove Local Plan.

2) UNI2

The proposed residential dwelling, by reason of its layout and absence of adequate natural light, ventilation and outlook, would provide an unsatisfactory standard of residential accommodation which would fail to meet the likely needs of future occupiers. This harm is considered to outweigh the benefit provided by the additional residential unit. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

3) UNI3

The development, by virtue of its scale and siting in close proximity to shared

boundaries, would appear overbearing, causing significant harm to amenity for occupants of surrounding neighbouring properties on Russell Square. In addition, there would also be a loss of amenity by virtue of loss of privacy and overlooking to the neighbouring flats at no. 27 Russell Square. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/04004

12 Dukes Lane Brighton

Display of internally illuminated fascia signs.

Applicant: Oasis

Officer: Jason Hawkes 292153

Approved on 02/03/15 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.

BH2014/04188

17a Dukes Lane Brighton

Installation of front and rear dormers, rear rooflight and associated roof alterations.

Applicant: Mrs J Benson

Officer: Robert Hermitage 290480

Approved on 10/03/15 DELEGATED

1) BH01.01

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

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

2) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such 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 external finishes of the roof extension to the rear elevation, excluding the dormer windows, shall match in material, colour and texture those of the existing front roofslope of the building.

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

4) UNI

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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	01	-	11th December 2014
Proposed Plans and Elevations	02	-	5th January 2015
Third Floor Plans and Roof Plan	03	-	11th December 2014
Location and Block Plan	05	-	11th December 2014

6) UNI

The roof extension hereby approved shall be built only in conjunction with the roof extension approved under planning application BH2014/04189 in relation to the adjacent property 18A Dukes Lane and shall not be erected as a single entity in isolation from that adjacent development but shall be implemented jointly and

simultaneously with the same.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/04189

18a Dukes Lane Brighton

Loft conversion incorporating front and rear dormers, rear rooflight and associated roof alterations.

Applicant: Mr Rob Gluckman

Officer: Robert Hermitage 290480

Approved on 10/03/15 DELEGATED

1) BH01.01

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	01	-	11th December 2014
Proposed Plans and Elevations	02	-	5th January 2015
Third Floor Plans and Roof Plan	03	-	11th December 2014
Location and Block Plan	05	-	11th December 2014

4) UNI

The roof extension hereby approved shall be built only in conjunction with the roof extension approved under planning application BH2014/04188 in relation to the adjacent property 17A Dukes Lane and shall not be erected as a single entity in isolation from that adjacent development but shall be implemented jointly and simultaneously with the same.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

5) UNI

The external finishes of the roof extension to the rear elevation, excluding the dormer windows, shall match in material, colour and texture those of the existing front roofslope of the building.

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

with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

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

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

BH2014/04211

Land at and adjacent to West Pier and 62-73 Kings Road Arches Kings Road Brighton

Demolition of existing arches at 62-73 Kings Road Arches and replacement with supporting structure to link to rear of the i360 heritage centre approved under BH2006/02369.

Applicant: Marks Barfield Architects

Officer: Kathryn Boggiano 292138

Approved on 20/02/15 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 to arches numbered 14 and 15 within the Structural Condition Appraisal received 11 December 2014, until a scheme which details the physical measures involved in the restoration of these aforementioned arches has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details of how the internal walls and roof and southern facing façade shall be restored. The existing render finish and moulded architraves on the south façade must be retained and notwithstanding the approved plans the new doors and infilling of the blocked opening shall be positioned at the back (north) of the openings so that the depth of the reveals is retained. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the two arches which will remain as part of the scheme and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

If any additional features are discovered during demolition of the arches numbered 1 to 13 within the Structural Condition Appraisal received 11 December 2014, other than those features specifically recorded within the HOP Historic Building Record received 16 February 2015, then an additional Historic Building Record shall be submitted and agreed in writing by the Local Planning Authority within 28 days of commencement of development of the replacement structure. The additional Historic Building Record shall be carried out in accordance with the details contained within English Heritage's 2006 Document Understanding Historic Buildings - A Guide to Good Recording Practice for Level 3 Recording.

Reason: To ensure that the heritage asset is accurately recorded and to comply with policy HE2 of the Brighton & Hove Local Plan.

BH2014/04237

7-8 Prince Albert Street Brighton

Display of 4no internally illuminated fascia signs, 2no externally illuminated hanging signs, 2no internally illuminated wall mounted menu boxes and non-illuminated high level lettering and logo sign.

Applicant: Gondola Group Ltd
Officer: Mark Thomas 292336
Split Decision on 02/03/15 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

GRANT advertisement consent for the fascia signs and projecting signs shown on drawings no. 455347/4A and 455347-5A and the wall mounted sign shown on drawing no. 455347-4A subject to Conditions and Informatives.

1) UNI

REFUSE advertisement consent for the wall mounted menu sign shown on drawing no. 455347-5A and high level lettering and logo sign shown on drawings no. 455347/4A and 455347-5A.

2) UNI2

The proposed painted sign (item 1) would be unduly prominent due to an inappropriately coloured painted background. The menu board to the Prince Albert Street elevation (item 2) would relate poorly to the recipient property being wider than the pilaster to which it would be affixed. For these reasons the painted sign and menu board would result in significant harm to the character and appearance of the Grade II Listed Building and the Old Town Conservation Area, contrary to policy HE9 of the Brighton and Hove Local Plan.

BH2014/04238

12 Dukes Lane Brighton

Alterations to existing shopfront including replacement of existing doors with full height glazing and extension of stall riser.

Applicant: Oasis

Officer: Mark Thomas 292336

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 shopfront hereby permitted shall match in material, colour, style, bonding and texture those of the existing shopfront.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD10 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	-	-	16th December 2014
Existing floor plan	7715/01	-	5th January 2015
Proposed floor plan	7715/02	-	5th January 2015
Existing elevation	11611_SF00	-	16th December 2014
Proposed elevation	11611-SF01	-	16th December 2014
Proposed elevation	7715/P	-	5th January 2015
Proposed section	7715/03	-	5th January 2015

BH2014/04257

7-8 Prince Albert Street Brighton

Repainting of building and installation of illuminated fascia and projecting signs and awnings to replace existing and illuminated menu boxes.

Applicant: Gondola Group Ltd

Officer: Andrew Huntley 292321

Refused on 03/03/15 DELEGATED

1) UNI

The proposed high level painted panel (item 1) would not be a suitable colour for traditional stucco render and the proposed menu board to the Prince Albert Street elevation (item 2) would be wider than the pilaster to which it would be affixed. These proposed signs would have an adverse effect on the architectural and historic character or appearance of the Grade I Listed Building and are therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/04268

32 Montpelier Crescent Brighton

Alteration to layout of ground floor to create 2no flats incorporating revised fenestration. (Part Retrospective)

Applicant: Mike Stimpson Properties

Officer: Liz Arnold 291709

Refused on 09/03/15 DELEGATED

1) UNI

The conversion has resulted in the loss of a unit of residential accommodation suitable for family occupation. There is no justification for the failure to provide a unit of accommodation suitable for family occupation and the development is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

BH2014/04274

Grand Hotel 97 Kings Road Brighton

Replacement of existing windows and doors with double glazed timber windows and doors to south west turret.

Applicant: The Grand Hotel

Officer: Mick Anson 292354

Approved on 26/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The windows hereby approved shall have no trickle vents and the frames shall be set back in reveals to exactly match the existing profile of the windows frames and openings.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below except in respect of the external door handles of Door Types C and D (Drawing no. 0001 Rev A) which shall not be installed.

Reason: For the avoidance of doubt and in the interests of proper planning, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Plan Type	Reference	Version	Date Received
6th Floor Bay Window Existing Threshold Detail	1034 - 01		18.12.14
Door Threshold Detail	1034 - 02		
		18.12.14	
Existing West Elevation	1034 - 03		05.01.15
Existing South Elevation	1034 - 04		05.01.15
South West Turret Elevations	1034 - 05		05.01.15
Location Plan	1034 - 06		05.01.15
Site Plan	1034 - 07		05.01.15
Door Threshold Detail	1034 - 11		05.01.15
Window Types	0001	Rev A	04.01.15
Section Details	0003	Rev A	04.01.15
Section Details	0004	Rev A	04.01.15

BH2014/04275

Grand Hotel 97 Kings Road Brighton

Replacement of existing windows and doors with double glazed timber windows and doors to south west turret.

Applicant: Mr Kris Legg

Officer: Mick Anson 292354

Approved on 26/02/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

The windows hereby approved shall have no trickle vents and the frames shall be set back in reveals to exactly match the existing profile of the windows frames and openings.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below except in respect of the external door handles of Door Types C and D (Drawing no. 0001 Rev A) which shall not installed.

Reason: For the avoidance of doubt and in the interests of proper planning, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/04297

51-53 West Street Brighton

Replacement of one existing air condenser unit and installation of 2no additional air condenser units to rooftop of building.

Applicant: Mitie

Officer: Christopher Wright 292097

Approved on 20/02/15 DELEGATED

1) UNI

Noise associated with the proposed air conditioning condenser units 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(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

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

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 at 1:1250 scale			19 Dec 2014
As Existing Plans	001		19 Dec 2014
As Proposed Plans	002		19 Dec 2014
Daikin information sheet			5 Jan 2015

BH2014/04333

40 Duke Street Brighton

Erection of three storey extension to replace existing single storey extension with new flat roof to existing corridor extension. Installation of new shop front and external alterations.

Applicant: Fabrica Gallery

Officer: Liz Arnold 291709

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 following 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:

- a) samples of brick, glazing, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments

Development shall be carried out in strict accordance with the approved details.

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

3) UNI

Before works commence a full photographic record of the following features shall be submitted to and approved in writing by the local planning authority:

- a) The flint boundary wall to the northern boundary of the site;
- b) The existing ground floor stained glass window to the north aisle at the

western end, which is present on the north side of the west facing elevation,
 c) The existing first floor window to the north aisle at the western end, which is present on the north side of the west facing elevation.

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

4) UNI

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

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

5) UNI

Before works commence a specification of works for the demolition and rebuilding of the flint wall to the northern and western boundary, to include the proposed mortar mix, shall be submitted to and approved in writing by the local planning authority and the works shall be implemented in strict accordance with the agreed details.

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

6) UNI

All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.

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

7) UNI

Before works commence to rebuild the northern boundary a sample panel of flintwork shall be constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

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

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 and Block Plan	Existing (10)000	Rev. B	5th January 2015
Existing Floor Plans	Ground Floor (20)000	Rev. A	22nd December 2014
Existing Floor Plans	First Floor	Rev. A	22nd December

	(20)001		2014	
Existing Floor Plans	Roof Plan (20)002		22nd December 2014	
Proposed Floor Plans	Ground Floor (21)000	Rev. C	6th February 2015	
Proposed Floor Plans	First Floor (21)001	Rev. B	22nd December 2014	
Proposed Floor Plans	Second Floor (21)002	Rev. B	22nd December 2014	
Proposed Floor Plans	Roof (21)003	Rev. B	22nd December 2014	
Existing Elevations	(30)000	Rev. A	22nd December 2014	
Existing Elevations	South Elevation (30)001		22nd December 2014	
Existing Elevations	West Elevation (30)002		22nd December 2014	
Existing Elevations	North Elevation (30)003		22nd December 2014	
Proposed Elevations	East Elevation (31)000	Rev. B	22nd December 2014	
Proposed Elevations	South Elevation (31)001	Rev. B	19th February 2015	
Proposed Elevations	West Elevation (31)002		22nd December 2014	
Proposed Elevations	North Elevation (31)003		22nd December 2014	
Existing Sections	Section AA (40)000		22nd December 2014	
Existing Section	Section CC (40)001		22nd December 2014	
Proposed Sections	Section AA (41)000		22nd December 2014	
Proposed Sections	Section BB (41)001		22nd December 2014	
Proposed Section	Section CC (41)002		22nd December 2014	
Detail Sections	Movement of Nave Window (50)000		22nd December 2014	
Detail Sections	Proposed Door to Artist Resource (50)001		22nd December 2014	
Door Jamb Detail	Proposed Door to Artist Resource (50)002		22nd December 2014	
Details	Connections Between		22nd December 2014	

	Extension and Extg Bldg (50)003		
Detail Sections	Shopfront Window (50)004	Rev. A	6th February 2015

9) UNI

Before works commence to remove the ground floor stained glass window to the north aisle, present on the north side of the west facing elevation, a method statement and specification of works for the removal, safe storage and reinstatement and restoration of the window at first floor level shall be submitted to and approved in writing by the local planning authority and the works shall be implemented in strict accordance with the agreed details.

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

BH2014/04334

40 Duke Street Brighton

Erection of three storey extension to replace existing single storey extension with new flat roof to existing corridor extension. Installation of new shop front. Internal alterations to layout and external alterations.

Applicant: Fabrica Gallery

Officer: Liz Arnold 291709

Approved on 02/03/15 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

Before works commence a full photographic record of the following features shall be submitted to and approved in writing by the local planning authority:

- a) The flint boundary wall to the northern boundary of the site;
- b) The existing ground floor stained glass window to the north aisle at the western end, which is present on the north side of the west facing elevation,
- c) The existing first floor window to the north aisle at the western end, which is present on the north side of the west facing elevation.

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

3) UNI

Before works commence to remove the ground floor stained glass window to the north aisle, present on the west facing rear elevation a method statement and specification of works for the removal, safe storage and reinstatement and restoration of the window at first floor level shall be submitted to and approved in writing by the local planning authority and the works shall be implemented in strict accordance with the agreed details.

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

4) UNI

Before works commence details of the proposed secondary glazing shall be shall be submitted to and approved in writing by the local planning authority and the works shall be implemented in strict accordance with the agreed details.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.

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

6) UNI

Before works commence to rebuild the northern boundary a sample panel of flintwork shall be constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

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

7) UNI

Before works commence details of the proposed treatment of the facing brickwork where it is to form an internal elevation shall be submitted to and approved in writing by the local planning authority and the works shall be implemented in strict accordance with the agreed details.

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

8) UNI

Notwithstanding the note on drawing no. 2045/(21)000/B no paint covering shall be applied to the brick pavers to the corridor west of the former chancel.

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

9) UNI

No development shall take place until samples of the following 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:

- a) samples of brick, glazing, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments

Development 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.

10) UNI

Before works commence a specification of works for the demolition and rebuilding of the flint wall to the northern and western boundary, to include the proposed mortar mix, shall be submitted to and approved in writing by the local planning authority and the works shall be implemented in strict accordance with the agreed details.

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

BH2015/00063

Crown House 21 Upper North Street Brighton

Prior approval for change of use of first, second, third, fourth and fifth floors from offices (B1) to residential (C3) to form 45no residential units.

Applicant: Brighton Developments Limited
Officer: Christopher Wright 292097
Prior Approval is required and is approved on 05/03/15 DELEGATED

ST. PETER'S & NORTH LAINE

BH2013/03926

The Astoria 10-14 Gloucester Place Brighton

Demolition of existing Grade II listed building and construction of new building consisting of 3no storeys in height at rear and 6no storeys in height at front (including basement) incorporating retail/café/restaurant (A1/A3) on the ground floor fronting Gloucester Place and community rooms (D1) on the ground floor fronting Blenheim Place with offices (B1) above and to the rear, together with 6no residential units (C3) on the fifth floor.

Applicant: H30 Media Ltd
Officer: Adrian Smith 290478

Approved after Section 106 signed on 05/03/15 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

Prior to first occupation the windows within the west elevation of the three storey element 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 policy QD27 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

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

5) UNI

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

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

6) UNI

The restaurant and café uses hereby permitted as shown on drawing no. P-401 received on 18 November 2013 shall not be open to customers except between the hours of 07:00 and 00:00 daily.

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

7) UNI

The third floor roof terrace as shown on drawing no.P-404 received on 18 November 2013 shall not be used except between the hours of 08:00 and 22:00 daily.

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

8) UNI

No loading or unloading of vehicles shall take place to the premises except between the hours of 07.00 and 19.00 Mondays to Saturdays and 08.00 and 18.00 on Sundays.

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

9) UNI

No intoxicating liquor shall be sold or supplied within the A3 units except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

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

10) UNI

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

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

11) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of controlled waters as the site overlies a principal aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

12) UNI

Unless otherwise approved in writing by the Local Planning Authority, no plant or equipment shall be erected or installed on the roofs except where specifically shown on the drawings hereby approved.

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

13) 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.

14) 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.

15) 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.

16) UNI

No development shall commence until a scheme to protect the residential dwellings from noise disturbance has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of glazing and ventilation systems in accordance with the recommendations set out in the 7th Wave Acoustics Planning Noise Assessment received on 18 November 2013, and be implemented in full prior to the first occupation of the residential properties and retained as such thereafter.

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

17) UNI

In the event the ground floor units are occupied in A3 use, the use shall not commence until a scheme for the fitting of odour control equipment and associated sound insulation to the building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the occupation of the unit(s) 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.

18) UNI

No development shall take place until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and be retained as such thereafter.

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.

19) UNI

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

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.

20) 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.

21) 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.

22) UNI

No development shall commence until details, including sections, of measures to preclude overlooking from the roof terrace over the three storey element 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 and thereafter retained as such.

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

23) UNI

No development shall take place until sample elevations at 1:20 scale showing all the architectural elements of each elevation of the development, including gates, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

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

24) UNI

No development shall take place until details at 1:20 scale of all balustrading or railings to the roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

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

25) UNI

Notwithstanding the approved drawings, no development shall commence until details of the cradle equipment to be fitted to the roof of the six storey element for maintenance of the façade 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 thereafter retained as such.

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

26) UNI

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

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

27) UNI

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

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

28) UNI

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

A completed pre-assessment estimator will not be acceptable.

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

29) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no office development shall commence until a BRE issued 'Office' Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all office 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.

30) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no retail/café/restaurant development shall commence until a BRE issued 'Retail Shell and Core' Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all retail/café/restaurant 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.

31) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and

shall be implemented as approved thereafter. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.

32) 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.

33) UNI

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

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

34) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	P-001	-	18/11/2013
Existing site plan	P-002	A	06/12/2013
Existing elevations and sections	P-003	A	06/12/2013
Existing elevations	P-004	-	18/11/2013
Existing landscaping/tree plan	P-005	-	18/11/2013
Proposed site plan	P-300	-	18/11/2013
Proposed floor plans	P-400	-	18/11/2013
	P-401	-	18/11/2013
	P-402	A	18/11/2013
	P-403	A	18/11/2013
	P-404	-	18/11/2013
	P-405	-	07/03/2014
	P-406	-	07/03/2014
	P-407	-	18/11/2013
Proposed landscaping/tree plan	P-409	-	18/11/2013
Proposed elevations	P-301	A	28/07/2014

	P-500 P-501 P-502 P-503 P-504 P-505 P-506	A A A A	18/11/2013 28/07/2014 18/11/2013 07/03/2014 18/11/2013 06/12/2013 06/12/2013
Typical bay study	P-601	-	18/11/2013
Proposed sections	P-507 P-508 P-509 P-510 P-511		18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013
Mechanical services	50BG01 500001 500101 500201 500301 500401 500501 500601 50ZZ01 50ZZ02 50ZZ03	P1 P2 P2 P2 P2 P2 P2 P2 P1 P1 P1	18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013 18/11/2013

BH2013/03927

The Astoria 10-14 Gloucester Place Brighton

Demolition of existing Grade II listed building.

Applicant: H30 Media Ltd

Officer: Adrian Smith 290478

Approved on 05/03/15 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

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

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

3) UNI

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Such a scheme must include a full photographic record of the building.

Reason: To ensure that a suitable record of the building is secured and to accord with policy HE2 of the Brighton & Hove Local Plan.

BH2014/03074

1 Buckingham Place Brighton

Application for Approval of Details Reserved by Conditions 4, 5 and 8 of application BH2012/02313.

Applicant: Mr A Ribot

Officer: Sue Dubberley 293817

Approved on 11/03/15 DELEGATED

BH2014/03490

14A-16 Oxford Place & 23 Ditchling Road Brighton

Demolition of existing garage and workshops at 14A-16 Oxford Place and erection of 3 storey college building (D1). Erection of replacement garage fronting Oxford Place associated with 23 Ditchling Road.

Applicant: Zise Ltd

Officer: Adrian Smith 290478

Refused on 10/03/15 DELEGATED

1) UNI

The proposed development, by virtue of its scale, massing and design and roof terrace, would have a significant and harmful impact on the amenities of adjacent occupiers by way of oppressing outlook, loss of light and loss of privacy, contrary to policies HO19 and QD27 of the Brighton & Hove Local Plan.

BH2014/03848

60 Shaftesbury Road Brighton

Erection of single storey rear extension.

Applicant: Mr John Burns

Officer: Helen Hobbs 293335

Approved on 27/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	BUR11/14/1		17/11/14
Block Plan	BUR11/14/1		17/11/14
Existing Layout	BUR11/14/1		17/11/14
Proposed Layout	BUR11/14/1		17/11/14
Existing Elevations	BUR11/14/1		17/11/14
Proposed Elevations	BUR11/14/1		17/11/14

BH2014/03988**86 Shaftesbury Road Brighton**

Erection of single storey rear infill extension and replacement of existing rear ground floor window with wider window.

Applicant: Mr David Martin

Officer: Robert Hermitage 290480

Approved on 26/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflights serving the infill extension hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the rear doors hereby approved shall be in a painted softwood finish.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	26th November 2014
Block Plan	-	-	26th November 2014
Existing Floor Plan	001	-	26th November 2014
Existing Rear and Side Elevations	002	-	26th November 2014
Proposed Floor Plans	101	A	8th December 2014
Proposed Elevations	102	A	8th December 2014

BH2014/04314**24 Buckingham Street Brighton**

Conversion of existing dwelling into 1no two bedroom maisonette and 2no one bedroom flats including a loft conversion with rear dormers and front rooflight.

Applicant: Mr Jim Cheek

Officer: Adrian Smith 290478

Refused on 03/03/15 DELEGATED

1) UNI

Policy HO9 of the Brighton and Hove Local Plan seeks to retain smaller family dwellings. The proposed second floor and roof level flat, by virtue of its limited size, layout and headroom, represents a cramped and sub-standard form of residential accommodation unsuitable for family occupation, contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed first floor flat, by virtue of its limited size and restricted layout, represents a cramped and sub-standard form of residential accommodation, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/04347

Flats 1-20 1-3 Blenheim Place Brighton

Replacement of existing timber framed doors and windows with new timber framed units.

Applicant: Hyde Housing

Officer: Chris Swain 292178

Approved on 23/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and location plan	1353/BP/OS		23 December 2014
Elevational drawings (1)	1353/BP/01		23 December 2014
Elevational drawings (2)	1353/BP/02		23 December 2014
Window schedule	1353/BP/03		23 December 2014
Typical joinery sections and profiles			
Typical window picture			23 December 2014

BH2014/04348

Flats 1-16 24 North Place Brighton

Replacement of existing windows with timber windows and replacement of communal entrance door and windows with aluminium door and windows.

Applicant: Hyde Housing

Officer: Robert Hermitage 290480

Approved on 23/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	1353/NP/OS	-	23rd December 2014
Flats 1-12 Elevational	1353/NP/01	-	23rd December

Photographs			2014	
Flats 13-16 Elevational Photographs	1353/NP/02	-	23rd December 2014	
Window Details	1353/NP/03	-	23rd December 2014	
Window Internal and External Views	-	-	23rd December 2014	
1:2 and 1:10 Scale Sash Window Details	-	-	23rd December 2014	
1:2 and 1:10 Scale Casement Window Details	-	-	23rd December 2014	

BH2014/04370

26 Princes Road Brighton

Insertion of rooflights to front and rear roofslopes and alterations to fenestration with excavation to rear.

Applicant: Mr & Mrs M Waite

Officer: Luke Austin 294495

Approved on 06/03/15 DELEGATED

1) BH01.01

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

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

3) UNI

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

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	SC1013/101	-	31/12/2014
Block Plan	SC1013/102	-	31/12/2014
Existing Plans	SC1013/103	-	31/12/2014
Existing Elevation	SC1013/104	-	31/12/2014
Existing Section	SC1013/105	-	31/12/2015
Proposed Plans Amendment	SC1013/106	C	23/02/2015
Proposed Elevations Amendment	SC1013/107	C	23/02/2015
Window Details Additional	SC1013/109	-	23/02/2015
Window Details Additional	SC1013/110	-	23/02/2015
Window Details Additional	SC1013/111	-	23/02/2015

Proposed Floor Plan Amendment	Section/Ground	SC1013/112	-	03/03/2015
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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: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2015/00074

1 Guildford Road Brighton

Replacement of existing UPVC windows with sliding sash windows.

Applicant: Hermione Huxley

Officer: Robert Hermitage 290480

Refused on 09/03/15 DELEGATED

1) UNI

The replacement windows to the front elevation, by virtue of their material and detailing, represents a harmful alteration that fails to preserve the character or appearance of the building within the street scene and the wider West Hill Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, Supplementary Planning Document 9 Architectural Features, and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

WITHDEAN

BH2014/03564

35 Clermont Terrace Brighton

Conversion of existing garage/store to form 1 no. two bedroom dwelling house (C3).

Applicant: Mr Leslie Ironside

Officer: Sue Dubberley 293817

Approved on 09/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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, C & E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

The development hereby 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

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary treatments;
- c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with 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	287/P/01	A	27/02/2015
Site plan	287/P/02	A	25/02/2015
Existing drawings	287/P/03		22/10/2014
Proposed conversion	287/P/04		22/10/2014

8) UNI

No development shall take place until samples of the following 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:

- a) samples of brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering

- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments

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.

BH2014/03581

Kingsmere London Road Brighton

Application for approval of details reserved by condition 9 of application BH2012/03673.

Applicant: Anstone Properties

Officer: Joanne Doyle 292198

Approved on 03/03/15 DELEGATED

BH2014/03674

64 Wayland Avenue Brighton

Remodelling of property incorporating first floor extension, alterations to form garage with balustraded roof terrace over and new driveway, revised fenestration and associated works.

Applicant: Ms Fallowfield

Officer: Guy Everest 293334

Approved on 09/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 sample elevations and sections at a scale of 1:20 of the windows and doors, including their reveals, balustrades, and parapet roof detail and rooflight have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	E01		31/10/14
Existing Plans	E02		31/10/14
Existing Sections	E03		31/10/14
Existing Elevations	E04		31/10/14
Site / Block Plan	P01		31/10/14

Proposed Plans	P02	b	16/02/14
Proposed Elevations	P03	a	16/02/14
Proposed Elevations	P04	a	16/02/14

5) UNI

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

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

BH2014/03682

22 Westdene Drive Brighton

Erection of single storey front porch and creation of timber decking.

Applicant: Mr & Mrs Kjell-Ake Berglund

Officer: Joanne Doyle 292198

Approved on 09/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			03 Nov 2014
Block Plan	SJW 01a		25 Feb 2015
Existing Ground Floor Plan & Roof Plan	SJW 02		03 Nov 2014
Proposed Ground Floor Plan & Roof Plan	SJW 03c		25 Feb 2015
Existing Elevations	SJW 04		03 Nov 2014
Proposed Elevations	SJW 05a		25 Feb 2015

BH2014/04187

308 Dyke Road Brighton

Variation of condition 2 of application BH2014/01009 (Demolition of existing garages and erection of 1no three bedroom house with off street parking.) to allow for alterations to proposed scheme including enlargement of basement level and revised fenestration.

Applicant: Mr Jonathan Stern

Officer: Jason Hawkes 292153

Approved on 02/03/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the 8th August 2017.

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

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

6) UNI

No development shall commence until full details of existing and proposed ground levels (referenced as Ordnance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton and Hove Local Plan.

7) UNI

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

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

8) UNI

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

include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

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.

11) 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.

12) 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.

13) 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for

Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

15) UNI

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

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

16) UNI

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies 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.

17) UNI

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

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

18) UNI

No development shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

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

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plan	TA868/01	-	11th December 2014
Existing ZARA Survey	TA868/02	-	11th December 2014
Existing Elevations	TA868/03	-	11th December 2014
Existing Sections AA & BB	TA868/04	-	11th December 2014
Proposed Site Plan	TA868/10	-	11th December 2014
Proposed Floor Plans	TA868/11	-	11th December 2014
Proposed Contextual Elevations	TA868/12	-	11th December 2014
Proposed Front Elevations & Section BB	TA868/13	-	11th December 2014
Proposed Side Elevation & Section AA	TA868/14	-	11th December 2014
Proposed Side Elevation & rear Elevation	TA868/15	-	11th December 2014
Proposed Side Elevation & Section CC	TA868/16	-	11th December 2014

BH2014/04206

3 Glen Rise Close Brighton

Demolition of existing garage and erection of single storey rear extension and two storey side extension with associated roof extensions and rooflights to front and rear.

Applicant: Mr & Mrs Hunter

Officer: Christopher Wright 292097

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 policy 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 southerly facing flank wall of the development 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	ADC714/LP		15 Dec 2014
Block Plan	ADC714/BP	A	2 Feb 2015
Plans as Existing	ADC714/01		15 Dec 2014
Plans as Proposed	ADC714/04		15 Dec 2014
Elevations as Proposed	ADC714/05		15 Dec 2014

BH2014/04230

1-79 Mandalay Court London Road Brighton

Replacement of existing aluminum windows with UPVC windows to common stairways.

Applicant: Dudley Investments Ltd

Officer: Mark Thomas 292336

Approved on 06/03/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plan, location plan and block plan	11,689	-	9th January 2015
Proposed section	-	-	9th January 2015

BH2014/04271

10 Dyke Road Avenue Brighton

Certificate of lawfulness for proposed demolition of existing rear extension and erection of single storey rear extension.

Applicant: Mrs Carolina Rodriguez

Officer: Helen Hobbs 293335

Refused on 02/03/15 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, in that the extension would protrude beyond the rear elevation of the dwellinghouse in excess of 4m.

BH2014/04279

10 Dyke Road Avenue Brighton

Enlargement of existing cloakroom and alterations to front entrance including alterations to fenestration and cladding.

Applicant: Mrs Carolina Rodriguez

Officer: Helen Hobbs 293335

Approved on 27/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	P1415-01		18th December 2014
Block plan	P1415-02		18th December 2014
Existing plans and elevations	P1415-03		18th December 2014
Proposed plans and elevations	P1415-03		18th December 2014

BH2014/04290

23 Friar Crescent Brighton

Certificate of lawfulness for proposed single storey rear extension and loft conversion incorporating hip to barn end roof extension and rear dormer.

Applicant: Sebastian Jager

Officer: Luke Austin 294495

Refused on 20/02/15 DELEGATED

1) UNI

The plans submitted are not accurately scaled. Therefore, insufficient information has been submitted in order to determine whether the scheme can be classed as permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended. Notwithstanding this, the eaves of the proposed single storey rear extension would appear to measure above 3 metres. This aspect of the proposal is therefore not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/04337

50 Valley Drive Brighton

Erection of two storey rear extension with associated roof extensions incorporating rooflights to rear and side elevations.

Applicant: Mr Nick Knight

Officer: Helen Hobbs 293335

Refused on 03/03/15 DELEGATED

1) UNI

The proposed extension, by virtue of its overall size, level of projection, height and proximity to the boundary would represent an overbearing and un-neighbourly form of development that would result in material overshadowing and loss of light and outlook, particularly in relation to the side facing window at

first floor level within the west elevation of No.48 Valley Drive. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2015/00051

29 Friar Crescent Brighton

Erection of first floor rear extension with pitched roof, new balcony to rear, conversion of attic space, insertion of rooflights to front and side elevations and revised fenestration.

Applicant: Mr & Mrs Plant

Officer: Mark Thomas 292336

Refused on 05/03/15 DELEGATED

1) UNI

The proposed extension, by virtue of its form and its excessive height and bulk and its would result in the property having an overextended appearance with an extension which would relate poorly to the recipient property. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2015/00255

36 Maldon Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.95m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.95m.

Applicant: Ms Gillian Churchill

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 26/02/15 DELEGATED

1) UNI

The proposed rear extension would be partially constructed in the adjoining site, no. 34 Maldon Road, and is therefore not permitted under Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

EAST BRIGHTON

BH2014/03414

Flat 3 159 Marine Parade Brighton

Replacement of 3no timber sash windows and internal alterations to layout.

Applicant: Mr Michael Doyle

Officer: Paul Earp 292454

Approved on 02/03/15 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 windows and door joinery details are to match existing historic examples.

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

BH2014/03456**15 Marine Square Brighton**

Replacement of existing metal fire escape at the rear.

Applicant: Parade Properties Ltd

Officer: Joanne Doyle 292198

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 fire escape shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	0655 003		10 Oct 2014
Existing Floor Plan & Elevations	0655 001		10 Oct 2014
Proposed Floor Plan & Elevations	0655 001		10 Oct 2014
Existing Rear Fire Escape	0655 004		07 Nov 2014
Existing Rear Fire Escape	0655 005		07 Nov 2014
Proposed Rear Fire Escape	0655 006		07 Nov 2014
Proposed Rear Fire Escape	0655 007		07 Nov 2014
Existing & Proposed Part Floor Plans	0655 008		07 Nov 2014

4) UNI

Any existing fixings embedded in the 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.

BH2014/03457**15 Marine Square Brighton**

Replacement of existing metal fire escape at the rear.

Applicant: Parade Properties Ltd

Officer: Joanne Doyle 292198

Approved on 02/03/15 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 fire escape shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

Any existing fixings embedded in the 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.

BH2014/03498

32 Sudeley Street Brighton

Erection of single storey rear extension with roof terrace above and installation of 1no dormer to rear and a side window. Conversion of basement to self contained flat incorporating excavation to extend at basement level and alterations including new front entrance door and steps.

Applicant: Mr M Irwin and Ms T O'Hara

Officer: Wayne Nee 292132

Refused on 24/02/15 DELEGATED

1) UNI

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor area of more than 115m sqm or with more than 3 bedrooms as originally built. The existing dwelling has 2 bedrooms as originally built, and the original internal floor area equates to approximately 109sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision. As such the principle of the development is unacceptable and contrary to the above policy.

2) UNI2

The proposed basement studio flat would provide a poor standard of accommodation, which would fail to meet the likely needs of future occupants, by reason of inadequate outlook, natural light and ventilation. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear dormer, by reason of its proportions, roof form and design, would relate poorly to the existing building and wider terrace row appearing an incongruous addition which would harm the appearance of the building and the roofscape of this part of the East Cliff Conservation Area. Furthermore, the side window opening would fail to relate to fenestration elsewhere in the building and represents an unsympathetic and harmful addition. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

4) UNI4

The proposed first floor roof terrace, by virtue of its height, projection and proximity to the neighbouring boundaries, would result in a significant loss of privacy to occupiers of adjoining rear gardens and would create additional potential for noise and disturbance to immediately adjoining neighbouring properties. The associated screening would harm the established character and appearance of the building and wider terrace row. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03876

Sussex House 1 Abbey Road Brighton

Installation of commemorative plaque next to entrance from Abbey Road.

Applicant: Blind Veterans UK

Officer: Sonia Gillam 292265

Approved on 09/03/15 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.

BH2014/04330

6 Chichester Close Chichester Place Brighton

Replacement of existing timber windows and door with UPVC windows and door to rear elevation.

Applicant: Tracey Hoad

Officer: Astrid Fisher 292337

Approved on 09/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			19th January 2015
Floor Plan			22nd December 2014
Window Specification Details			06th January 2015
Window Details			22nd December 2014

BH2014/04368

61 Bennett Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer, front rooflights and enlargement of first floor rear window.

Applicant: Mr Iain Kelly

Officer: Joanne Doyle 292198

Approved on 03/03/15 DELEGATED

1) UNI

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

BH2015/00019

23 Rock Grove Brighton

Internal alteration incorporating installation of metal balustrade to mezzanine. (Retrospective).

Applicant: Ms Carolyn Griffith

Officer: Robert Hermitage 290480
Approved on 23/02/15 DELEGATED

BH2015/00090

11 Rock Grove Brighton

Formation of mansard roof to rear elevation with rooflights and windows to rear.

Applicant: Mr Stephen Perry
Officer: Astrid Fisher 292337

Refused on 04/03/15 DELEGATED

1) UNI

The proposal would lead to the loss of half of the roof form, and its replacement with a non-traditional mansard-style roof. This would substantially alter the historic roofscape and lead to an unbalanced roof form which neither preserves nor enhances the appearance of the existing dwelling or the conservation area. The proposal is therefore contrary to policy HE6, QD14 and SPD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

2) UNI2

In longer views, the property is visible from the higher windows of buildings in Chichester Terrace and Lewes Crescent, where it is viewed as part of the roofscape to the Kemp Town and East Cliff conservation areas. Immediate to the site, the increased bulk and untraditional form cause harm to the setting of the listed properties in Kemp Town Place. This is especially the case as the roofline to 11 Rock Grove rises slightly higher than that to the neighbouring listed buildings. It will lead to an awkward junction with the adjoining roofs to 1 Kemp Town Place and 12 Rock Grove. The proposal is therefore contrary to policy HE3 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

BH2015/00128

66 Cowfold Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Liduina van der Sman
Officer: Robert Hermitage 290480

Approved on 20/02/15 DELEGATED

HANOVER & ELM GROVE

BH2014/03300

119 Lewes Road Brighton

Demolition of existing buildings and erection of a 5 storey building (plus basement) comprising 65 self-contained studio flats for student occupation, plant room, communal areas, cycle parking, recycling/refuse facilities and associated works.

Applicant: McLaren (119 Lewes Road) Ltd
Officer: Jonathan Puplett 292525

Refused on 19/02/15 COMMITTEE

1) UNI

The proposed development would be of an excessive scale and bulk. Due to this scale and the footprint of the proposed building the development would have an excessive prominence, would not relate well to the existing development in the immediate vicinity of the site, and would result in an incongruous appearance. The design includes large areas of blank wall, and it has not been demonstrated that the materials proposed would result in an appropriate appearance. The proposal is contrary to policies QD1, QD2 and QD3 of the Brighton and Hove

Local Plan and policy CP12 of the Brighton and Hove City Plan Part 1 submission document.

2) UNI2

Policy DA3 of the Brighton and Hove City Plan Part One (submission document) sets out a strategy for the development and enhancement of the Lewes Road area, which includes the objective to secure improvements to the townscape and public realm. As identified above, the proposed development would not enhance or improve the townscape or public realm and would therefore be directly contrary to the strategic objectives set out in Policy DA3.

3) UNI3

The area surrounding the site contains a concentration of properties in multiple occupation which as set out in policy CP21 can impact negatively upon neighbouring amenity. The proposed development, which would result in an intensive occupation of the site, would worsen this situation and therefore has the potential to harm neighbouring amenity by way of increased activity and disturbance, and in this case an increased demand for on street parking where demand is already particularly high. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan and policy CP21 of the Brighton and Hove City Plan Part 1 Submission Document.

BH2014/03944

21 Elm Grove Brighton

Installation of 1no rooflight to front elevation and 2no rooflights to rear elevation.

Applicant: Julian Ridge

Officer: Chris Swain 292178

Approved on 20/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans and elevations	PBP0204/01	A	22 January 2015
Site plan	PBP0204/02		24 November 2014
Block plan	PBP0204/03		24 November 2014

BH2015/00029

Top Floor Flat 47 Whippingham Road Brighton

Installation of rooflights to front and rear elevations.

Applicant: Jerry Laurence

Officer: Robert Hermitage 290480

Approved on 03/03/15 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflights hereby approved shall have steel or cast metal frames and shall not project above 150mm from the plane of the roof.

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
Existing and Proposed Floor Plans and Elevations, and Site Plan	LA/01	-	6th January 2015

BH2015/00093

215 Queens Park 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 5.04m, for which the maximum height would be 3.83m, and for which the height of the eaves would be 2.95m.

Applicant: Ester Clayton-Smith

Officer: Joanne Doyle 292198

Prior approval not required on 24/02/15 DELEGATED

HOLLINGDEAN & STANMER

BH2014/02743

Land Adjoining 19 Hawkhurst Road Brighton

Erection of two storey three bedroom detached dwelling.

Applicant: Mr David Tristram

Officer: Chris Swain 292178

Approved on 10/03/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No extension, enlargement or other alteration of the dwellinghouse(s) 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 for

this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The window servicing the first floor bathroom shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

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

5) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

Notwithstanding the submitted plans no development shall take place until details demonstrating the dwelling hereby permitted will be constructed to Lifetime Homes standards 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 satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

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 the residential unit has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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 the 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 development hereby permitted shall be carried out in accordance with 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 as existing	1.00		26 August 2014
Site, block and location plans	1.01		26 August 2014
Floor plans as proposed	1.02	A	25 February 2015
Elevations as proposed	1.03	A	26 August 2014
Sections and street scene as proposed	1.04	A	26 August 2014

14) UNI

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

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

BH2014/03354

51 Barnett Road Brighton

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

Applicant: Mr Lee Bolingbroke
Officer: Christopher Wright 292097

Approved on 19/02/15 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

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			18 Nov 2014
Existing and Proposed Floor Plans	477/01		18 Nov 2014

BH2014/04098

104 Rushlake Road Brighton

Certificate of lawfulness for proposed erection of a single storey side extension to replace existing.

Applicant: Mr Jay Dearling
Officer: Joanne Doyle 292198

Approved on 11/03/15 DELEGATED

BH2015/00003

44 Coldean Lane Brighton

Certificate of lawfulness for proposed erection of part single storey and part two storey rear extension and extension of roof above.

Applicant: Mr & Mrs T Fraser
Officer: Joanne Doyle 292198

Refused on 04/03/15 DELEGATED

BH2015/00014**131 Hollingdean Terrace Brighton**

Erection of a single storey rear extension.

Applicant: Mr D Hoy**Officer:** Robert Hermitage 290480**Approved on 09/03/15 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) UNI**

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	5th January 2015
Block Plan	-	-	5th January 2015
Existing and Proposed Plans and Elevations	10465-1	-	5th January 2015

BH2015/00235**18 Wigmore Close Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.8m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.95m.

Applicant: Mrs Sazna Begum**Officer:** Robert Hermitage 290480**Prior approval not required on 05/03/15 DELEGATED****MOULSECOOMB & BEVENDEAN****BH2014/03317****20 Dartmouth Crescent Brighton**

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

Applicant: Ms Helen Bayliss**Officer:** Chris Swain 292178**Approved on 24/02/15 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
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Site plan			3 October 2014
Block plan			3 October 2014
Existing plans			20 January 2015
Proposed plans			20 January 2015

2) UNI

Within two months of the date of the granting of this planning permission details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved and a timetable for the implementation of said facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved and to the timetable specified and 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.

3) UNI

Within two months of the date of the granting of this planning permission a scheme for the storage of refuse and recycling and a timetable for the implementation of said scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved and to the timetable specified 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.

BH2014/03461

40 Colbourne Avenue Brighton

Change of use from a 5 bedroom small house in multiple occupation (C4) to a 9 bedroom house in multiple occupation (sui generis) with associated erection of single storey side and rear extensions.

Applicant: Mr Karl Scobie

Officer: Sue Dubberley 293817

Refused on 25/02/15 DELEGATED

1) UNI

The proposed change of use to provide 9 bedrooms as a Sui Generis House in Multiple Occupation would, as a result of over-subdivision of the rooms and lack of a suitable shared communal space create a cramped form of accommodation which would fail to provide an acceptable standard of accommodation. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

2) UNI2

The proposal represents over intensification of the use of the property which was originally built as a modest 3 bed family dwelling. The occupation of the property with 9 bedrooms would result in a material increase in noise and disturbance that would cause harm to neighbouring amenity. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

3) UNI3

The proposed extension would wrap around the corner of the building relating poorly to the existing dwelling and detracting from the original plan of the building. The footprint of the extension would create an overly dominant extension resulting in the recipient property having an overextended appearance, detracting from the character and appearance of the recipient dwelling, contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

BH2015/00089

26 Bevendean Crescent Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and side rooflight. Removal of existing conservatory and erection of single storey side and two storey rear extension.

Applicant: Mr Oliver Dorman

Officer: Luke Austin 294495

Refused on 25/02/15 DELEGATED

BH2015/00217

55 Chailey Road Brighton

Erection of single storey front extension and extension of existing driveway.

Applicant: Mr & Mrs I Martin

Officer: Luke Austin 294495

Approved on 10/03/15 DELEGATED

1) BH01.01

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

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

4) UNI

Notwithstanding the approved plans, the front boundary fence and hedgerow shall be retained.

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policy QD14.

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, Block Plan and Existing Floor Plans, Elevations and Section	01		23/01/2015
Proposed Floor Plans, Elevations and Section	02		23/01/2015

QUEEN'S PARK

BH2013/04318

45 Grand Parade Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 11 and 12 of application BH2012/00244.

Applicant: Mr Gary Abelwhite

Officer: Andrew Huntley 292321

Approved on 26/02/15 DELEGATED

BH2014/03748

15 Freshfield Place Brighton

Certificate of lawfulness for proposed loft conversion incorporating 2no front rooflights and rear dormer.

Applicant: Mr Robin Tyler

Officer: Joanne Doyle 292198

Approved on 23/02/15 DELEGATED

ROTTINGDEAN COASTAL

BH2014/02984

26 Lewes Crescent Brighton

Formation of steps with garden store below to rear boundary wall forming gated access from garden to Arundel Place (Part retrospective).

Applicant: Mr Doug Pearch

Officer: Andrew Huntley 292321

Approved on 19/02/15 COMMITTEE

1) UNI

The works hereby permitted shall be completed in accordance with the approved drawings within 3 months from the date of this consent.

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 development hereby permitted shall be carried out in accordance with 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	30	A	05.09.2014
Proposed Block Plan	31	B	05.09.2014
Existing Basement Plan	32		05.09.2014
Proposed Basement Plan	33		05.09.2014
Existing Ground Floor Plan	34		05.09.2014
Proposed Ground Floor Plan	35	B	28.11.2014
Proposed Elevations and Section	36	B	28.11.2014
Existing Elevations & Section	37	A	17.09.2014

BH2014/02985

26 Lewes Crescent Brighton

Formation of steps with garden store below to rear boundary wall forming gated access from garden to Arundel Place and replacement tiles to the front steps. (Part Retrospective)

Applicant: Mr Doug Pearch

Officer: Andrew Huntley 292321

Approved on 19/02/15 COMMITTEE

1) UNI

The works hereby permitted shall be completed in accordance with the approved drawings within 3 months from the date of this consent.

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 proposed tiles to front steps to be laid to exactly match the detailing of the tiles to the front steps of 27 Lewes Crescent.

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 proposed render shall be finished to exactly match the detailing of the remainder of the boundary wall.

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

4) UNI

The railings to rear shall exactly match the design and colour of those to the front lightwell.

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

BH2014/03516

16 Westmeston Avenue Saltdean Brighton

Erection of conservatory to rear with raised decking and storage area below.

Applicant: Mr Greg Redwood

Officer: Robert Hermitage 290480

Approved on 25/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the details approved under condition 4, and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

3) UNI

No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan (excluding the hatched area)	-	-	20th October 2014
Block Plan (excluding the hatched area)	-	-	20th October 2014
Existing Floor Plan	-	-	20th October 2014
Existing and Proposed Elevations	-	-	9th February 2015
Proposed (Lower Ground) Floor Plan	-	-	31st October 2014
Proposed (Ground) Floor Plan	-	-	9th February 2015

5) UNI

The external brickwork to 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 policy QD14 of the Brighton & Hove Local Plan.

BH2014/03997

40 Arundel Place Brighton

Application for approval of details reserved by conditions 1i, 1a, 1b and 1c of application BH2014/01115.

Applicant: Creative Developments

Officer: Christopher Wright 292097

Approved on 02/03/15 DELEGATED

BH2014/04030

Beacon Mill Nevill Road Rottingdean Brighton

Roof alterations including hip to barn end roof extensions, raising of ridge height, creation of 3no dormers to front, installation of 5no rooflights to rear and other associated alterations.

Applicant: Mrs Helen Byrne

Officer: Liz Arnold 291709

Refused on 24/02/15 DELEGATED

1) UNI

The proposed development by reason of the resulting mass, bulk and height would appear overly prominent and an incongruous structure in what is effectively a backland location. The proposal would be of detriment to the visual amenities of the Sheep Walk and Nevill Road streetscenes and the wider area especially the setting of the Rottingdean Conservation Area, the setting of the Beacon Listed Windmill and the setting of the South Downs National Park and would result in the dwelling being unduly prominent in strategic views into and out of these important neighbouring areas. As such the proposal is therefore contrary to policies QD1, QD2, QD4, QD14, NC7, NC8 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/04063

Badgers Walk Ovingdean Road Brighton

Conversion of part of existing detached garage into habitable accommodation.

Applicant: Mr Peter McDonnell

Officer: Liz Arnold 291709

Approved on 05/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 vehicle access to the ancillary accommodation hereby approved shall be permitted through the Site of Nature Conservation Importance at any time, nor should any storage of materials, machinery or equipment required for the conversion of the garage to habitable accommodation, be permitted within the Site of Nature Conservation Importance. All construction vehicle access to and from the proposed building shall be via the garden area of Badgers Walk.

Reason: To ensure an adverse impact on the Site of Nature Conservation Importance is avoided in accordance with policy NC4 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	2nd December 2014
Proposed Alteration	2271/01	Rev. B	2nd December 2014

5) UNI

The accommodation hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted or sold as a self-contained unit.

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

BH2014/04133

28 Chorley Avenue Brighton

Erection of front extension with terrace above at lower ground level.

Applicant: Mr & Mrs Hopper

Officer: Luke Austin 294495

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	2736-02	-	08/12/2014
Existing and Proposed Floor Plans and Elevations	2736-01	-	08/12/2014

BH2014/04318

68 Tumulus Road Saltdean Brighton

Erection of single storey side extension to form habitable accommodation with associated alterations.

Applicant: Mr Darren Phillips

Officer: Robert Hermitage 290480

Approved on 06/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension hereby permitted shall solely be used as ancillary accommodation to the main dwelling house.

Reason: For the avoidance of doubt, to protect neighbouring amenity and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class A, and Part 2, Class A 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.

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
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Existing Floor Plans	284TR68/01	-	22nd 2014	December
Existing Roof, Location and Block Plans	284TR68/02	-	22nd 2014	December
Existing Elevations	284TR68/03	-	22nd 2014	December
Proposed Floor Plans	284TR68/04	-	16th 2015	February
Proposed Elevations	284TR68/05	-	16th 2015	February
Side Elevation and Sections	284TR68/06	-	16th 2015	February

BH2014/04320

68 Tumulus Road Saltdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof alterations, front rooflight, rear dormer with Juliet balcony and associated works.

Applicant: Mr Darren Phillips

Officer: Robert Hermitage 290480

Approved on 04/03/15 DELEGATED

BH2014/04345

40 Arundel Place Brighton

Creation of ground floor balcony with metal access stairs, first floor roof terrace to rear and replacement of existing UPVC windows and doors with aluminum window and doors.

Applicant: Creative Developments Ltd

Officer: Christopher Wright 292097

Approved on 24/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & site location plans	TA870/01		23 Dec 2014
Existing ground floor plan	TA870/02		23 Dec 2014
Existing first floor plan	TA870/03		23 Dec 2014
Existing west elevation	TA870/04		23 Dec 2014
Existing side (south) elevation	TA870/05		23 Dec 2014
Existing rear (east) elevation	TA870/06		23 Dec 2014
Existing front (north) elevation	TA779/07		23 Dec 2014
Proposed ground floor plan	TA870/10		23 Dec 2014
Proposed first floor plan	TA870/11	A	19 Feb 2015
Proposed west elevation	TA870/12		23 Dec 2014

Proposed elevation	side (south)	TA870/13		23 Dec 2014
Proposed elevation	rear (east)	TA870/14	A	19 Feb 2015
Proposed elevation	front (north)	TA870/15	A	19 Feb 2015

BH2015/00004

61 Westfield Avenue North Brighton

Certificate of lawfulness for proposed dormer roof extension to rear.

Applicant: Mr A Jeffery

Officer: Luke Austin 294495

Approved on 20/02/15 DELEGATED

BH2015/00027

36 Shepham Avenue Saltdean Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, dormers to side elevations, rooflights to front and side elevations and associated works.

Applicant: Mr & Mrs Vernon

Officer: Robert Hermitage 290480

Approved on 09/03/15 DELEGATED

BH2015/00033

Unit 3 Bush Mews 5 Arundel Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 1 no self contained dwelling.

Applicant: Mr Vincent Goldstein

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 02/03/15 DELEGATED

WOODINGDEAN

BH2014/03285

44 Farm Hill Brighton

Demolition of existing garage and erection of part two storey, part single storey side extension to create annex.

Applicant: Mr J Saunders

Officer: Wayne Nee 292132

Approved on 20/02/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No extension, enlargement or other alteration of the side extension hereby permitted 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 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.

4) UNI

The annexe extension hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be converted to a self-contained unit.

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

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	223400-05	D	12 January 2015
Existing	223400-02	C	14 October 2014
Site plan	223400-01	B	11 February 2015

BH2014/03351

13 Channel View Road Brighton

Alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no. side facing rooflights.

Applicant: Mr Mike Webb

Officer: Andrew Huntley 292321

Approved on 19/02/15 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 rooflights in the east and west side elevations of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			16.10.2014
Existing Plans & Elevations & Proposed Roof Plan	AS/14/221/		30.09.2014
Proposed Plans & Elevations	As/14/22		30.09.2014

BH2014/03405

26 Falmer Gardens Brighton

Roof alterations including hip to barn end roof extensions, dormers and rooflights to front and rear elevations.

Applicant: Mr & Mrs Morgan

Officer: Tom Mannings 292322

Approved on 19/02/15 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 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 Floor Plan and Elevations			
Location Plan	1282014/01		09/10/14
Proposed Floor Plans, Elevations And sections A-A & B-B			
Block Plan	1282014/02		09/10/14

BH2014/03950

59 Crescent Drive North Brighton

Erection of two storey rear extension.

Applicant: Ms Sophia Nikolaidis

Officer: Chris Swain 292178

Approved on 10/03/15 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the west and east facing side 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 first floor windows in both the east and west facing side elevations of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			24 November 2014
Block plan			1 December 2014
Existing ground and first floor plans	001		24 November 2014
Existing elevations	002	A	24 November 2014
Proposed ground floor plans	101	A	24 November 2014
Proposed first floor plan	102	A	24 November 2014
Proposed elevations	103	B	11 December 2014

BH2014/04354

Land at the Rear of 59 Foxdown Road Brighton

Demolition of existing double garage and erection of 1no two storey dwelling (C3) with off street parking accessed from Larch Close.

Applicant: Mrs Mears

Officer: Adrian Smith 290478

Refused on 03/03/15 DELEGATED

1) UNI

The proposed dwelling, by virtue of its limited plot size and forward position relative to 59 Foxdown Road and 1 Larch Close, represents a harmful overdevelopment of the site that would have a dominating impact on the Larch Close street scene, contrary to policies QD1, QD2 & QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by virtue of its elevated position set in close proximity to 57 & 59 Foxdown Road, would have an oppressive and overbearing impact on the amenities of the occupiers of these properties resulting in loss of privacy and a general harmful loss of amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

BRUNSWICK AND ADELAIDE

BH2014/03176

Palmeira Mansions 29 Church Road Hove

Alterations to facilitate change of use from offices (B1) to lower ground and ground floor maisonette, two flats on first and second floor (C3), refurbishment of existing third and fourth floor maisonette incorporating revised fenestration on lower ground floor and provision of bin and bicycle store.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 11/03/15 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

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

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

4) 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 of all new doors and windows 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.

5) UNI

No works shall take place until full details of the proposed boiler flues 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 smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

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

8) UNI

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

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

BH2014/03889

17-19 Holland Mews Hove

Application for Approval of Details Reserved by Condition 7 of application BH2013/03253.

Applicant: Brighton Mews Developments Limited

Officer: Jason Hawkes 292153

Approved on 09/03/15 DELEGATED

BH2014/03948

Flat 14 42 Brunswick Terrace Hove

Internal alterations to layout of flat.

Applicant: Ms Lowri Marno

Officer: Jason Hawkes 292153

Approved on 20/02/15 DELEGATED

BH2014/04143

38 - 42 Brunswick Street West Hove

Change of use of unit 1 from light industrial unit (B1) to music college (D1), with alterations including replacement of front roller shutter with door and window, installation of plant to roof and change of roof coverings to all units.

Applicant: BIMM

Officer: Wayne Nee 292132

Refused on 09/03/15 DELEGATED

1) UNI

The proposal would result in the loss of a light industrial unit (Class B1). The applicant has failed to demonstrate that the light industrial unit is genuinely redundant for such a use. The proposal is therefore contrary to policy EM3 of the Brighton & Hove Local Plan, and Policy CP3 of the Submission City Plan.

CENTRAL HOVE

BH2014/02836

Land Rear of 33 Sackville Road Hove

Installation of 6no solar photovoltaic panels to the side roof slope.

Applicant: Mr & Mrs Colasurdo

Officer: Robert Hermitage 290480

Approved on 20/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
Pre-existing Roof Plan	EX02	-	30th September 2014
Existing Roof Plan	PL02	-	30th September 2014
Proposed Roof Plan	PL02	A	30th September 2014

BH2014/03022

13 Wilbury Road Hove

Application for Approval of Details Reserved by Condition 3, 5 and 6 of application BH2013/04367.

Applicant: Haydon Investment Management Ltd

Officer: Mark Thomas 292336

Split Decision on 02/03/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3 & 5 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 6 are NOT APPROVED

2) UNI2

The submitted sample for the proposed windows represents an unacceptable use of a material (aluminium) which would appear incongruous in this location. Furthermore, material samples have not been provided for the proposed renderwork or rainwater goods. For the reasons outlined, the details submitted pursuant of condition 6 of BH2013/04367 are unacceptable, and would represent significant harm to the character and appearance of the recipient property and the wider Conservation Area contrary to policy HE6 of the Brighton & Hove Local Plan.

BH2014/03293

Flat 3 18 St Catherines Terrace Hove

Roof alterations to form additional accommodation by raising ridge height and provision of windows to front and rear.

Applicant: Mr E Sarling

Officer: Paul Earp 292454

Refused on 02/03/15 DELEGATED

1) UNI

The proposed roof alterations would raise the height of the ridge and would result in development which would be prominent in the street scene. The development would harmfully change the profile of the building and the terrace, to the detriment of the character and appearance of the Cliftonville Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 9, Architectural

Features, and 12, Design Guide for Extensions and Alterations.

BH2014/03521

Flat 11 Kings Court 9 Kings Gardens Hove

Replacement of single glazed steel dormer window with double glazed aluminum window.

Applicant: Professor Rosalind Eyben

Officer: Joanne Doyle 292198

Approved on 20/02/15 DELEGATED

1) BH01.05

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

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

2) UNI

The hereby approved window shall have a mid / dark grey finish and shall be retained as such thereafter.

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

BH2014/03522

Flat 11 Kings Court 9 Kings Gardens Hove

Replacement of single glazed steel dormer window with double glazed aluminum window.

Applicant: Professor Rosalind Eyben

Officer: Joanne Doyle 292198

Approved on 20/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved window shall have a mid / dark grey finish and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	902/04		20 Sep 2014
Block Plan	902/03		20 Sep 2014
Proposed Southern Elevation Of New Replacement Window	902-01		30 Oct 2014
Proposed New Replacement Window Drawing	902-02		20 Sep 2014
Window Specifications			30 Oct 2014

BH2014/03616**36 Blatchington Road Hove**

Change of use at first floor from travel agent (A1) to a self-contained flat (C3)

Applicant: Ms Carol James

Officer: Jason Hawkes 292153

Approved on 26/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall 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.

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	S01		28th October 2014
Block Plan	S02		28th October 2014
Plan on Ground Floor as Existing & Proposed	S12		28th October 2014
Plan on First Floor as Existing	S13		28th October 2014
Plan on First Floor as Proposed	E14	C	11th November 2014

6) 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.

BH2014/03898

Medina House 9 Kings Esplanade Hove

Demolition of existing building and erection of a part 3 part 4 storey block of 8no two bedroom flats with basement car parking and cycle storage and relocation of on-street parking bays.

Applicant: Globe Homes

Officer: Adrian Smith 290478

Refused on 04/03/15 DELEGATED

1) UNI

Medina House is a locally listed heritage asset that contributes positively to the character and appearance of the Cliftonville Conservation Area by virtue of its architectural and historic interest. It has not been demonstrated that the building is beyond economic repair, that there are no viable alternative uses for the building, or that the proposed redevelopment would preserve the area's character and produce substantial benefits to outweigh its loss. Consequently the demolition of Medina House would result in substantial harm that would fail to preserve or enhance the character or appearance of the Cliftonville Conservation Area, contrary to policies HE8 and HE10 of the Brighton & Hove Local Plan, the Medina House Planning Brief September 2013, and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

2) UNI2

The proposed development, by virtue of its design including the scale of the front bays, their projection over the footway, and palette of materials, represents an excessively dominant form of development out of keeping with its surrounds. The proposed development would fail to contribute positively to the character and local distinctiveness of the area, thereby failing to preserve or enhance the character or appearance of the Cliftonville Conservation Area, contrary to policies QD1, QD2, QD4, HE6, HE8 and HE10 of the Brighton & Hove Local Plan, the Medina House Planning Brief September 2013, and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

BH2014/04057

111 Church Road Hove

Erection of extension to rear at ground floor level, conversion of first floor retail (A1) to form 1no one bedroom flat (C3), alterations to shop front and associated works.

Applicant: Mr P Davis

Officer: Jason Hawkes 292153

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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

sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

3) UNI

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

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

4) UNI

No development shall commence until an Arboricultural Method Statement outlining protection measures for the Sycamore tree within the site during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details to protect the root protection area of trees adjoining the site during construction works. The scheme shall be implemented in accordance with the agreed details.

Reason: To protect the existing trees in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

No development shall take place until samples of all 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. Notwithstanding the submitted details, the rear extension shall be finished in unpainted render. Development shall be carried out in strict accordance with the approved details.

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

7) 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 of all new external doors and windows 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.

8) UNI

No works shall take place until full details of the proposed bin store including 1:20 scale sample elevations 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

9) 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	A01		10th December 2014
Block Plan	A02		10th December 2014
Existing Plans	A03.1	A	10th February 2015
Existing Elevations	A04		2nd December 2014
Existing Elevations	A05		2nd December 2014
Existing Elevations	A06		2nd December 2014
Existing Sections A-A	A07		2nd December 2014
Proposed Plans	D01.1	F	10th February 2015
Proposed Elevation	D03		10th December 2014
Proposed Side Elevation	D04		2nd December 2014
Proposed Section A-A	D05	A	5th February 2015
Proposed Section C-C	D06		2nd December 2014
Shop Front Elevation	D07	B	19th January 2015
Shop Front Sections	D08	B	19th January 2015
New Internal Doors	D09	B	19th January 2015
New Sash Window	D10	B	19th January 2015
New External Window for Extension	D11		12th December 2014
New External Door for Extension	D12		12th December 2014
New External Ventilation Grill & Sealed Internal Door	D13	C	5th February 2015
New External Door to Flat	D14	A	19th January 2015

10) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved

drawings, without the prior consent in writing of the Local Planning Authority.
Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 & HE6 of the Brighton & Hove Local Plan.

BH2014/04058

111 Church Road Hove

Erection of extension to rear at ground floor level, conversion of first floor retail (A1) to form 1no one bedroom flat (C3), alterations to shop front and associated works.

Applicant: Mr P Davis

Officer: Jason Hawkes 292153

Approved on 02/03/15 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed bin store including 1:20 scale sample elevations 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 full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of all new doors and windows 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

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

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

5) UNI

No development shall take place until samples of all 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. Notwithstanding the submitted details, the rear extension shall be finished in unpainted render. Development 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.

BH2014/04249

32 Third Avenue Hove

Conversion of roof space to form two bedroom flat incorporating rooflights to North elevation and dormers to South Elevation.

Applicant: Mr G Jasper
Officer: Christopher Wright 292097

Approved on 25/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 31st December 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.

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

The development hereby permitted shall be carried out in accordance with 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 Plan	AL-300		17 Dec 2014
Existing Ground & First Floor Plans	AL-301		17 Dec 2014
Existing Roof Space & Roof Plan	AL-302		17 Dec 2014
Existing Elevations	AL-303		17 Dec 2014
Proposed Ground & First Floor Plans	AL-304		17 Dec 2014
Proposed Second Floor & Roof Plans	AL-305		17 Dec 2014
Proposed Elevations	AL-306		17 Dec 2014
Existing Contextual Elevations	AL-307		17 Dec 2014
Proposed Contextual Elevations	AL-308		17 Dec 2014

9) 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/04340

5, 7 & 9 Sackville Road Hove

Replacement of existing windows with timber framed windows to front elevation and UPVC to side and rear elevations.

Applicant: Hyde Housing

Officer: Haydon Richardson 292322

Approved on 23/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing elevation Images and Layout	BH2014/04340		23/12/14
Proposed Windows	BH2014/04340		23/12/14
Written plan proposal	BH2014/04340		23/12/14

Proposed Window Designs	BH2014/04340		23/12/14
Block and site plan	BH2014/04340		23/12/14

BH2015/00132

Flat 19 Bath Court Kings Esplanade Hove

Replacement of existing aluminium windows and sliding doors with new aluminium units.

Applicant: Ms Pen Jiggins

Officer: Haydon Richardson 292322

Approved on 10/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			19/01/15
Block Plan			19/01/15
Proposed Lounge Doors	01-A	A	19/01/15
Proposed Kitchen Window	02	A	19/01/15
Proposed Seaward Bedroom Window	03	A	19/01/15
Proposed Side Bedroom Window	04	A	19/01/15

GOLDSMID

BH2014/03311

1 Nizells Avenue Hove

Demolition of existing dwelling and erection of new residential building containing basement car park, 6no two bedroom flats, 1no three bedroom flat and 2no three bedroom houses (C3) with associated landscaping works.

Applicant: Owen Property

Officer: Nicola Hurley 292114

Refused on 19/02/15 DELEGATED

1) UNI

The proposed development by reason of its footprint, positioning in the site, scale, height, and poor design detailing would appear as an overly dominant form that would have a detrimental impact on the setting of the Osmond Gardens/Road frontage, representing an incongruous feature. The proposed development is therefore contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development by reason of its position in the plot, limited separation distance between the dwellinghouses and the western boundary of the site and fenestration pattern would result in an unneighbourly development by reason of increased building bulk and overlooking and loss of privacy. The development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2014/03389

Derby Court & Warwick Court Davigdor Road Hove

Creation of additional floor to Derby Court and Warwick Court to create 6no additional flats.

Applicant: Brighton & Hove Securities Ltd

Officer: Mark Thomas 292336

Refused on 06/03/15 DELEGATED

1) UNI

The proposed development by virtue of the width of the additional storeys, their form and their height would not appear as suitably subservient additions to the recipient buildings, and would fail to respect the characteristics, building lines and topography of the surround area and buildings. Consequently the proposal represents a dominant addition out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the host building and wider street scene. As such the proposed development would be contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of their width, scale, bulk, positioning and height would have an overbearing impact on occupiers of the upper floors (west facing) of Richmond Court in terms of an increased sense of enclosure, overshadowing and loss of outlook, and on occupiers of residential properties on Colbourne Road and Osmond Road in terms of overlooking/ loss of privacy. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03485

Clarendon House, Conway Court, Ellen House, Livingstone House & Goldstone House Clarendon Road Hove

Installation of insulated rendering to all elevations, new coverings to roof and replacement of existing windows and doors with double glazed UPVC units. Installation of windows and louvered smoke vents to existing open stairwells to Clarendon House, Ellen House and Goldstone House and alterations including repair and remedial works.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Refused on 05/03/15 DELEGATED

1) UNI

The main blocks of the development are at present of a primarily brick finish and the muted tones of the buildings, notwithstanding the scale of the buildings, reduce their prominence and visual impact. The application site is in a very sensitive location forming part of the setting of the Hove Station Conservation Area and the Grade II* Listed St Barnabus Church. The buildings form a significant element of the built environment due to their scale and the fact that the development is a large site which runs along the entire north side of Clarendon Road. The proposal to clad the main blocks of the development to create a white rendered appearance would significantly increase the prominence of these blocks. The resultant appearance would be unduly prominent and would harm the character of the area and the setting of heritage assets in the immediate vicinity of the site. Furthermore, the proposed through colour render has the potential to discolour and deteriorate over time. The proposed development is therefore contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan.

2) UNI2

The built forms on the application site consist of multi-storey blocks, low rise link buildings, and ancillary structures (e.g. garages, walls and hard landscaping. The

site as a whole forms a planned development of buildings which in general sit comfortably alongside one another as they are of similar design style and materials. The ancillary structures and landscaping on the site are of a character and materials in keeping with the main buildings. The proposed cladding to main the main blocks, and leave all other elements of the built development on the site as it is, would result in a disjointed appearance with contrasting materials and finishes. Such a proposal does not represent a comprehensive scheme for the remodelling of the development; which would in general be sought where significant changes to a planned development are proposed. For these reasons the result appearance would not be appropriate or of a high standard; the proposed development therefore contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton and Hove Local Plan.

BH2014/03701

Sussex County Cricket Club Eaton Road Hove

Erection of single storey buildings and conversion of existing kiosk to create 6no office units (B1) in North- East corner of ground.

Applicant: Sussex County Cricket Club

Officer: Jason Hawkes 292153

Approved on 25/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all boundary treatments;
- c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

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

4) UNI

The buildings hereby permitted shall be used only as a spectating facility during cricket matches and as office space at all other times, and for no other purposes (including any other purposes in Classes D2 and B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, 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.

5) UNI

No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.

6) UNI

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

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

7) UNI

Access to the flat roof of the buildings hereby permitted shall be for maintenance or emergency purposes only and the flat roofs shall not be used for spectating or for any other purpose.

Reason: In order to protect adjoining residential uses from overlooking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

The development hereby permitted shall be carried out in accordance with 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	AD-60	A	3rd November 2014
Site Layout	AD-61	A	3rd November 2014
Units 1-3 Plans & Elevations	AD-62		3rd November 2014
Units 4-5 Plans & Elevations	AD-63		3rd November 2014
Units 6 Plans & Elevations, Existing & Proposed	AD-64		3rd November 2014
Site as Existing	AD-65		3rd November

			2014
Post 2010 Development Plan	AL-800	C	3rd November 2014

10) UNI

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

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

BH2014/03955

Flat 32 Richmond Court 28 Osmond Road Hove

Installation of door and window to North elevation.

Applicant: Ms Monique Wong

Officer: Helen Hobbs 293335

Approved on 11/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			5th December 2014
Existing and proposed floor plan	GA00		25th November 2014
Existing and proposed elevations	GA01		25th November 2014

BH2014/04031

Flat 3 35 Bigwood Avenue Hove

Replacement of existing single glazed timber windows with double glazed UPVC windows at first floor level.

Applicant: Ms Jessica Siddall

Officer: Helen Hobbs 293335

Refused on 11/03/15 DELEGATED

1) UNI

The introduction of uPVC replacement windows of an unsympathetic design, material and opening arrangement, would cause harm to the character and appearance of the existing property and the street scene, contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12

BH2014/04190

58 Cromwell Road Hove

Loft conversion incorporating front and rear rooflights to form additional residential accommodation, internal alterations to layout and landscaping to form disabled access.

Applicant: Crime Reduction Initiatives (CRI)

Officer: Sonia Gillam 292265

Approved on 06/03/15 DELEGATED

1) BH01.01

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

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 and block plan	1402_005	P1	11/12/2014
Existing floor plans	1402_010	P3	11/12/2014
Existing floor plans	1402_011	P1	11/12/2014
Existing elevations and sections	1402_020	P1	11/12/2014
Proposed floor plans	1402_110	P3	23/02/2015
Proposed floor plans	1402_111	P3	23/02/2015
Proposed elevations and sections	1402_120	P3	23/02/2015

5) UNI

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

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

BH2014/04226**Flat 4 59 Palmeira Avenue Hove**

Replacement of 2no windows into doors and replacement of existing door into window to rear.

Applicant: Mr J Cramer

Officer: Robert Hermitage 290480

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 Window Sections and Details	-	-	5th January 2015
Proposed Door Sections and Details	-	-	5th January 2015
Site Location & Existing & Proposed Plans and Elevations	1975/PA/01	-	5th January 2015

BH2014/04305**15 Hove Park Villas Hove**

Erection of single storey extension, alterations to fenestration at ground floor rear and other associated alterations.

Applicant: Mr & Mrs Keith Mattacks

Officer: Joanne Doyle 292198

Approved on 02/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	141004/SO		22 Dec 2014
Block Plan	141004/PO		22 Dec 2014
Ground Floor Plan As	141004/S1		22 Dec 2014

Existing			
Ground Floor Plan As Proposed	141004/P1	A	05 Jan 2015
First Floor Plan As Existing	141004/S2		22 Dec 2014
First Floor Plan As Proposed	141004/P2		05 Jan 2015
Second Floor Plan As Existing	141004/S3		22 Dec 2014
Second Floor Plan As Proposed	141004/P3		05 Jan 2015
Roof Plan As Existing	141004/S4		22 Dec 2014
Roof Plan As Proposed	141004/P4		05 Jan 2015
Front Elevation As Existing	141004/S5		22 Dec 2014
Front Elevation As Proposed	141004/P5		05 Jan 2015
Side (South) Elevation As Existing	141004/S6		22 Dec 2014
Side (South) Elevation As Proposed	141004/P6		05 Jan 2015
Rear Elevation As Existing	141004/S7		22 Dec 2014
Rear Elevation As Proposed	141004/P7		05 Jan 2015
Side (North) Elevation As Existing	141004/S8		22 Dec 2014
Side (North) Elevation As Proposed	141004/P8		05 Jan 2015
Section A-A As Existing	141004/S9		22 Dec 2014
Section A-A As Proposed	141004/P9		05 Jan 2015
Section C-C As Existing	141004/S10		22 Dec 2014
Section C-C As Proposed	141004/P10		05 Jan 2015

BH2014/04325

Flat 1 55 The Drive Hove

Internal alterations to layout of flat. (Retrospective)

Applicant: Mr Roy Holm

Officer: Liz Arnold 291709

Refused on 09/03/15 DELEGATED

1) UNI

The subdivision of the hallway, to provide a new bathroom and the installation of internal pipework and boxing, through the new study, have had a significant adverse impacts on the historic plan form and historic character of the Listed Building. There are no substantial public benefits which would outweigh this identified harm and the proposal is thereby contrary to policies HE1 & HE4 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11 'Listed Building Interiors'.

BH2015/00012

3C Lansdowne Road Hove

Application for Approval of Details Reserved by Conditions 4 and 15 of application BH2012/03223.

Applicant: Andrew Wilson Partnership

Officer: Jason Hawkes 292153

Refused on 09/03/15 DELEGATED

BH2015/00064

Flat 5 69 Denmark Villas Hove

Application for Approval of Details Reserved by Conditions 6 and 8 of application

BH2011/03676.

Applicant: Landgate New Homes
Officer: Jason Hawkes 292153
Approved on 06/03/15 DELEGATED

BH2015/00103

Land rear of 37 & 38 Cromwell Road Hove

Non material amendment to BH2014/01165 to amend the fenestration sizes and locations.

Applicant: Maureen Wheeler
Officer: Helen Hobbs 293335

Refused on 20/02/15 DELEGATED

1) UNI

1. The proposed revisions to the scheme approved under application BH2014/01165 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals.

BH2015/00167

Sussex County Cricket Club Eaton Road Hove

Erection of permanent camera gantry on main pavilion roof.

Applicant: Sussex County Cricket Club
Officer: Paul Earp 292454

Approved on 11/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 gantry shall be painted white to match the façade of the building within one month of installation and maintained as such at all times.

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
Site Plan	AD101		20 January 2015
Proposed elevations and plan	AD100	B	20 January 2015
Existing elevations and plan	AD102		20 January 2015

BH2015/00189

28 Denmark Villas Hove

Insertion of 2no rooflights to side.

Applicant: Mr & Mrs Dalley
Officer: Astrid Fisher 292337

Approved on 11/03/15 DELEGATED

1) UNI

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

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

with policy HE6 of the Brighton & Hove Local Plan.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Location Plans	224.100.b		22 Jan 2015
Existing First and Second Floor	224.02.a		22 Jan 2015
Existing Section a.a and Side Elevation	224.103.a		22 Jan 2015
Proposed First and Second Floor plans and Roof Plan	224.106.c		22 Jan 2015
Proposed Section and Side Elevation	224.107.c		22 Jan 2015

HANGLETON & KNOLL

BH2014/03369

16 Fallowfield Close Hove

Remodelling of existing chalet bungalow incorporating erection of single storey rear extension, erection of extension to front at first floor level, extensions and alterations to roof including raising of ridge height and installation of rooflights to facilitate creation of a two storey dwelling house with associated works.

Applicant: Charlotte Standing

Officer: Allison Palmer 290493

Approved on 19/02/15 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			03/10/2014
Block plan			03/10/2014
Planning statement			08/10/2014
Proposed elevations			03/10/2014
Proposed floor plans			03/10/2014
Existing floor plans			03/10/2014
Existing elevations			03/10/2014

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without

modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

4) UNI

The windows in the south elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) 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 policy QD14 of the Brighton & Hove Local Plan.

BH2015/00002

Mill View Hospital Nevill Avenue Hove

Erection of weldmesh security fence to garden areas.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Liz Arnold 291709

Approved on 03/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	-	-	2nd January 2015
East Elevation Existing and Proposed	JHB/14/397/1	-	2nd January 2015
South and West Elevations Existing and Proposed	JHB/14/397/2	-	2nd January 2015

BH2015/00016

8 Steyning Avenue Hove

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

Applicant: Mr Emil Botros

Officer: Luke Austin 294495

Prior Approval is required and is refused on 20/02/15 DELEGATED

1) UNI

The proposed rear extension, by reason of its height and depth and close proximity to the side boundaries would result in a significantly overbearing impact and a loss of light to the rear windows of the two adjoining properties, no.6 and no.8 Steying Avenue, to the detriment of their amenity and contrary to Policy QD14 and QD27 of the Brighton & Hove Local Plan and the guidance contained in SPD12, Extensions and Alterations.

BH2015/00083

25 Egmont Road Hove

Erection of two storey rear extension with associated roof extensions and alterations.

Applicant: Andrew Stanley

Officer: Mark Thomas 292336

Refused on 11/03/15 DELEGATED

1) UNI

The submitted plans are inaccurate and there are inconsistencies between the different plans with regard to the dimensions and design of the proposal. Notwithstanding this, the proposal, by reason of its siting, height, scale, massing and design, would be an incongruous and bulky addition which would be harmful to the character and appearance of the host property and the row of terraces. The proposal, also by reason of its siting, height, scale, massing and design would be overbearing to the adjoining property 27 Egmont Road and would be harmful to their residential amenity. As such the proposal is contrary to Brighton & Hove Local Plan policies QD14, QD27 and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

BH2015/00102

Hangleton Library West Way Hove

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

Applicant: Brighton and Hove City Council

Officer: Luke Austin 294495

Approved on 06/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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	-	-	15/01/2015
Block Plan	-	-	15/01/2015
Existing/Proposed Elevations	K088-04	-	15/01/2015
Existing/Proposed Plans	K088-03	-	15/01/2015
Proposed Windows/Doors to be Replaced	K088-05	-	15/01/2015
Product Survey	-	-	20/01/2015
Technical Specification	-	-	20/01/2015

BH2015/00138**264 Hangleton Road Hove**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Nashaat Abdelmassih

Officer: Luke Austin 294495

Prior Approval is required and is refused on 23/02/15 DELEGATED

BH2015/00262**82 Hangleton 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 4.2m, for which the maximum height would be 4m, and for which the height of the eaves would be 3.6m.

Applicant: Luke Fisher

Officer: Luke Austin 294495

Prior Approval is required and is refused on 23/02/15 DELEGATED

BH2015/00275**70 Hallyburton 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 5m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 3m.

Applicant: Ms Rachel Grant

Officer: Astrid Fisher 292337

Prior approval not required on 27/02/15 DELEGATED

NORTH PORTSLADE**BH2014/04082****49 Drove Road Portslade**

Erection of replacement fence to front and side boundary.

Applicant: Mr Oliver Egan

Officer: Luke Austin 294495

Approved on 27/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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			06/01/2015
Block Plan			06/01/2015
Proposed Block Plan			03/12/2014
Line of Proposed Fence			06/01/2015
Line of Existing Fence			06/01/2015
Sample Panel for Proposed			03/12/2014

Fence			
Overall View of Existing Fence			06/01/2015
Sections of Proposed Fence and Existing Fence (3 Pages)			06/01/2015

BH2015/00054

1 Village Close Portslade

Insertion of rooflight to front, side and rear.

Applicant: Mrs Becky Fishburn

Officer: Helen Hobbs 293335

Approved on 06/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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
Loft conversion	PBP0241/01		9th January 2015
Site plan	PBP0241/02		8th January 2015
Block plan	PBP0241/02		9th January 2015

BH2015/00297

21 Stonery Close Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.95m.

Applicant: Mrs Parveen Akhter

Officer: Haydon Richardson 292322

Prior approval not required on 27/02/15 DELEGATED

SOUTH PORTSLADE

BH2014/03268

Kings School Lower School Mile Oak Road Portslade

Revised kitchen servery incorporating installation of ventilation system. (Retrospective)

Applicant: Rusell Education Trust

Officer: Sonia Gillam 292265

Approved on 19/02/15 XXXX

1) UNI

The ventilation system hereby permitted shall be only be in use between the hours of 08.00 and 16.00 Monday to Friday, and shall not be in use at any other time.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			29/09/2014
Site location plan kitchen block			29/09/2014
Floor plan			29/09/2014
Layout of kitchen ventilation canopies	GB-VENT-1		29/09/2014
Kitchen design layout	CD 1699/101C		29/09/2014

BH2014/03326

Chandlers Garage Victoria Road Portslade

Display of 2no internally illuminated fascia signs, 1no internally illuminated fascia sign with fibreglass Mini, 1no internally illuminated pylon sign, retention of existing non-illuminated fascia sign and relocation of existing non-illuminated dealership fascia sign.

Applicant: Barons & Chandlers
Officer: Mark Thomas 292336

Approved on 24/02/15 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.

BH2014/03341

Chandlers Garage Victoria Road Portslade

Remodelling of showroom including revised windows and doors, new ramp to front elevation and alterations to colour finish of existing retail area metal faced cladding panels, roof overhang fascia and soffits.

Applicant: Barons & Chandlers

Officer: Mark Thomas 292336

Approved on 19/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	6th October 2014
Existing floor plan	JWJN X36 001	Rev. A	6th October 2014
Proposed floor plan	JWJN X36 002	Rev. O	6th October 2014
Proposed elevations	JWJN X36 004	Rev. D	6th October 2014
Existing elevations	JWJN X36 005	Rev. A	6th October 2014
Existing block and site layout plan	JWJN X36 010	-	6th October 2014
Proposed block and site layout plan	JWJN X36 011	-	6th October 2014
Existing and proposed site layout plan	JWJN X36 012	-	6th October 2014

BH2014/03424

20, 22 & 25 Carlton Terrace Portslade

Certificate of lawfulness for proposed inclusion of MOT vehicle testing facility on site.

Applicant: MRB Workshop Services

Officer: Helen Hobbs 293335

Approved on 19/02/15 DELEGATED

1) UNI

On the balance of probability the existing use of the relevant part of the site falls

within a Class B2 use. An MOT vehicle testing facility constitutes a Class B2 use and as such the inclusion of such a facility would not amount to a material change of use. The proposed use would not therefore constitute development as defined by Section 55 of the Town & Country Planning Act 1990, as amended.

BH2014/03760

Kings School Mile Oak Road Portslade

Application for Approval of Details Reserved by Condition 4 of application BH2013/01620.

Applicant: Rusell Education Trust

Officer: Jason Hawkes 292153

Approved on 25/02/15 DELEGATED

BH2014/03961

194A Old Shoreham Road Portslade

Conversion of ground floor flat (C3) into 1no two bedroom and 1no one bedroom flats (C3) with associated erection of a single storey rear extension and alterations to fenestration.

Applicant: Mr Dark

Officer: Christopher Wright 292097

Refused on 03/03/15 DELEGATED

1) UNI

The proposed development is not considered acceptable in principle as the floor area of the existing residential unit is less than 115 square metres and it does not have more than three bedrooms. As such the proposal does not meet the requirements of policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The internal layout of each of the two flats would be contrived and impractical and is considered further evidence that due to the size of the existing unit and notwithstanding the extension proposed, it is not appropriate for further sub-division to form an additional residential unit. As such the development would not provide a satisfactory standard of accommodation for future occupants and is thereby contrary to policies QD27 and HO13 of the Local Plan.

BH2014/04020

Flat 1 79 Trafalgar Road Portslade

Installation of windows and railings to front basement entrance. Installation of side window and enlargement of lightwell to rear on ground floor.

Applicant: Mrs O Olorenshaw

Officer: Christopher Wright 292097

Approved on 27/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			27 Nov 2014
Block Plan			27 Nov 2014
Proposed adjustment to existing ground and basement maisonette	13/888/02		27 Nov 2014
Proposed adjustment to existing ground and basement maisonette	13/888/06		9 Feb 2015

BH2014/04021

Flat 2 79 Trafalgar Road Portslade

Installation of rear dormer and rooflight.

Applicant: Mrs O Olorenshaw

Officer: Christopher Wright 292097

Refused on 27/02/15 DELEGATED

1) UNI

The proposed rear dormer and rooflight would, by reason of the siting, design, form and scale, relate poorly to the character and appearance of the recipient property, and would dominate the rear roof slope giving it a cramped and over-developed appearance that would be detrimental to visual amenity. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design Guidance for Extensions and Alterations.

BH2015/00076

11 Benfield Crescent Portslade

Erection of single storey rear extension.

Applicant: Alex Wheatley

Officer: Robert Hermitage 290480

Approved on 11/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Plans and Elevations, and Site and Block Plan	-	-	13th January 2015
Proposed Plans and	-	-	9th March 2015

Elevations			
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BH2015/00088

6 Park Crescent Portslade

Erection of single storey rear extension.

Applicant: Ms Nicola Perry

Officer: Helen Hobbs 293335

Refused on 11/03/15 DELEGATED

1) UNI

1. The proposed development, by virtue of its height, design and siting directly adjacent to the boundary with the neighbouring property, no. 8 Park Crescent, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook, heightened sense of enclosure and loss of light to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and the Supplementary Planning Document SPD12.

BH2015/00091

43 Benfield Way Portslade

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mrs Lydia Cloherty

Officer: Luke Austin 294495

Refused on 23/02/15 DELEGATED

BH2015/00115

44 Station Road Portslade

Application for approval of details reserved by condition 5 of application BH2014/01888.

Applicant: Papa Johns (GB) Ltd

Officer: Sonia Gillam 292265

Approved on 11/03/15 DELEGATED

HOVE PARK

BH2014/02568

The British Engineerium The Drove Way Hove

Application for Approval of Details Reserved by Conditions 3,4, 5, 6 and 7 of application BH2012/03239.

Applicant: The British Engineerium Ltd

Officer: Mark Thomas 292336

Approved on 02/03/15 DELEGATED

BH2014/03747

BHASVIC 205 Dyke Road Hove

Application for variation of condition 2 of application BH2013/03816 (Construction of a new 3no storey teaching block located on the existing upper car park between College House and the main building on Dyke Road, provision of a new service area to provide access for deliveries and refuse vehicles located to the north of College House on Dyke Road, refurbishment of the existing refectory and staff room in the Link Building, installation of CCTV cameras and creation of a new landscaped area.) to allow for the addition of a guardrail system to the roof for access to plant and photovoltaic panels. (Retrospective).

Applicant: BHASVIC

Officer: Paul Earp 292454

Approved on 24/02/15 DELEGATED

BH2014/04175

80 Nevill Avenue Hove

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

Applicant: Mr & Mrs Tony & Julia McKernan

Officer: Christopher Wright 292097

Split Decision on 02/03/15 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed single storey rear extension and the two rooflights on the front roof slope as development permitted under Schedule 2, Part 1, Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995 as amended.

REFUSE a lawful development certificate for the proposed rear dormer roof extension and hip to gable roof extension for the following reason:

The development is not permitted under Schedule 2, Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres.

BH2014/04252

12C Woodlands Hove

Erection of single storey extension with roof terrace above.

Applicant: Mr Dave Hampton

Officer: Astrid Fisher 292337

Approved on 03/03/15 DELEGATED

1) BH01.01

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

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

2) UNI

For building regulations a 1.1m high balustrade will be required for safety.

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 other than those expressly authorised by this permission shall be constructed in the side elevations 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
Location and Block Plans	CH639/001		17th December 2014
Existing Plans & Elevations	CH639/002		17 December 2014

Existing Elevations & Sections	CH639/003		17 December 2014
Proposed Plans & Elevations	CH639/004	A	20 January 2015
Proposed Elevations & Sections	CH639/005	A	20 January 2015
Design and Access Statement	CH639		17th December 2014

5) UNI

The external finishes of the extension hereby permitted shall match in material, colour, style, bonding and texture to 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.

BH2014/04254

12C Woodlands Hove

Certificate of lawfulness for proposed front and rear dormers and 2no rooflights.

Applicant: Mr Dave Hampton

Officer: Astrid Fisher 292337

Approved on 23/02/15 DELEGATED

BH2014/04367

55 Woodland Drive Hove

Remodelling of existing dwelling including alterations and raising of roof height to facilitate creation of an additional storey. Erection of porch and canopy and creation of garage at lower ground floor level to front elevation. Alterations and enlargement of existing rear patio, creation of access steps to either side of dwelling, revised fenestration and associated works.

Applicant: Mr & Mrs Chambers

Officer: Helen Hobbs 293335

Refused on 24/02/15 DELEGATED

1) UNI

The proposed development, by reason of its scale, detailing and resulting bulk, would create an unduly dominant and incongruous appearance which would appear at odds with the prevailing character of the Woodland Drive street scene. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and would be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2015/00024

49 Tongdean Avenue Hove

Erection of part one part two storey rear extension, installation of dormers to rear elevation and revised fenestration. (Part retrospective)

Applicant: Ms A Page

Officer: Christopher Wright 292097

Approved on 10/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 or other openings except for those expressly authorised by this permission shall be constructed on the north-westerly and south-easterly facing flank elevations of the extension 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.

3) UNI

The first floor level en-suite window on the north-west facing flank elevation of the two storey part of the rear extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans & Elevations	TDA.001	B	13 Jan 2015
Proposed Plans & Elevations	TDA.002	J	13 Jan 2015

6) UNI

Notwithstanding the painted render walls at first floor level, shown on the drawings hereby approved, 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 policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2015/00073

22 Queen Victoria Avenue Hove

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

Applicant: Mrs Ros Morris

Officer: Astrid Fisher 292337

Split Decision on 23/02/15 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed rear dormer and front rooflights for the following reason:-

1. The rear dormer and front rooflights are permitted under Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the single-storey rear extension and lower ground floor excavation for the following reasons:-

2) UNI2

1. The single-storey rear extension 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 enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m in height on the side extension, contrary to A.1 (g), furthermore the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse, contrary to A.1 (h) (iii).

3) UNI3

2. The excavation at lower ground floor level amounts to an engineering operation that falls within the definition of development set out in section 55(1) of the Town and Country Planning Act (1990) and is not permitted by the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2015/00082

199-201 Old Shoreham Road Hove

Erection of 1no three bedroom detached dwelling.

Applicant: Alfred Haagman

Officer: Mick Anson 292354

Refused on 11/03/15 DELEGATED

1) UNI

The proposed development, by virtue of the proposed plot size, the reduced existing plot sizes and siting of the new dwelling proposed would result in a form of development which would be out of character with the street scene and surrounding area. The proposed development would be contrary to policies QD1; QD2 and QD3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development, by reason of its scale, bulk, massing and positioning would cause an unacceptable degree of harm to the amenity of the neighbouring properties at 197, 199 & 201 Old Shoreham Road, in terms of outlook and enjoyment of the private gardens and would thus be contrary to policies QD1 and QD27 of the Brighton and Hove Local Plan.

3) UNI3

The proposed development fails to provide sufficient outdoor amenity space for future occupiers thus contrary to policy HO5 of the Brighton and Hove Local Plan.

BH2015/00174

20 Orchard Gardens Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.35m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.5m.

Applicant: Mark & Kirsty Boyle

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 23/02/15 DELEGATED

BH2015/00294

20 Orchard Gardens Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.65m, for which the maximum height would be 2.9m, and for which the height of the eaves would be

2.5m.

Applicant: Mark and Kirsty Boyle

Officer: Astrid Fisher 292337

Prior Approval is required and is refused on 27/02/15 DELEGATED

WESTBOURNE

BH2014/02924

104 Portland Road Hove

Conversion of attic space into residential accommodation incorporating pitched roof, installation of windows and rooflights and removal of rear dormer.

Applicant: Mr A Patel

Officer: Joanne Doyle 292198

Approved on 25/02/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved upper floor window to the western side elevation shall not be glazed otherwise than with obscured glass and shall thereafter be 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			08 Sep 2014
Existing Floor Plans Elevations & Section	576 01		29 Aug 2014
Proposed Block Plan Floor Plans Elevations & Section	576 02	A	03 Feb 2014

BH2014/03450

3-4 Westbourne Grove Hove

Construction of mansard roof with rooflights and dormers to create second floor and conversion of first floor to facilitate creation of 2no two bedroom maisonettes to upper floors. Alterations at ground floor level including alterations to windows and doors to front and rear to allow for creation of access to maisonettes above.

Applicant: Mr Kevin Tanner

Officer: Wayne Nee 292132

Refused on 04/03/15 DELEGATED

1) UNI

The existing commercial uses have not been demonstrated as being unviable or

detrimental to the amenities of the area. The proposal would therefore result in the loss of employment generating uses which have not be demonstrated to be genuinely redundant, contrary to policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof extensions would, by reason of their design, detailing, bulk and massing, have an incongruous and unduly dominant appearance in relation to the form and character of the buildings to be extended, and would be detrimental to visual amenity and the character of the prevailing townscape. The proposal is thereby contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for alterations and extensions.

3) UNI3

The proposed development would, by reason of the height and bulk of the proposed roof extensions, and the position of the rear facing first floor windows, give rise to overlooking and an overbearing impact that would be detrimental to neighbour amenity and thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03558

35 Sackville Gardens Hove

Erection of a single storey rear infill extension and installation of rooflight to rear roof slope. Erection of a single storey detached out building in rear garden.

Applicant: Mr Simon Wright

Officer: Wayne Nee 292132

Approved on 25/02/15 DELEGATED

1) BH01.01

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	01	A	21 October 2014
Existing block plan	02	A	21 October 2014
Proposed block plan	03	A	21 October 2014
Proposed site plan	04	A	21 October 2014
Existing ground floor plan	05		30 October 2014
Existing second floor plan	06		30 October 2014
Existing east elevation	07		30 October 2014
Existing south elevation	08		30 October 2014

Existing west elevation	09		30 October 2014
Proposed ground floor plan	10	A	21 October 2014
Proposed south elevation	13		21 October 2014
Proposed west elevation	14		21 October 2014
Proposed south elevation	15		30 October 2014
Proposed summer house	25		30 October 2014
Proposed second floor plan	11	D	09 February 2015
Proposed east elevation	12	C	09 February 2015
Proposed east elevation	16	C	09 February 2015

BH2014/04007

59 Coleridge Street Hove

Application for variation of condition 2 of application BH2014/01873 (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) to allow the reinstatement of bay window and removal of shopfront at ground floor.

Applicant: Mr D Golding

Officer: Christopher Wright 292097

Approved on 20/02/15 DELEGATED

1) 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.

2) 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 unde

3) 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.

4) UNI

The development hereby permitted shall be commenced before the expiration of 1 August 2017.

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

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
Block and Site Location Plans	TA791/01		27 Nov 2014
Existing Ground Floor Plan	TA791/02		27 Nov 2014
Existing First Floor Plan	TA791/03		27 Nov 2014
Existing Ground Floor Plan (part 1 of 2)	TA791/04		27 Nov 2014
Existing Ground Floor Plan (part 2 of 2)	TA791/05		27 Nov 2014
Existing First Floor Plan (part 1 of 2)	TA791/06	A	27 Nov 2014
Existing First Floor Plan (part 2 of 2)	TA791/07		27 Nov 2014
Existing Section AA	TA791/08		27 Nov 2014
Existing Section BB	TA791/09		27 Nov 2014
Existing Section CC	TA791/10		27 Nov 2014
Existing Section DD	TA791/11		27 Nov 2014
Existing Section EE	TA791/12		27 Nov 2014
Existing Front Elevation	TA791/13		27 Nov 2014
Proposed Ground Floor Plan	TA791/20	B	16 Dec 2014
Proposed First Floor Plan	TA791/21		27 Nov 2014
Proposed Ground Floor Plan (part 1 of 2)	TA791/22	B	16 Dec 2014
Proposed Ground Floor Plan (part 2 of 2)	TA791/23	A	27 Nov 2014
Proposed First Floor Plan (part 1 of 2)	TA791/24	A	27 Nov 2014
Proposed First Floor Plan (part 2 of 2)	TA791/25	A	27 Nov 2014
Proposed Section AA	TA791/26		27 Nov 2014
Proposed Section BB & FF	TA791/27	B	16 Dec 2014

Proposed Section CC	TA791/28	B	16 Dec 2014
Proposed Section DD	TA791/29	A	27 Nov 2014
Proposed Section EE	TA791/30	A	27 Nov 2014
Proposed Front Elevation	TA791/31	B	16 Dec 2014
Proposed Section CC	TA791/32	B	16 Dec 2014

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 policies QD1 and QD14 of the Brighton & Hove Local Plan.

7) 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.

8) 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.

9) 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.

10) 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.

11) 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.

12) 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 B, 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.

13) UNI

The hereby permitted residential dwellings shall not be occupied until the office buildings, as identified on drawing no. TA791/20 B, 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 and Hove Local Plan.

14) 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.

15) 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.

16) 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.

17) 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.

18) 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.

19) 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.

20) UNI

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

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

BH2014/04341

10 Sackville Road Hove

Replacement of existing windows with timber to front elevation and UPVC to side and rear elevations.

Applicant: Hyde Housing

Officer: Haydon Richardson 292322

Approved on 23/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

All new windows to the front elevation of the building including their sub sills shall be white painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
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Existing Front and side elevation Images and Layout	1353/SC/01		23/12/14
Proposed Front and side elevation Windows	1353/SC/03	A	20/2/15
Written plan proposal	1353/SA		23/12/14
Existing rear and side elevation images and layout	1353/SC/02		23/12/14
Block and site plan	1353/SC/05		23/12/14
Proposed rear elevation windows	1353/SC/04		23/12/14
Window designs and barring patterns			23/12/14

WISH

BH2014/03753

37 Grange Road Hove

Removal of existing single storey extension and erection of part single, part two storey rear extension.

Applicant: Mr D Parker

Officer: Helen Hobbs 293335

Refused on 06/03/15 DELEGATED

1) UNI

The proposed ground floor infill extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 35 Grange Road as well as the land level changes, would have an overbearing impact on occupiers of this neighbouring property, resulting in a loss of outlook, overshadowing and an increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and Supplementary Planning Document (SPD) 12: design guide for extensions and alterations.

2) UNI2

The proposed roof form and detailing of the second floor extension, would fail to relate to the main features of the property forming an incongruous addition, to the detriment of the character and appearance of the existing property and the surrounding area. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document (SPD) 12: design guide for extensions and alterations.

BH2014/04145

20 Saxon Road Hove

Erection of part one part two storey rear extension, installation of rear dormer, rooflights to side and front and associated alterations.

Applicant: Daniel Levy

Officer: Christopher Wright 292097

Approved on 27/02/15 DELEGATED

1) BH01.01

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

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

2) UNI

The rooflights on the south facing side elevation of the development hereby permitted shall be obscure glazed and shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the neighbouring property,

18 Saxon Road, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The first floor window on the south facing side elevation of the development hereby permitted shall be obscure glazed and, unless the part(s) 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 retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the neighbouring property, 18 Saxon Road, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	2014/08/01		9 Dec 2014
Existing Floor Plans	2014/08/02		9 Dec 2014
Existing Elevations	2014/08/03	A	4 Feb 2015
Proposed Ground Floor Plan - Option 2	2014/08/05		9 Dec 2014
Proposed First Floor Plan	2014/08/07		9 Dec 2014
Proposed Attic Floor Plan	2014/08/08		9 Dec 2014
Proposed Roof Plan	2014/08/09		9 Dec 2014
Proposed Sections	2014/08/10		9 Dec 2014
Proposed Elevations	2014/08/11	A	4 Feb 2015

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 policy QD14 of the Brighton & Hove Local Plan.

BH2014/04251

33 Woodhouse Road Hove

Erection of single storey side and rear extension. (Retrospective)

Applicant: Ms Deborah Tallon

Officer: Joanne Doyle 292198

Refused on 10/03/15 DELEGATED

1) UNI

The development by reason of its projection beyond the side and rear walls of the original dwellinghouse creates a large footprint which, together with its wrap around form and extensive rear fenestration, fails to respond to the existing form and character of the building. The resulting mass appears unduly bulky and visually dominant in relation to the existing building, and the development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The development results in loss of light and outlook for occupiers of 35 Woodhouse Road to the detriment of their residential amenity. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local

Plan.

BH2015/00008

18 Welbeck Avenue Hove

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

Applicant: Andy Taylor

Officer: Astrid Fisher 292337

Approved on 27/02/15 DELEGATED

BH2015/00139

27 St Heliers Avenue Hove

Erection of single store rear extension.

Applicant: Mr & Mrs Irvine

Officer: Luke Austin 294495

Approved on 06/03/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, Existing Floorplans, Section and Elevations	1256-01	-	19/01/2015
Block Plans, Proposed Floor Plans, Section and Elevations	1256-02	-	19/01/2015

BH2015/00260

7 Alpine 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 4.695m, for which the maximum height would be 3.547m, and for which the height of the eaves would be 2.605m.

Applicant: Ms Jasmin Robertson

Officer: Luke Austin 294495

Prior approval not required on 23/02/15 DELEGATED

Withdrawn Applications

BH2015/00043

21 Portland Villas Hove

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating insertion of rooflights to side and rear.

Applicant: Pacaus Developments Ltd

Officer: Astrid Fisher 292337

WITHDRAWN ON 03/03/15

