

**PLANS LIST 22 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****BH2014/03938****24 Carden Avenue Brighton**

Demolition of existing three bedroom dwelling and erection of 2no semi-detached four bedroom dwellings.

**Applicant:** Mr Alan Young

**Officer:** Andrew Huntley 292321

**Approved on 27/03/15 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, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

The first floor windows in the 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.*

**4) UNI**

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

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

**5) UNI**

No development shall commence until details of the access gates have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To improve access to the site and prevent vehicles overhanging the footway, and to comply with policy TR1, TR7 & TR8 of the Brighton & Hove Local Plan.*

#### **6) UNI**

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

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

#### **7) UNI**

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

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

#### **8) UNI**

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

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

#### **9) UNI**

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.*

#### **10) UNI**

No development shall take place until full details and sample elevations and sections at 1:20 scale of the windows (including cills and reveals), external doors, parapets and roofing detail have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

#### **11) UNI**

No development shall take place until full details of the rainwater goods, soil and other waste pipes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

#### **12) UNI**

The proposed screen walls and glazed screens to the front terraces of the semi-detached dwellings hereby approved, shall be erected prior to first occupation and shall be retained as such thereafter.

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

#### **13) 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.

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

**14) UNI**

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

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

**15) UNI**

No development shall commence until the fences for the protection of the trees to be retained have been erected in accordance with the submitted arboricultural method statement and tree protection strategy received on the 24.11.2014. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**16) UNI**

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

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

**17) UNI**

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

A completed pre-assessment estimator will not be acceptable.

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

**18) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &*

*Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**19) UNI**

The 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.*

**20) UNI**

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

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

**21) UNI**

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

**22) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	01		24.11.2014
Existing Site Plan	02		24.11.2014
Proposed Site Plan	04		24.11.2014
Proposed Semi-Detached House	05		24.11.2014
Proposed Street Scene	06		24.11.2014
Existing House	08		27.11.2014

**BH2014/04088**

**Block B The Priory London Road Brighton**

Erection of additional storey to form 2no three bedroom flats each with roof garden and associated cycle store.

**Applicant:** Anstone Properties Ltd

**Officer:** Sue Dubberley 293817

**Approved on 13/03/15 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

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

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

Plan Type	Reference	Version	Date Received
Location plan			4/12/2014
Site and location plan	A1510/01		11/12/2014
Block plan	A1414/02	A	4/12/2014
Existing floor plan	A1414/03	A	4/12/2014
Existing east elevation	A1414/04	B	4/12/2014
Existing west elevation	A1414/05	B	4/12/2014
Existing north and south elevations	A1414/06	B	4/12/2014
Existing roof plan	A1414/11	A	4/12/2014
Proposed floor plan	A1510/04		4/12/2014
Proposed Elevations	A1510/05		4/12/2014
Site sections	A1510/06		4/12/2014
Proposed roof plans	A1510/07		4/12/2014
Proposed floor plans	A1510/12		4/12/2014

## 3) UNI

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

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

## 4) UNI

During the construction period of the development hereby approved the flight corridor of the Pipistrelle Bats to nearby trees along the northern boundary of the access road shall be kept clear of all obstructions (cranes, scaffolding etc) from sunset to sunrise, no removal or other works to the trees along the northern boundary of the access road shall be undertaken, no additional lighting shall be installed along the access road, whether permanent or temporarily, and no obstructions shall be erected above the access road to the north of Block D.

*Reason: To ensure the protection of the Pipistrelle Bat colony and to comply with policy QD18 of the Brighton & Hove Local Plan.*

## 5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 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 policy CP8 of the Brighton & Hove submission City Plan Part One.*

## 6) UNI

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

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

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Policy CP8 of the Brighton & Hove submission City Plan Part One.*

#### **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 policies QD1 and QD14 of the Brighton & Hove Local Plan.*

#### **8) UNI**

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

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

#### **9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until the mitigation measures against rail and traffic noise set out in the report by Anderson Acoustics dated 11th September 2011 have been implemented. The measures shall be implemented in strict accordance with the approved measures prior to the occupation of the development and shall thereafter be retained as such.

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

#### **10) UNI**

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

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

### **BH2014/04141**

#### **Maycroft Manor 2 Carden Avenue Brighton**

Display of 4no non-illuminated signs around boundary of site.

**Applicant:** Hallmark Care Homes Ltd

**Officer:** Robert Hermitage 290480

**Approved on 26/03/15 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) UNI**

The hereby approved advertisements shall not be illuminated.

*Reason: For the avoidance of doubt and to safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.*

**BH2015/00047**

**3 Braeside Avenue Brighton**

Creation of a pitched roof extension over existing ground floor rear extension.

**Applicant:** Paul Yeates

**Officer:** Sue Dubberley 293817

**Approved on 13/03/15 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
Proposed extension and site plan	576/01	A	08/01/2015
Existing plans	576/02		08/01/2015

## **BH2015/00197**

### **2 The Woodlands Brighton**

Erection of first floor rear extension incorporating associated roof extension with rooflights.

**Applicant:** Mr & Mrs Cusack

**Officer:** Robert Hermitage 290480

**Approved on 23/03/15 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 Plan	1259 01	-	22nd January 2015
Proposed Plans and Elevations, and Block Plan	1259 02	-	22nd January 2015

## **BH2015/00455**

### **97 Vale Avenue Brighton**

Certificate of lawfulness for proposed erection of a single storey rear extension, enlargement of front porch and associated works.

**Applicant:** Mr & Mrs Smith

**Officer:** Astrid Fisher 292337

**Approved on 17/03/15 DELEGATED**



**BH2015/00462**

**4 Darcey Drive Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.85 m.

**Applicant:** Andy Rahaman

**Officer:** Luke Austin 294495

**Prior approval not required on 26/03/15 DELEGATED**

**BH2015/00546**

**7 Denton Drive Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

**Applicant:** Iain Palmer

**Officer:** Mark Thomas 292336

**Prior approval not required on 01/04/15 DELEGATED**

**PRESTON PARK**

**BH2014/03976**

**19C Preston Park Avenue Brighton**

Alterations to existing conservatory to facilitate the erection of a first floor side extension.

**Applicant:** Dr CSM Beecham

**Officer:** Chris Swain 292178

**Approved on 01/04/15 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			26 November 2014
Proposed plans and elevations	2352/01		26 November 2014
Existing plans	2039/12		26 November 2014
Existing elevations	2039/13		26 November 2014
Existing elevations	2039/14		26 November 2014

**BH2014/04135****27 Port Hall Street Brighton**

Insertion of double glazed sliding sash window to first floor front elevation.

**Applicant:** Mr Andy Lord

**Officer:** Mark Thomas 292336

**Approved on 20/03/15 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 plans and elevations	289PHS27/01	-	9th December 2014
Site location and block plans	289PHS27/02	-	9th December 2014

**BH2014/04352****25 Cleveland Road Brighton**

Creation of access ramp to front.

**Applicant:** Miss Kate Blok

**Officer:** Mark Thomas 292336

**Approved on 31/03/15 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:

- samples of tiling or paving

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

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site location plan	Ap/02/ClevelandRd	-	6th January 2015
Block plan	Ap/03/ClevelandRd	-	6th January 2015
Existing and proposed plans	Ap/01/ClevelandRd	-	24th December

and elevations	ndRd25		2015
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**BH2015/00155**

**119 Chester Terrace Brighton**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Peter & Katy Hanford

**Officer:** Luke Austin 294495

**Approved on 18/03/15 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, Block Plan, Existing Elevations and Plan	-	-	19/01/2015
Proposed Elevations, Plan and Section	-	-	26/01/2015

**BH2015/00185**

**33 Stanford Road Brighton**

Erection of rear extension at first floor level.

**Applicant:** Mr Trevor Pickard

**Officer:** Robert Hermitage 290480

**Approved on 30/03/15 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**

The development hereby permitted shall be carried out in accordance with 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	Page No: 1	-	21st January 2015
Location Plan	Page No: 2	-	21st January 2015
Block Plan	Page No: 3	-	21st January 2015
Existing Rear and Side Elevation	Page No: 4	-	21st January 2015
Proposed Rear and Side	Page No: 5	-	21st January 2015

Elevation			
Existing Ground and First Floor Plan	Page No: 6	-	21st January 2015
Proposed Ground and First Floor Plans	Page No: 7	-	21st January 2015

**BH2015/00208**

**48 Grantham Road Brighton**

Installation of rooflights to front elevation and dormers to rear elevation.

**Applicant:** Mr & Mrs C De Cornet

**Officer:** Luke Austin 294495

**Approved on 18/03/15 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 rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project more than 50mm from 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
Location Plan/ Block Plan	14477-Loc	-	22/01/2015
Existing Floor Plans and Elevations	14477-02	-	02/02/2015
Proposed Floor Plans, Section and elevations	14477-01	-	02/02/2015

**BH2015/00243**

**5 Cleveland Road Brighton**

Installation of rooflights to front and rear elevations.

**Applicant:** Mr Malcolm Latchman

**Officer:** Astrid Fisher 292337

**Approved on 23/03/15 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) BH12.05A**

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.*

**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 Plan and Proposed Plan	LA/01	A	17th March 2015

**BH2015/00250**

**Prestamex House 171 - 173 Preston Road Brighton**

Prior approval for change of use from offices (B1) to residential (C3) to create 34no one bedroom flats, 25no two bedroom flats and 4no three bedroom flats.

**Applicant:** Daejan (Brighton) Limited

**Officer:** Christopher Wright 292097

**Prior Approval is required and is approved on 23/03/15 DELEGATED**

**BH2015/00370**

**50 Exeter Street Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.35m.

**Applicant:** Andrew Hayes

**Officer:** Astrid Fisher 292337

**Prior approval not required on 13/03/15 DELEGATED**

**REGENCY**

**BH2014/00918**

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

Application for Approval of Details Reserved by Conditions 11, 13 and 15 of Application BH2013/00710.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/03/15 DELEGATED**

**BH2014/00966**

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

Application for Approval of Details Reserved by Conditions 10, 14, 16, 17, 18, 21, 22, 24 & 25 of application BH2013/00710.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Jason Hawkes 292153

**Approved on 27/03/15 DELEGATED**

**BH2014/02881**

**6A Stone Street & 13A Castle Street Brighton**

Conversion of existing buildings containing offices (B1), storage (B8) and 1no residential unit (C3) to create 3no residential dwellings (C3) and 1no office unit (B1) with single storey infill extension, associated alterations and landscaping. Demolition of existing garage and erection of two storey building to create additional residential dwelling (C3).

**Applicant:** FCHI Ltd

**Officer:** Jason Hawkes 292153

**Approved on 27/03/15 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**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the employment premises hereby granted permission shall be used for Class B1 (a) (offices) use and for 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, having regard to the location of the premises and to retain an adequate level of employment on the site in compliance with policies EM6 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The hereby approved dwellinghouse adjacent to 13 Castle Street shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

**5) UNI**

The 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.*

**6) UNI**

No development shall take place until full details of a phased construction programme have been submitted and agreed in writing by the Local Planning Authority. The programme shall specify that the commercial premises, as indicated on approved drawing nos. TA 730/R-19 B & 20 C, shall be built to shell and core prior to first occupation of the residential units. The scheme shall be implemented fully in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To ensure the provision of employment floorspace on the site and to comply with policies EM3 and EM5 of the Brighton & Hove Local Plan and CP3 of the Brighton & Hove Submission City Plan Part One.*

**7) 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 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 policies QD1 & HE6 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No works shall take place until full details of all proposed external windows and doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority.

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

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

#### **9) UNI**

No development shall commence until full details of the existing and proposed land levels of the new dwelling adjacent to 13 Castle Street in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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

#### **10) 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 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,

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

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

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

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

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

#### **11) UNI**

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

Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for the new dwellinghouse adjacent to 13 Castle Street has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **12) UNI**

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the converted residential units within the existing buildings have achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **13) 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.*

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

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

#### **16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellinghouse adjacent 13 Castle Street shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the dwellinghouse 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.*

**17) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the converted units within the existing buildings hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each converted unit has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

**18) UNI**

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

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

**19) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plans	TA730/R-01		28th August 2014
Existing Lower Ground Floor Plan	TA730/R-02		28th August 2014
Existing Ground Floor Plan	TA730/R-03		28th August 2014
Existing First Floor Plan	TA730/R-04		28th August 2014
Existing Second Floor Plan	TA730/R-05		28th August 2014
Existing Elevations 1	TA730/R-06	A	28th August 2014
Existing Elevations 2	TA730/R-07	A	28th August 2014
Existing Elevations 3	TA730/R-08	A	28th August 2014
Existing Sections 1	TA730/R-09		28th August 2014
Existing Sections 2	TA730/R-10		28th August 2014
Existing Sections 3	TA730/R-11	A	28th August 2014
Proposed Ground Floor Plan	TA730/R-20	C	27th February 2015
Proposed First Floor Plan	TA730/R-21	B	27th February 2015
Proposed Elevations	TA730/R-22	C	27th February 2015
Proposed Elevations	TA730/R-23	B	27th February 2015
Proposed Section	TA730/R-25	B	27th February 2015
Proposed Section	TA730/R-11	A	27th February 2015
Proposed Section	TA730/R-26	A	27th October 2014
Proposed Section	TA730/R-27	B	27th February 2015

**BH2014/03736**

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

Application for Approval of Details Reserved by Conditions 34 and 35 of application BH2013/00710.

**Applicant:** West Register (Property Investments) Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/03/15 DELEGATED**

**BH2014/03990**

**12 Meeting House Lane Brighton**

Extension of ground floor to form additional retail unit and conversion of maisonette on first, second and third floors to form 5no residential units with associated works. (Retrospective)

**Applicant:** Destan Ltd

**Officer:** Jason Hawkes 292153

**Refused on 25/03/15 DELEGATED**

**1) UNI**

The glazed link section between the original building and the extension rises significantly above the eaves level of the listed building which creates a visually awkward junction with the host building. Further, the large section of lead at the head of this structure negates the intended lightness of this glazed link. The height and detailing, by reason of the large leaded section, detracts from the historic character and appearance of the listed building and fails to preserve or enhance the character of appearance of the Old Town Conservation Area. The proposal is therefore contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The shop front, by reason of its material, timber fascia, off-centre door and low stall riser, is poorly proportioned and detailed and detracts from the character and appearance of the listed building and fails to preserve or enhance the character of appearance of the Old Town Conservation Area. The proposal is therefore contrary to policies QD10, HE1 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 02, Shop Front Design.

**3) UNI3**

The substantial pipework to the flank elevation of the listed building is visually obtrusive and detracts from the character and appearance of the listed building. The scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2014/03991**

**12 Meeting House Lane Brighton**

Extension of ground floor to form additional retail unit and conversion of maisonette on first, second and third floors to form 5no residential units with associated works. (Retrospective)

**Applicant:** Destan Ltd

**Officer:** Jason Hawkes 292153

**Refused on 25/03/15 DELEGATED**

**1) UNI**

The glazed link section between the original building and the extension rises significantly above the eaves level of the listed building which creates a visually awkward junction with the host building. Further, the large section of lead at the head of this structure negates the intended lightness of this glazed link. The height and detailing, by reason of the large leaded section, detracts from the historic character and appearance of the listed building and is therefore contrary

to policy HE1 of the Brighton & Hove Local Plan.

**2) UNI2**

The shop front, by reason of its material, timber fascia, off-centre door and low stall riser, is poorly proportioned and detailed and detracts from the character and appearance of the listed building. The scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**3) UNI3**

The substantial pipework to the flank elevation of the listed building is visually obtrusive and detracts from the character and appearance of the listed building. The scheme is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2014/04281**

**The Garden House 13 Clifton Place Brighton**

Replacement of all communal windows, installation of new communal entrance door and canopy over entrance.

**Applicant:** The Garden House (Brighton) Ltd

**Officer:** Haydon Richardson 292322

**Approved on 18/03/15 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 Block and floor plans	GA01		18/12/14
Existing south and North elevation	GA02		18/12/14
Existing west elevation and existing section A	GA03		18/12/14
Proposed west elevation and West elevation detail	GA04		18/12/14
Proposed section A and floor plans	GA05		18/12/14

**BH2015/00061**

**Basement Flat 3 Montpelier Crescent Brighton**

Internal damp proofing works to basement.

**Applicant:** Mr & Mrs M Cardy

**Officer:** Christopher Wright 292097

**Refused on 19/03/15 DELEGATED**

**1) UNI**

The proposals to line the basement store at the front of the building with a damp proof membrane, and to remove sections of the brickwork to form drainage channels and a sump, would both obscure the original features of the space and result in the loss of original building fabric. The proposals would detract from the historic significance, appearance and function of the space. As such the proposal is contrary to policies HE1 and HE4 of the Brighton and Hove Local Plan 2005.

**BH2015/00126****Ground Floor Flat & Top Floor 102 Upper North Street Brighton**

Replacement of existing sash windows with double glazed sash windows to front elevation. Replacement of existing windows and doors with timber bi-fold doors and timber double doors to rear, installation of rooflight and associated alterations.

**Applicant:** Ms Joanne Howarth

**Officer:** Astrid Fisher 292337

**Approved on 18/03/15 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Block Plan and Location Plan	0334.EXG.001	B	21st January 2015
Existing Sections and Elevations	0334.EXG.002	A	16th January 2015
Proposed Plans, Block Plan and Location Plan	0334.PL.001	A	21st January 2015
Proposed Sections and Elevations	0334.PL.002		16th January 2015

**BH2015/00228****211 Western Road Brighton**

Application for approval of details reserved by condition 3 of application BH2014/02565.

**Applicant:** A S Watson

**Officer:** Helen Hobbs 293335

**Approved on 26/03/15 DELEGATED**

**BH2015/00367****9 Grand Junction Road Brighton**

Display of internally-illuminated fascia signs and hanging sign to front elevation.

**Applicant:** Rank Group Gaming

**Officer:** Luke Austin 294495

**Refused on 26/03/15 DELEGATED**

**1) UNI**

The projecting sign by reason of its size, illumination method and location would result in an overly prominent and unduly bulky addition to the building, would harm the existing symmetrical design and would fail to preserve the character and appearance of the Old Town Conservation Area. The proposed projecting sign would thereby result in material harm to amenity and is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements.

**2) UNI2**

The fascia sign by reason of its length, illumination method and offset location would result in an unsympathetic addition that would add clutter and detract from the façade of the building and the character of the Old Town Conservation Area.

The proposed fascia sign would thereby result in material harm to amenity and is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements.

**3) UNI3**

The shop front sign by reason of its size, location and illumination method would result in an overly prominent addition that would be harmful to the façade of the host building and surrounding streetscene. The proposed shop front sign would thereby result in material harm to amenity and is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and to advice in Supplementary Planning Document 7: Advertisements.

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

### **BH2014/03355**

#### **83 Gloucester Road Brighton**

Erection of sign with painted background on west elevation (part retrospective).

**Applicant:** Mr Andrew Davies

**Officer:** Mark Thomas 292336

**Approved on 24/03/15 DELEGATED**

#### **1) UNI**

The painting of the background of the advertisement hereby permitted shall match exactly the colour of the paintwork to the external elevation of the application property on the west elevation and shall thereafter be permanently retained as such.

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

#### **2) UNI**

The development hereby permitted shall be carried out in its entirety within three months of 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.*

### **BH2014/03641**

#### **22 Gerard Street Brighton**

Erection of a single storey rear extension.

**Applicant:** Mr S Hersum

**Officer:** Mark Thomas 292336

**Approved on 18/03/15 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**

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 and block plans	1407-100	-	29th October 2014
Existing plans	1407-200	-	29th October 2014

Proposed plans	1407-210	Rev. A	12th March 2015
Existing elevations	1407-300	-	29th October 2014
Proposed rear elevation	1407-311	Rev. D	13th March 2015
Existing and proposed section	1407-411	Rev. A	13th March 2015

**BH2014/04157**

**Top Flat 49 Warleigh Road Brighton**

Insertion of 2no rooflights to front and 2no dormer windows to rear.

**Applicant:** Mr Ivan Jones

**Officer:** Robert Hermitage 290480

**Approved on 19/03/15 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 Elevations	190214/001	-	9th December 2014
Existing Plans and Sections	190214/002	-	9th December 2014
Site Plan	190214/003	-	9th December 2014
Proposed Elevations	190214/101	C	9th December 2014
Proposed Plans and Sections	190214-102	B	9th December 2014

**BH2014/04276**

**39 Upper Gardner Street Brighton**

Change of use at first floor level from cafe (A3) to offices (B1).

**Applicant:** Silo Brighton Ltd

**Officer:** Christopher Wright 292097

**Approved on 31/03/15 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 deliveries, servicing, loading or unloading of vehicles associated with the premises shall take place except between the hours of 7.30am and 7.00pm

Mondays to Saturdays and between 8.00am and 6.00pm on Sundays.

*Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.*

**3) UNI**

The premises shall only be used as offices on the first floor (Use Class B1a) and for no other purposes (including any other purposes within Use Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**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			18 Dec 2014
General Arrangement Plans	03	C	15 Jan 2015
Proposed First and Second Floor Plans	04	B	15 Jan 2015
General Arrangement Previously Approved Floor Plans	10	D	18 Dec 2014
General Arrangement Previously Approved Plans	11	A	18 Dec 2014

**BH2014/04326**

**16 West Hill Street Brighton**

Installation of rooflight to front roof slope.

**Applicant:** Jim White

**Officer:** Mark Thomas 292336

**Approved on 19/03/15 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 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 and proposed plans and elevations with site	WH/01	-	22nd December 2014

location plan			
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**BH2014/04356**

**41 Providence Place Brighton**

Application for approval of details reserved by conditions 3, 4 and 6 of application BH2013/03102.

**Applicant:** Samuel Tannenbaum

**Officer:** Adrian Smith 290478

**Approved on 25/03/15 DELEGATED**

**BH2015/00199**

**Flat 6 5 Alfred Road Brighton**

Replacement of existing windows with UPVC double glazed windows.

**Applicant:** Mr Terence Pachol

**Officer:** Haydon Richardson 292322

**Approved on 31/03/15 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	-	-	21/01/2015
Site plan and floor plan	-	-	21/01/2015
Survey Report including Proposed window replacement drawings and materials	Pachol	-21/01/2015	
Photographs (x3)	-	-	30/01/2015

**BH2015/00203**

**82 Centurion Road Brighton**

Prior approval for change of use from office (B1) to residential (C3) to form 1no three bedroom dwelling.

**Applicant:** Mr Michael Hammond

**Officer:** Andrew Huntley 292321

**Prior Approval is required and is refused on 13/03/15 DELEGATED**

**BH2015/00226**

**Chapel Royal 164 North Street Brighton**

Application for variation of condition 2 of application BH2014/00843 (change of use to restaurant/cafe (A3) incorporating alterations to entrance.) to permit amendments to approved drawings for the lowering of the entrance area with associated changes to steps and wheelchair lift and internal layout alterations.

**Applicant:** Mrs Jo Thompson

**Officer:** Liz Arnold 291709

**Approved on 24/03/15 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced before 12/05/2017.



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

**2) UNI**

No development shall commence until the adopted highway on Prince's Place where the new stairwell is proposed, as is indicated on the proposed lower ground floor plan (Drawing Number 014880/020 received on the 23rd January 2015), has been stopped up.

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

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

No works shall take place until section details of the new wall coping and railings and gates hereby approved, at 1:20 and 1:1 scale, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**6) UNI**

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

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

**7) UNI**

Before works commence to re-face the new external elevation details of the junction of the new facing material with the existing decorative splayed jambs to the entrance, at 1:1 scale, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**8) UNI**

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

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

**9) UNI**

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

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

**10) UNI**

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.

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

**11) UNI**

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

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

**12) UNI**

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

**13) UNI**

The development hereby permitted shall not be commenced until a Delivery and Service Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the types of vehicles, how deliveries will take place, the frequency of deliveries and measures to minimise the impact deliveries have in the transport network. All deliveries shall thereafter be carried out in accordance with the approved plan.

*Reason: In order to ensure that the vehicles that service the development are of a suitable size and to ensure the safe operation of the highway network and thus the protection of the amenity of nearby residents, in accordance with policies TR1, TR7, SU10 and QD27 of the Brighton and Hove Local Plan.*

**14) UNI**

No development shall commence until full details of the retaining wall structure, including cross section, depth of footings, retained height, thickness of wall and construction materials have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

*Reason: To ensure the stability of the adjacent pavement and to comply with policy TR7 of the Brighton and Hove Local Plan.*

**15) UNI**

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

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

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

**16) UNI**

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

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

**17) UNI**

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

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

**18) UNI**

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

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

**19) UNI**

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

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

**20) UNI**

No intoxicating liquor shall be sold or supplied except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises.

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

**21) UNI**

The development hereby permitted shall be carried out in accordance with 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	014880/001	-	23rd January 2015
Floor Plans Existing	014880/010	-	23rd January 2015
Sections Existing	014880/011	-	26th February

			2015
Sections Existing	014880/012	-	26th February 2015
East Elevation Existing	014880/013	-	26th February 2015
Proposed Floor Plan	014880/020	Rev. B	23rd January 2015
Proposed Sections 1	014880/021	Rev. A	23rd January 2015
Proposed Sections 2	014880/022	Rev. A	23rd January 2015
Proposed East Elevation 1	014880/023	Rev. A	23rd January 2015
Proposed East Elevation 2	014880/024	Rev. A	23rd January 2015
Proposed Entrance Well Details	014880/025	Rev. A	23rd January 2015
Proposed Entrance Well Details	014880/030	-	23rd January 2015
Retained Shelving and Floor Construction	014880/031	-	23rd January 2015
Floor Plans Proposed	14880/020AS	-	23rd January 2015
Perimeter Walls	05	-	23rd January 2015
Access Stair 'well'	07	-	23rd January 2015
Existing Column Support	061	-	23rd January 2015
Existing Column Support	062	-	23rd January 2015
Existing Column Support	063	-	23rd January 2015

#### **BH2015/00284**

##### **Site J Land East of Brighton Station New England Quarter Brighton**

Application for Approval of Details Reserved by Conditions 21B, 21C, 22B and 22C of application BH2012/02529.

**Applicant:** Owen Architects Ltd

**Officer:** Maria Seale 292175

**Approved on 30/03/15 DELEGATED**

#### **BH2015/00675**

##### **78 Church Street Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2014/04300.

**Applicant:** Bolder Creative

**Officer:** Paul Vidler 292192

**Approved on 23/03/15 DELEGATED**

#### **BH2015/00726**

##### **Devonian Court Park Crescent Place Brighton**

Non Material Amendment to BH1998/01631/FP to raise the parapet line to conceal gutters and window cills and restrict overlooking, substitution of slates to Marley Rivendale and revision of window material to grey UPVC.

**Applicant:** Witnesham Ventures Ltd

**Officer:** Andrew Huntley 292321

**Refused on 01/04/15 DELEGATED**

#### **WITHDEAN**

#### **BH2014/03446**

##### **21 Clermont Road Brighton**

Alterations to ground floor front elevation including relocation of existing front door.

**Applicant:** Miss Alexandra Reipler

**Officer:** Robert Hermitage 290480

**Refused on 23/03/15 DELEGATED**

**1) UNI**

The proposal through the loss of the central recessed doorway, which is a historic and aesthetically significant feature of the building, would have a significant adverse visual impact on the building and would fail to preserve or enhance the character or appearance of the Preston Park Conservation Area. The proposal is therefore contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan, and guidance within Supplementary Planning Document 02, Shop Front Design.

**BH2014/03799**

**26 & 26A Reigate Road Brighton**

Demolition of existing detached dwelling and erection of two storey block of 6no flats.

**Applicant:** Investsave Ltd

**Officer:** Liz Arnold 291709

**Approved on 30/03/15 DELEGATED**

**1) UNI**

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

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

**2) UNI**

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

*Reason: In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

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

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

**5) UNI**

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 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.*

**7) UNI**

The development hereby permitted shall be undertaken in accordance with the Site Waste Management Statement received on the 11th November 2014.

*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.*

**8) 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.*

**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, 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 QD1 of the Brighton & Hove Local Plan.*

**10) UNI**

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

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

**11) UNI**

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

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

## **12) UNI**

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

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

## **13) UNI**

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme. The scheme shall include indications of all existing trees and hedgerows on the land that are to be retained along with measures for their protection during the course 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.*

## **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 Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

## **15) UNI**

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

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

## **16) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

## **17) UNI**

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

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

Plan Type	Reference	Version	Date Received	
Block and Site Location Plan	01	Rev. A	11th	November 2014
Existing ZARA Site Survey	02	-	11th	November 2014
Existing Ground Floor Plan	03	-	11th	November 2014
Existing First Floor Plan	04	-	11th	November 2014
Existing ZARA Street Elevation	05	Rev. A	2nd	December 2014
Existing Side (N-W) Elevation	06	-	11th	November 2014
Existing Rear (N-E) Elevation	07	-	11th	November 2014
Existing Side (S-E) Elevation	08	-	11th	November 014
Proposed Block Plan	10	Rev. C	12th	December 2014
Proposed Site Plan	11	Rev. D	12th	December 2014
Proposed Plans 1	12	Rev. E	22nd	January 2015
Proposed Plans 3	13	Rev. C	12th	December 2014
Proposed Street Elevation	14	Rev. C	12th	December 2014
Proposed Elevations 2	15	Rev. D	22nd	January 2015
Proposed Elevations 3	16	Rev. C	12th	December 2014
Proposed Elevations 4	17	-	22nd	January 2015
Proposed Elevations 5	18	-	22nd	January 2015

**BH2014/03864**

**20 Tongdean Lane Hove**

Alterations to existing dwelling to form two semi detached dwellings incorporating single storey and two storey side extensions, formation of roof with front rooflight, dormer to front and rear and associated works.

**Applicant:** KLAS Properties

**Officer:** Adrian Smith 290478

**Approved on 12/03/15 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 dwellinghouses 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 rooflight in the west elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

### **4) UNI**

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

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

### **5) UNI**

The 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**

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 trees and plants to be retained, including measures for their protection during construction works;
- d. 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.*

### **7) UNI**

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

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

*Brighton & Hove Local Plan.*

**8) UNI**

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 17 November 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.*

**9) UNI**

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

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

**10) UNI**

The development hereby permitted shall be carried out in accordance with 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	TA824/01	A	17/11/2014
Existing site plan	TA824/02	-	17/11/2014
Existing floor plans	TA824/03	A	17/11/2014
Existing elevations	TA824/04	A	17/11/2014
	TA824/05	A	17/11/2014
	TA824/06	A	17/11/2014
	TA824/07	A	17/11/2014
	TA824/08	A	17/11/2014
	TA824/09	A	17/11/2014
	TA824/10	A	17/11/2014
	TA824/11	A	17/11/2014
	TA824/12	A	17/11/2014
	TA824/13		17/11/2014
Proposed site plan and block plan	TA824/20	C	24/02/2015
Proposed site plan	TA824/21	C	24/02/2015
Proposed floor plans	TA824/22	B	24/02/2015
	TA824/23		17/11/2014
	TA824/24		17/11/2014
Proposed elevations	TA824/25	C	17/11/2014
	TA824/26		24/02/2015
	TA824/27	B	17/11/2014
	TA824/28		24/02/2015
	TA824/29	B	17/11/2014
	TA824/30	B	24/02/2015
	TA824/31		24/02/2015
	TA824/32		24/02/2015
	TA824/33		24/02/2015

### **11) UNI**

No development shall take place until details and 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, dormer cladding and tiling (including details of the colour of render/paintwork to be used)
- b) details 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 policies QD1 and QD14 of the Brighton & Hove Local Plan.*

### **BH2014/03865**

#### **20 Tongdean Lane Hove**

Erection of single dwelling to rear incorporating demolition of garage and storage, provision of parking and associated works.

**Applicant:** KLAS Properties

**Officer:** Adrian Smith 290478

**Refused on 18/03/15 DELEGATED**

### **1) UNI**

The proposed development, by virtue of its small plot relative to those that characterise the area combined with the set back position of the building, its position on the northern and rear boundaries, and its visually close relationship with no.20, represents a cramped overdevelopment of the site that would be harmful to the general more spacious character of the area contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

### **BH2014/04150**

#### **35 Surrenden Crescent Brighton**

Demolition of existing garage and erection of a new garage to rear. Erection of single storey side extension and single storey rear extension with associated roof alterations including roof extensions, dormers to rear, enlargement of existing side dormer and rooflights to side and rear elevations.

**Applicant:** Mr & Mrs R Ashton

**Officer:** Joanne Doyle 292198

**Approved on 20/03/15 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**

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees on street in front of the site, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

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

**4) UNI**

The windows in the east elevation of the garage 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**

The first floor windows in the west 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 1.7 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.*

**6) UNI**

The two rooflights in the west facing roofslope and the south facing rooflight to the master bedroom 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.*

**7) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan Existing	12420 E01	A	09 Dec 2014
Site Location Plan Proposed	12420 P201	B	09 Dec 2014
Ground Floor Plan As Existing	12420 E02	D	09 Dec 2014
Ground Floor Plan As Proposed	12420 P202	J	09 Dec 2014
First Floor Plan As Existing	12420 E03	D	09 Dec 2014
First Floor Plan As Proposed	12420 P203	L	17 Feb 2015
Roof Plan As Existing	12420 E04	D	09 Dec 2014
Roof Plan As Proposed	12420 P204	L	17 Feb 2015
Front & Side Elevation As Existing	12420 E05	D	09 Dec 2014
Front & Side Elevation As Proposed	12420 P205	L	17 Feb 2014
Rear & Side Elevation As Existing	12420 E06	D	09 Dec 2014
Rear & Side Elevation As Proposed	12420 P206	L	17 Feb 2015
Rear Elevation 2 As Proposed	12420 P207	L	17 Feb 2015

**8) UNI**

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

constructed in the eastern elevation of the extension hereby approved or the western elevation of the detached garage 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.*

**BH2015/00001**

**46 Hampstead Road Brighton**

Erection of part one part two storey rear extension, installation of rear dormer and creation of roof terrace with balustrading over first floor flat roof.

**Applicant:** Mrs Gemma Mullen

**Officer:** Luke Austin 294495

**Refused on 24/03/15 DELEGATED**

**1) UNI**

Notwithstanding the inaccuracies in the submitted plans, the proposed extensions, due to their scale and design, would detract from the appearance of the host building and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**2) UNI2**

Given the size and position of the proposed roof terrace, it would be out of keeping with the local area and would result in a loss of privacy and noise disturbance of adjacent residential properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**3) UNI3**

The proposed rear dormer, due to its scale, width and depth would be an unsympathetic and bulky addition to the rear roofslope and would detract from the character of the host property. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**BH2015/00107**

**14 Stamford Lodge Cumberland Road Brighton**

Replacement of existing steel windows with UPVC units.

**Applicant:** Mrs Elizabeth Miller

**Officer:** Astrid Fisher 292337

**Approved on 01/04/15 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			14th January 2015
Window Details (x5)			14th January 2015

**BH2015/00142**

**72 Fernwood Rise Brighton**

Erection of single storey rear extension.

**Applicant:** Ms Emma Pook

**Officer:** Luke Austin 294495

**Refused on 24/03/15 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its excessive rear projection and roof form would result in an over dominant and unsympathetic addition which would relate unsympathetically to host the building and the visual amenity of the area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed extension, by virtue of its scale and depth, would have an overbearing effect on the amenity of the neighbouring property at no. 70 resulting in loss of light to a side facing bedroom window, contrary to policy QD27 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**BH2015/00162**

**20 Windmill Drive Brighton**

Erection of a single storey rear extension and balcony with balustrade and steps to garden level.

**Applicant:** Mr Paul Newman

**Officer:** Astrid Fisher 292337

**Approved on 30/03/15 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Block and Location Plan	1.01		20 Jan 2015
Topographical Survey	1.02		23 Jan 2015
Existing Plans, Section and Elevations	1.03	A	20 Jan 2015
Plans and Elevations	1.01	B	20 Jan 2015
Design and Access Statement			20 Jan 2015

**2) UNI**

The hereby approved balcony shall not be brought into use until privacy screening to the east and western (side) boundaries of the balcony has been erected in accordance with drawing no. 1.01 B. The screening shall be retained as such thereafter.

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

**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.*

**BH2015/00186****44 Redhill Drive Brighton**

Erection of single storey pitched roof extension to front to replace existing garage, erection of front entrance porch and installation of window to side.

**Applicant:** Mr & Mrs Pallot

**Officer:** Astrid Fisher 292337

**Approved on 13/03/15 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 and to comply with policy QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

The vehicle crossover to the frontage of the site will become redundant and should be reinstated within 6 months of the approval date back to a footway by raising the existing kerb and footway.

*Reason: In the interests of highway policy and to comply with policy TR19 of the Brighton and Hove Local Plan.*

**4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Block and Location Plans	235.100		21st January 2015
Existing Ground Floor and Roof Plans	235.01		21st January 2015
Existing Elevations and Sections	235.02		21st January 2015
Proposed Ground Floor and Roof Plans	235.03.a	.a	21st January 2015
Proposed Elevations and Sections	235.04.a	.a	21st January 2015

**BH2015/00188****385 Ditchling Road Brighton**

Creation of vehicle crossover and hard standing with associated alterations to front boundary.

**Applicant:** Mr David Howarth

**Officer:** Luke Austin 294495

**Refused on 25/03/15 DELEGATED**

**1) UNI**

The proposed hardstanding, covering almost the entire front curtilage, would result in the significant loss of soft landscaping to the frontage and forecourt of the site which would detract from the character and appearance of the site and wider street scene. The proposal 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.

**BH2015/00207****3 Friar Crescent Brighton**

Erection of single storey rear extension and enlargement of rear terrace incorporating balustrading and steps to garden.

**Applicant:** Mr & Mrs White

**Officer:** Joanne Doyle 292198

**Approved on 26/03/15 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 submitted plans no development shall take place until details of privacy screening to the eastern side of the terrace have been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the agreed details prior to first use of the terrace and shall be retained as such thereafter.

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

**4) UNI**

The window in the west 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**

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

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

Plan Type	Reference	Version	Date Received
Existing Site Location Plan & Block Plan	3529.EXG.02		22 Jan 2015
Proposed Site Location Plan & Block Plan	3529.PL.03		22 Jan 2015
Existing Floor Plans Elevations & Section	3529.EXG.01		22 Jan 2015
Proposed Ground Floor Plan	3529.PL.01		22 Jan 2015
Proposed Elevations & Section (Excluding Section)	3529.PL.02		22 Jan 2015

**BH2015/00272****8 Bramble Rise Brighton**

Erection of a single storey rear extension and alterations to fenestration.

**Applicant:** Mr Oliver Dorman

**Officer:** Liz Arnold 291709

**Refused on 27/03/15 DELEGATED**



## **1) UNI**

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

### **BH2015/00378**

#### **6 Friar Crescent Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.

**Applicant:** Mr Bianca Sarri

**Officer:** Haydon Richardson 292322

**Prior Approval is required and is refused on 13/03/15 DELEGATED**

### **BH2015/00534**

#### **1 Elms Lea 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 7m, for which the maximum height would be 4m, and for which the height of the eaves would be 4m.

**Applicant:** Sue Norgrove-Moore

**Officer:** Haydon Richardson 292322

**Prior approval not required on 31/03/15 DELEGATED**

## **EAST BRIGHTON**

### **BH2014/03148**

#### **Cafe Adjacent Peter Pan Playground Madeira Drive Brighton**

Demolition of existing cafe and erection of new single storey cafe with roof terrace (A3) in relocated position.

**Applicant:** Jungle Rumble Adventure Golf Ltd

**Officer:** Wayne Nee 292132

**Approved on 23/03/15 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 (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 1995, as amended, or any subsequent similar re-enactment, the hereby approved development shall only be used for purposes within Class A3 (restaurants and cafes) and for no other purpose without the prior written consent of the Local Planning Authority.

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policies SR18, QD27 and HE6 of the Brighton & Hove Local Plan.*

### 3) UNI

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

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

### 4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed elevations	14/509/AE(20) 01		24/12/2014
Proposed long elevations	14/509/AE(20) 02		24/12/2014
Proposed plan	14/509/AP(20) 01		24/12/2014
Proposed roof plan	14/509/RP00		02/10/2014
Site location	14/509/SP00		02/10/2014
Existing plan and elevation	14/509/EP00		02/10/2014
Existing plan location	14/509/EPL00		02/10/2014
Plan location	14/509/PL00		02/10/2014

### **BH2015/00048**

#### **Flat 3 Portland House 133 Marine Parade Brighton**

Internal alterations to layout of flat. (Retrospective).

**Applicant:** Mr Michael Seamark

**Officer:** Robert Hermitage 290480

**Approved on 23/03/15 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.*

### **BH2015/00321**

#### **155 Eastern Road Brighton**

Creation of rear dormer and insertion rooflight to front.

**Applicant:** Mr P Forrest

**Officer:** Robert Hermitage 290480

**Approved on 30/03/15 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 rooflight hereby approved shall not project above the plane of the existing roof by more than 150mm.

*Reason: In the interests of the character and appearance of the building and the visual amenities of the area and to comply with policies QD14 and HE6 of the*

Brighton & Hove Local Plan.

### 3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	A.001	-	30th January 2015
Proposed Plans and Elevations	D.002	A	24th March 2015

#### **BH2015/00335**

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

Application for Approval of Details Reserved by Condition 2 of application BH2013/02952.

**Applicant:** Portland Mansions Residents Association Ltd

**Officer:** Liz Arnold 291709

**Approved on 30/03/15 DELEGATED**

#### **HANOVER & ELM GROVE**

#### **BH2014/01715**

##### **112-113 Lewes Road Brighton**

Application for Approval of Details Reserved by Conditions 4, 7, 8, 15, 16 (a) and (b) and 18 of application BH2013/00908.

**Applicant:** JSP Construction Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 18/03/15 DELEGATED**

#### **BH2014/01804**

##### **112 - 113 Lewes Road Brighton**

Application for approval of details reserved by conditions 14,20 and 21 of application BH2013/00908.

**Applicant:** JSP Construction Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 18/03/15 DELEGATED**

#### **BH2014/01805**

##### **112-113 Lewes Road Brighton**

Non material amendment to BH2013/00908 to reduction in length and width of the building and minor repositioning of elevation elements as a result.

**Applicant:** McLaren (Lewes Road) Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 18/03/15 DELEGATED**

#### **BH2014/02205**

##### **112-113 Lewes Road Brighton**

Application for approval of details reserved by conditions 5 and 25 of application BH2013/00908.

**Applicant:** JSP Construction Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 18/03/15 DELEGATED**

**BH2014/02242**

**112 - 113 Lewes Road Brighton**

Application for approval of details reserved by conditions 19 and 26 of application BH2013/00908.

**Applicant:** JSP Construction Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 18/03/15 DELEGATED**

**BH2014/03825**

**238 Elm Grove Brighton**

Erection of part two, part three storey rear extension and associated alterations to facilitate conversion of single dwelling house to 5 no self - contained flats.

**Applicant:** Brighton Builds LLP

**Officer:** Andrew Huntley 292321

**Refused on 30/03/15 DELEGATED**

**1) UNI**

The proposed extension and related roof form would, by reason of its width, height and bulk, appear an unduly dominant and discordant addition which would create a 'top heavy' bulky appearance to the building and would cause harm to the established character of the street scene and surrounding area. The proposal therefore fails to emphasise and enhance the positive qualities of the neighbourhood and represents a poorly designed development, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the streetscene. This harm is considered to outweigh the benefit provided by the additional residential units and the proposal would be contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**2) UNI2**

The development would provide a poor standard of accommodation due to cramped layouts and small room sizes and, at second floor level, a lack of usable space which would fail to meet the likely needs of future occupants. This harm is considered to outweigh the benefit provided by the additional residential units and the proposal would be contrary to policy QD27 of the Brighton and Hove Local Plan.

**BH2014/03835**

**18 Wellington Road Brighton**

Application for approval of details reserved by conditions 3, 7, 10, 12, 13, 14, 20, 22, 24 and 26 of application BH2011/03796 and BH2014/03387.

**Applicant:** The Baron Homes Corporation

**Officer:** Liz Arnold 291709

**Approved on 18/03/15 DELEGATED**

**BH2014/03930**

**167 Elm Grove Brighton**

Application for Approval of Details Reserved by Condition 5 of application BH2014/00626.

**Applicant:** Mr Michael Davies

**Officer:** Sue Dubberley 293817

**Refused on 13/03/15 DELEGATED**

**1) UNI**

It has not been satisfactorily demonstrated that the proposed storage could satisfactorily and securely accommodate the number of cycle parking spaces indicated. The requirements of condition 5 have not therefore been satisfied and the details are contrary to policy TR14 of the Brighton & Hove Local Plan.

**BH2015/00150**

**28 Albion Hill Brighton**

Change of use from public house (A4) to single dwelling house (C3).

**Applicant:** Mr & Mrs D Ferrari

**Officer:** Sue Dubberley 293817

**Approved on 20/03/15 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 occupied until the sustainability measures detailed within the Sustainability Checklist received on the 23 January 2015 have been fully implemented, and such measures shall thereafter be retained as such.

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

**3) UNI**

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

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

**4) UNI**

The development hereby permitted shall not be occupied until the 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.*

**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 Location Plan	14117-E01		20/01/2015
Block Plan	14117-P01		20/01/2015
Existing Floor Plans	14117-E02		20/01/2015
Existing Elevations	14117-E03		20/01/2015
Existing Sections	14117-E04		20/01/2015
Proposed Floor Plans	14117-P02		20/01/2015
Proposed Elevations	14117-P03		20/01/2015
Plan Showing Other Public Houses in the Area	14903-E02		20/01/2015

**6) UNI**

No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country

Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**BH2015/00342**

**18 Wellington Road Brighton**

Application for approval of details reserved by conditions 16, 18 and 30 of application BH2014/03387.

**Applicant:** Mrs N Blencowe

**Officer:** Liz Arnold 291709

**Approved on 25/03/15 DELEGATED**

**HOLLINGDEAN & STANMER**

**BH2014/01429**

**19 Hollingbury Park Avenue Brighton**

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

**Applicant:** J Barrett

**Officer:** Wayne Nee 292132

**Refused on 13/03/15 COMMITTEE**

**1) UNI**

The proposed development by reason of the cramped and limited size of bedrooms, particularly at second floor level, represents an inadequate standard of accommodation for occupiers. In addition, the shared facilities provided will be under significant pressure because of the number of individual occupiers. Accordingly the proposed development is contrary to Policy QD 27 of the Brighton & Hove Local Plan 2005.

**BH2014/03400**

**5 Hawkhurst Road Brighton**

Application for approval of details reserved by condition 5 of application BH2013/02845.

**Applicant:** Mr Peter Abaker

**Officer:** Andrew Huntley 292321

**Approved on 27/03/15 DELEGATED**

**BH2014/03846**

**Education Development Building Arts Road University of Sussex Brighton**

Installation of new mechanical plant to west elevation.

**Applicant:** University Of Sussex

**Officer:** Chris Swain 292178

**Approved on 12/03/15 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	P001		20 November 2014
Existing and proposed west elevations	P002	D	9 March 2015
Existing ground floor plan	P003		14 November 2014
Proposed ground floor plan	P004	B	4 March 2015
Internal services layout 1	2629-MO2		14 November 2014
Internal services layout 2	2629-MO3		14 November 2014

### **BH2014/04295**

#### **Shawcross North South Road University of Sussex Lewes Road Brighton**

Internal refurbishment to lecture theatres AS01 and AS02, including new seating to AS01.

**Applicant:** University of Sussex

**Officer:** Andrew Huntley 292321

**Approved on 23/03/15 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 details of all new and retained signage in AS02 have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

#### **3) UNI**

No works shall take place until details of the method of cleaning the facing brickwork shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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**

No works shall take place until details of works to the original lectern in AS02 have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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

#### **5) UNI**

No works shall take place until a photographic record of the lecture theatres, as set out in the English Heritage guidance 'Understanding Historic Buildings: A guide to good recording practice' (2006), has been submitted to and approved in writing by the Local Planning Authority.

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

#### **6) UNI**

No works shall take place until a record of furniture to be retained in AS01; details of how it will be removed; details of where it will be held during works and; details of where it will be reinstated at the completion of works (where applicable), has

been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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.*

**BH2014/04296**

**Arts Building A Arts Road University of Sussex Lewes Road Brighton**

Internal refurbishment to lecture theatres A05 and A103, Including new seating.

**Applicant:** University of Sussex

**Officer:** Andrew Huntley 292321

**Approved on 23/03/15 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 a record of furniture to be retained; details of how it will be removed; details of where it will be held during works and; details of where it will be reinstated at the completion of works (where applicable), has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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.*

**3) UNI**

No works shall take place until details of the method of cleaning the facing brickwork shall been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out 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**

No works shall take place until a photographic record of the lecture theatres, as set out in the English Heritage guidance 'Understanding Historic Buildings: A guide to good recording practice' (2006), has been submitted to and approved in writing by the Local Planning Authority.

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

**BH2015/00280**

**35 Hollingbury Place Brighton**

Certificate of lawfulness for proposed loft conversion incorporating rooflights to front and dormer to rear and alterations to ground floor fenestration.

**Applicant:** Janet Irving

**Officer:** Haydon Richardson 292322

**Approved on 23/03/15 DELEGATED**

**MOULSECOOMB & BEVENDEAN**

**BH2014/04243**

**10 Baden Road Brighton**

Erection of three storey detached dwelling with formation of access from Bevendean Road.

**Applicant:** Mr M Deller

**Officer:** Paul Earp 292454



**Approved on 25/03/15 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 and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) UNI**

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

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

**4) 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 roofing (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) details 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 policies QD1 & QD2 of the Brighton & Hove Local Plan.*

**5) UNI**

Prior to commencement of development full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished ridge heights of all buildings and structures have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall thereafter be built in accordance with the agreed details.

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

**6) UNI**

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

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

**7) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code Level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**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 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.*

**9) UNI**

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

**10) UNI**

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

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

**11) UNI**

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.*

**12) UNI**

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

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

Plan Type	Reference	Version	Date
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			Received
Site Plan	-	-	17 December 2014
Block Plan	-	-	17 December 2014
Proposed Floor Plans	4/1403591	-	17 December 2014
Existing Site Plan	6/1403591	-	17 December 2014
Proposed Section	7/1403591	-	17 December 2014
Proposed Streetscene	8/1403591	-	17 December 2014
Proposed Site Plan	8/1403591	-	17 December 2014
Proposed Front Elevation	9/1403591	-	17 December 2014
Proposed Rear Elevation	10/1403591	-	17 December 2014
Proposed Entrance Plan	11/1403591	-	17 December 2014
Proposed Side Elevation	12/1403591	-	17 December 2014
Proposed Side Elevation	13/1403591	-	17 December 2014

### 13) 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.*

### **BH2015/00363**

#### **8 Fitch Drive Brighton**

Certificate of lawfulness for proposed loft conversion incorporating creation of rear dormer.

**Applicant:** Mr Neil Gray

**Officer:** Haydon Richardson 292322

**Approved on 01/04/15 DELEGATED**

### **QUEEN'S PARK**

### **BH2013/03461**

#### **Circus Street Development**

Demolition of existing buildings and replacement with a mixed use development comprising of: a part 5 (6 storey equivalent)/part 7 storey University of Brighton Library and Academic Building (Use Class D1); a 3 storey (4 storey equivalent) Dance Space building (Use Class D2); a 7 storey office building (Use Class B1 incorporating a maximum of 1,360 sq. m Gross Internal Area (GIA) of office Class B1 office, research and development space); student accommodation (Sui Generis) providing up to 450 bed spaces in 4 buildings (Student Cluster E and G part 6/part 8 storey, Student Cluster F part 6,7 and 8 storey and Student Cluster H part 6/part 13 storey (with recessed top 13th storey)); 142 residential apartments (Class C3) consisting of 57 x 1 bed, 81 x 2 bed and 4 x 3 bed units in 4 buildings (Building A part 7/part 10 storey, Building B part 7/part 8 storey and Buildings C and D both 6 storey); with ancillary retail (A1) café/restaurant (A3) and/or commercial (B1) within the ground floor of part of student cluster buildings G and H, part of office building and part of residential buildings A, B, C and D; new public realm and associated infrastructure including provision of 38 undercroft parking spaces below the student cluster buildings (including 16 on-site disabled parking spaces), on site cycle parking, and highway works including a narrowing in width of Circus Street.

**Applicant:** Cathedral (Brighton) Limited

**Officer:** Kathryn Boggiano/Mick Anson 292138/292354

**Approved after Section 106 signed on 19/03/15 COMMITTEE**

**1) UNI**

68) Prior to any individual ground floor unit of the Phase 2 Residential Buildings being first brought into A3 use a scheme for the fitting of odour control equipment to that individual ground floor unit along with a scheme for the sound insulation of such equipment shall be 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 any individual ground floor unit for A3 use and shall thereafter be retained as such.

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

**2) UNI**

69) Prior to first occupation of the Phase 2 Residential Buildings a scheme outlining how noise associated with external plant and machinery incorporated into the development shall be controlled shall be submitted to and approved in writing by the Local Planning Authority. A target Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall be 10dB (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. In addition, there should be no significant low frequency tones present. Calculations to show that the target level shall be achieved shall be submitted with the scheme. The scheme shall be installed in accordance with the approved details prior to the first occupation of the Residential Buildings and shall thereafter be retained as such.

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

**3) UNI**

70) Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved as part of the Phase 2 Residential Buildings shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

**4) UNI**

71) Unless otherwise agreed in writing with the Local Planning Authority, none of the Phase 2 ground floor commercial units hereby approved shall be occupied until a BREEAM 2011 New Construction Retail Building Research Establishment issued Post Construction Review Certificate confirming that the Phase 2 ground floor commercial units as built has achieved a minimum BREEAM Retail rating of 60% in energy and water sections of relevant BREEAM Retail 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.*

**5) UNI**

72) No servicing of the commercial units on the ground floor of the Stage 2 Residential Buildings (i.e. deliveries to or from the premises and refuse collection)

shall occur except between the hours of 08.00 and 20.00 Monday to Saturdays and no servicing on Sundays and Bank Holidays.

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

**6) UNI**

73) If, during development of the Phase 2 Residential Buildings, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants. The development shall be carried out in accordance with the approved details.

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

**7) UNI**

74) All planting, seeding or turfing comprised in the approved scheme of landscaping in Phase 2 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

**8) UNI**

75) The new dwellings hereby permitted as part of the Phase 2 Residential Buildings 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.*

**9) UNI**

76) A minimum of 10% of the affordable housing units and 5% of the total of all of the residential units hereby approved shall be built to wheelchair accessible standards.

*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**

77) The ground floor A3 units in Phase 2 shall not be operational except between the hours of on 08:00 to 23:30 and the ground floor A1 units shall not be operational except between the hours of 07:00 to 23:00.

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

**11) UNI**

78) The windows serving the northern most staircase on the east facing elevation of Residential Building B and the secondary windows serving living/kitchen areas on the north and south elevations of Residential Building C 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.*

## **12) UNI**

Phase 3 - Office Building and Dance Building

79) During the construction of the Phase 3 Office and Dance Buildings sheet piling methods are not permitted.

*Reason: As the Environmental Statement did not contain an assessment of the noise and vibration impacts of sheet piling. Any future written request by the applicant to use sheet piling methods would need to be accompanied by an updated construction noise and vibration chapter of the Environmental Statement, and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.*

## **13) UNI**

80) No development of the Phase 3 Office and Dance Buildings 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 Phase 3 Office and Dance Buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.*

## **14) UNI**

81) No development of the Phase 3 Office and Dance Buildings shall take place until samples of materials for all external windows and doors of the Phase 3 Office and Dance Buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.*

## **15) UNI**

82) No development of the Phase 3 Office and Dance Buildings shall take place until a scheme for the storage of refuse and recycling for the Phase 3 Office and Dance Buildings 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 Phase 3 buildings and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

## **16) UNI**

83) (i) No development the Phase 3 Office and Dance Buildings shall take place until there has been submitted to and approved in writing by the Local Planning Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(a) A desk top study documenting all the previous and existing land uses of the Phase 3 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 Phase 3 site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

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

(ii) The Phase 3 Office and Dance Buildings hereby permitted shall not be

occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of (i)c that any remediation scheme required and approved under the provisions of (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation).

Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photogra

**17) UNI**

84) No development of the Phase 3 Office and Dance Buildings shall be commenced unless and until a scheme for the provision of surface water drainage for the Phase 3 site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and a maintenance programme for the sustainable urban drainage systems. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

*Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.*

**18) UNI**

85) No development of the Phase 3 Office and Dance Buildings shall take place until details of cycle parking facilities for the occupants of, and visitors to, the Phase 3 site 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 Phase 3 Residential Buildings 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.*

**19) UNI**

86) Unless otherwise agreed in writing, no development of the Phase 3 Office Building shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the Phase 3 Office Building has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**20) UNI**

87) Unless otherwise agreed in writing, no development of the Phase 3 Dance Building shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that Phase 3 Dance Building has achieved the relevant minimum BREEAM rating of 60% in energy and water sections of the relevant BREEAM assessment within overall 'Excellent' for the Phase 3 Dance Building has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

*Building Design.*

**21) UNI**

88) No development of the Phase 3 Office and Dance Buildings shall take place until a written Site Waste Management Plan for the Phase 3 site, confirming how 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 Plan 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 for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**22) UNI**

89) No development shall take place above the ground floor slab level of the Phase 3 Office and Dance Buildings, until 1:20 scale elevations and sections of the ground floor shop fronts and entrances on the Office Building and the ground floor elevations of the Dance Building have been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**23) UNI**

90) No development shall take place above the ground floor slab level of the Phase 3 Office and Dance Buildings until sample 1:20 elevations and sections of the elevations which include each window type have been submitted to and approved in writing with the Local Planning Authority.

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

**24) UNI**

91) No development shall take place above the ground floor slab level of the Phase 3 Office until a wind mitigation scheme for ground floor entrance located at the corner of the building at the junction of Kingswood Street and Circus Street, and which serves the retail A1 unit, has been submitted to and approved in writing with the Local Planning Authority. The scheme shall be implemented entirely in accordance with the approved details and retained as such thereafter.

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

**25) UNI**

92) No development shall take place above the ground floor slab level of the Phase 3 Dance Building until sample 1:20 elevations and sections of the external fire escape stairs have been submitted to and approved in writing with the Local Planning Authority.

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

**26) UNI**

93) (i) No development above first floor slab level of the Phase 3 Office and Dance Buildings shall take place until details of the external lighting of the Phase 3 site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.



(ii) Prior to occupation of the Phase 3 Office and Dance Buildings, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part (i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part (i).

(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

**27) UNI**

94) No development above first floor slab level of the Phase 3 Office and Dance Buildings shall commence until a scheme for nature conservation enhancement on the Phase 3 site has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and 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.*

**28) UNI**

95) No development above first floor slab level of the Phase 3 Office and Dance Buildings until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping for the Phase 3 site including the public events square, which shall include hard surfacing, boundary treatments, steps, walls and seating areas, planting of the development, together with measures for their protection in the course of development.

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

**29) UNI**

96) Prior to any ground floor units of the Phase 3 Office Building being first brought into A3 use a scheme for the fitting of odour control equipment to the ground floor units of the Phase 3 Office Building along with a scheme for the sound insulation of such equipment shall be 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 any A3 unit and shall thereafter be retained as such.

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

**30) UNI**

97) Prior to first occupation of the Phase 3 Office and Dance Buildings a scheme outlining how noise associated with external plant and machinery incorporated into the Phase 3 site shall be controlled shall be submitted to and approved in writing by the Local Planning Authority. A target Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall be 10dB (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. In addition, there should be no significant low frequency tones present. Calculations to show that the target level shall be achieved shall be submitted with the scheme. The scheme shall be installed in accordance with the approved details prior to the first occupation of the Office and Dance Buildings 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.

**31) UNI**

98) Unless otherwise agreed in writing with the Local Planning Authority, none of the Phase 3 Dance Building hereby approved shall be occupied until a relevant BREEAM 2011 New Construction Building Research Establishment issued Post Construction Review Certificate confirming that the Phase 3 Dance Building as built has achieved a relevant minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

**32) UNI**

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

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

**33) 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
Demolition Plan			8 December 2014
Phasing Plan			8 December 2014
Site Location Plan	E 001		4 October 2013
Block Plan	E 100		4 October 2013
East - West Section	E 200		4 October 2013
Circus Street Elevation	E 300		4 October 2013
Morley Street Elevation	E 301		4 October 2013
Kingswood Street Elevation	E 302		4 October 2013
Circus Street Looking West	E 303		4 October 2013
Morley Street Looking North	E 304		4 October 2013
Kingswood Street Looking South	E305		4 October 2013
Site Location Plan	M001		
Residential Building A - Ground floor plan	R (A) 100	a	25 July 2014
Residential Building A -first to sixth floor plan	R (A) 102	a	25 July 2014
Residential Building A -seventh floor plan	R (A) 103	a	25 July 2014
Residential Building A -eighth floor plan	R (A) 104	a	25 July 2014
Residential Building A -ninth floor plan	R (A) 105	a	25 July 2014
Residential Building A - East - West Section	R(A) 200	a	25 July 2014
Residential Building A - West Elevation	R(A) 300	a	25 July 2014
Residential Building A -North Elevation	R(A) 301	a	25 July 2014

Residential Building A -East Elevation	R(A) 302	a	25 July 2014
Residential Building A -South Elevation	R(A) 303	a	25 July 2014
Residential Building A - Elevation Study	R(A) 400	a	25 July 2014
Residential Building A -Elevation Study	R(A) 401	a	25 July 2014

### 34) UNI

Plan Type	Reference	Version	Date Received
Residential Building B - Ground Floor Plan	R(B) 100	a	25 July 2014
Residential Building B -First -Fifth Floor Plan	R(B) 101	a	25 July 2014
Residential Building B -Sixth Floor Plan	R(B) 102	a	25 July 2014
Residential Building B -Seventh Floor Plan	R(B) 103	a	25 July 2014
Residential Building B - Roof Plan	R(B) 104	a	25 July 2014
Residential Building B - East - West Section	R(B) 200	a	25 July 2014
Residential Building B -West Elevation	R(B) 300	a	25 July 2014
Residential Building B -North Elevation	R(B) 301	a	25 July 2014
Residential Building B -East Elevation	R(B) 302	a	25 July 2014
Residential Building B -South Elevation	R(B) 303		
		a	25 July 2014
Residential Building B -Elevation Study	R(B) 400	a	25 July 2014
Residential Building C - Ground Floor Plan	R(C) 100	a	25 July 2014
Residential Building C -First -Fifth Floor Plan	R(C) 101	a	25 July 2014
Residential Building C -Roof Plan	R(C) 102	a	25 July 2014
Residential Building C - North South Section	R(C) 200	a	25 July 2014
Residential Building C - South Elevation	R(C) 300	a	25 July 2014
Residential Building C - West Elevation	R(C) 301	a	25 July 2014
Residential Building C - North Elevation	R(C) 302	a	25 July 2014
Residential Building C - East Elevation	R(C) 303	a	25 July 2014
Residential Building D - Ground Floor Plan	R(D) 100	a	25 July 2014

### 35) UNI

Plan Type	Reference	Version	Date Received
Residential Building D -Roof Plan	R(D) 102	a	25 July 2014
Residential Building D -East - West Section	R(D) 200	a	25 July 2014
Residential Building D -West Elevation	R(D) 300	a	25 July 2014
Residential Building D -North Elevation	R(D) 301	a	25 July 2014
Residential Building D -East Elevation	R(D) 302	a	25 July 2014
Residential Building D -South Elevation	R(D) 303	a	25 July 2014
Residential Building D -Elevation Study	R(D) 400		25 July 2014
Student Housing E & G Diagrammatic Masterplan	S 001	a	25 July 2014
Student Housing E & G Ground Floor Plan	S (E G )100	a	25 July 2014
Student Housing E & G First - Fifth Floor Plan	S (E G )101	a	25 July 2014
Student Housing E & G Seventh-Eighth Floor Plan	S (E G )102	a	25 July 2014
Student Housing E & G Roof	S (E G ) 103	a	25 July 2014
Student Housing E & G East - West Section	S (E G ) 200	a	25 July 2014
Student Housing E & G West Elevation	S (E G ) 300	a	25 July 2014
Student Housing E & G North Elevation	S (E G ) 301	a	25 July 2014
Student Housing E & G East Elevation	S (E G ) 302	a	25 July 2014
Student Housing E & G South Elevation	S (E G ) 303	a	25 July 2014
Student Housing E & G Elevation Study	S (E G ) 400	a	25 July 2014
Student Housing F First Floor Plan	S (F) 100	a	25 July 2014
Student Housing F Second to Sixth Floor Plan	S (F) 101	a	25 July 2014

### 36) UNI

99) Unless otherwise agreed in writing with the Local Planning Authority, none of the Phase 3 Office Building hereby approved shall be occupied until a relevant BREEAM 2011 New Construction Building Research Establishment issued Post Construction Review Certificate confirming that the Phase 3 Office Building as built has achieved a relevant minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &*

**37) UNI**

100) No work shall take place above the first floor slab level of the Phase 3 Office and Dance Buildings, until details of the final design and location of the proposed Photo Voltaic panels to be installed on the roof of the Phase 3 Buildings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The Phase 3 development shall then be carried out in accordance with the approved details.

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

**38) UNI**

101) No work shall take place above the first floor slab level of the Phase 3 Dance Building, until details of the construction of the green roofs of the Phase 3 Dance Building have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix and maintenance details. The scheme shall then be carried out in accordance with the approved details.

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

**39) UNI**

102) No work shall take place above the first floor slab level of the Phase 3 Office Building, until details of the construction of the green walling to the Phase 3 Office Building has been submitted to and approved in writing by the Local Planning Authority. The details shall include the timescale for implementation, maintenance programme and irrigation programme, substrate and infrastructure to be used and plant species. The scheme shall then be carried out in accordance with the approved details within 6 months of first occupation of the Phase 3 Office Building.

*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.*

**40) UNI**

103) Prior to any individual ground floor unit of the Phase 3 Office Building being first brought into A3 use a scheme for the fitting of odour control equipment to that individual ground floor unit along with a scheme for the sound insulation of such equipment shall be 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 any individual ground floor unit for A3 use and shall thereafter be retained as such.

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

**41) UNI**

104) No servicing of the commercial Phase 3 Office and Dance Buildings (i.e. deliveries to or from the premises and refuse collection) shall occur except between the hours of 08.00 and 20.00 Monday to Saturdays and no servicing on Sundays and Bank Holidays.

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

**42) UNI**

105) If, during development of the Phase 3 Office and Dance Buildings, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained

written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants. The development shall be carried out in accordance with the approved details.

*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.*

#### **43) UNI**

106) All planting, seeding or turfing comprised in the approved scheme of landscaping in Phase 3 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.*

#### **44) UNI**

Plan Type	Reference	Version	Date Received
Student Housing F Seventh to Eight Floor Plan	S (F) 102	a	25 July 2014
Student Housing F Roof Plan	S (F) 103	a	25 July 2014
Student Housing F East - West Section	S (F) 200	a	25 July 2014
Student Housing F West Elevation	S (F) 300	a	25 July 2014
Student Housing F North Elevation	S (F) 301	a	25 July 2014
Student Housing F East Elevation	S (F) 302	a	25 July 2014
Student Housing F South Elevation	S (F) 303	a	25 July 2014
Student Housing H Ground Floor Plan	S (H) 100	a	25 July 2014
Student Housing H First Floor Plan	S (H) 101	a	25 July 2014
Student Housing H Second - Sixth Floor Plan	S (H) 102	a	25 July 2014
Student Housing H Seventh - Eleventh Floor Plan	S (H) 103	a	25 July 2014
Student Housing H Twelfth Floor Plan	S (H) 104	a	25 July 2014
Student Housing H Roof Plan	S (H) 105	a	25 July 2014
Student Housing H East - West Section	S (H) 200	a	25 July 2014
Student Housing H West Elevation	S (H) 300	a	25 July 2014
Student Housing H North Elevation	S (H) 301	a	25 July 2014
Student Housing H East Elevation	S (H) 302	a	25 July 2014

Student Housing H South Elevation	S (H) 303	a	25 July 2014
Student Housing H Elevation Study	S (H) 400	a	25 July 2014
Office Diagrammatic Masterplan	O 001	a	25 July 2014
Office Ground Floor Plan	O 100	a	25 July 2014
Office First Floor Plan	O 101	a	25 July 2014
Office Second Floor Plan	O 102	a	25 July 2014
Office Third Floor Plan	O 103	a	25 July 2014
Office Fourth Floor Plan	O 104	a	25 July 2014
Office Fifth Floor Plan	O 105	a	25 July 2014
Office Sixth Floor Plan	O 106	a	25 July 2014
Office Roof Plan	O 107	a	25 July 2014

#### 45) UNI

Plan Type	Reference	Version	Date Received
Office East - West Section	O 200	a	25 July 2014
Office North-South Section	O 202	a	25 July 2014
Office East Elevation	O 303	a	25 July 2014
Office South Elevation	O 300	a	25 July 2014
Office West Elevation	O 301	a	25 July 2014
Office North Elevation	O 302	a	25 July 2014
Office East Elevation O 303 a 25 July 2014			
The U of B Academic Building - Diagrammatic Masterplan	UOB 001	a	25 July 2014
The U of B Academic Building - Lower Ground Floor Plan	UOB 100	a	25 July 2014
The U of B Academic Building -Ground Floor Plan	UOB 101	a	25 July 2014
The U of B Academic Building -First Floor Plan	UOB 102	a	25 July 2014
The U of B Academic Building -Second Floor Plan	UOB 103	a	25 July 2014
The U of B Academic Building -Third Floor Plan	UOB 104	a	25 July 2014
The U of B Academic Building -Fourth Floor Plan	UOB 105	a	25 July 2014
The U of B Academic Building -Fifth Floor Plan	UOB 106	a	25 July 2014
The U of B Academic Building -Mezzanine Floor Plan	UOB 107	a	25 July 2014
The U of B Academic Building -Roof Plan	UOB 108	a	25 July 2014
The U of B Academic Building - East- West Section	UOB 200	a	25 July 2014
The U of B Academic	UOB 201	a	25 July 2014

Building - North-South Section			
The U of B Academic Building -			
South Elevation	UOB 300	a	25 July 2014
The U of B Academic Building -			
West Elevation	UOB 301	a	25 July 2014

#### 46) UNI

Plan Type	Reference	Version	Date Received
The U of B Academic Building -			
North Elevation	UOB 302	a	25 July 2014
The U of B Academic Building -			
East Elevation	UOB 303	a	25 July 2014
The U of B Academic Building -			
Elevation Study	UOB 400	a	25 July 2014
The Dance Studio Diagrammatic Masterplan	DS001	a	25 July 2014
The Dance Studio Ground Floor Plan	DS 100	a	25 July 2014
The Dance Studio First Floor Plan	DS 101	a	25 July 2014
The Dance Studio Second Floor Plan	DS 102	a	25 July 2014
The Dance Studio Mezzanine Floor Plan	DS 103	a	25 July 2014
The Dance Studio Roof Plan	DS 104	a	25 July 2014
The Dance Studio North-South Section	DS 200	a	25 July 2014
The Dance Studio East-West Section	DS 201	a	25 July 2014
The Dance Studio East Elevation	DS 300	a	25 July 2014
The Dance Studio South Elevation	DS 301	a	25 July 2014
The Dance Studio West Elevation	DS 302	a	25 July 2014
The Dance Studio North Elevation	DS 303	a	25 July 2014
The Dance Studio Elevation Study	DS 400	a	25 July 2014
Diagrammatic Masterplan	M 001	a	25 July 2014
Ground Floor Masterplan	M 100	a	25 July 2014
First Floor Masterplan	M 101	a	25 July 2014
Second Floor Masterplan	M 102	a	25 July 2014
Third Floor Masterplan	M 103	a	25 July 2014
Fourth Floor Masterplan	M 104	a	25 July 2014
Fifth Floor Masterplan	M 105	a	25 July 2014



Sixth Floor Masterplan	M 106	a	25 July 2014
Seventh Floor Masterplan	M 107	a	25 July 2014
Eighth Floor Masterplan	M 108	a	25 July 2014
Ninth Floor Masterplan	M 109	a	25 July 2014
Tenth Floor Masterplan	M 110	a	25 July 2014
Eleventh Floor Masterplan	M 111	a	25 July 2014
Twelfth Floor Masterplan	M 112	a	25 July 2014
Eleventh Floor Masterplan	M 111	a	25 July 2014
Diagrammatic Roof Masterplan	M114	a	25 July 2014
Roof Masterplan	M115	a	25 July 2014
Circus Street Elevation	M 300	a	25 July 2014
Morley Street Elevation	M 301	a	25 July 2014
Carlton Row Elevation	M 302	a	25 July 2014
Kingswood Street Elevation	M 303	a	25 July 2014

#### 47) UNI

Plan Type	Reference	Version	Date Received
Section A A	M 200	a	25 July 2014
Section B B	M 201	a	25 July 2014
Section C C	M 202	a	25 July 2014
Section D D	M 203	a	25 July 2014
Section E E	M 204	a	25 July 2014
Section F F	M 205	a	25 July 2014
Section G G	M 206	a	25 July 2014
Ground Floor Use Classes	M002		15 September 2014

#### 48) UNI

107) The Phase 3 Dance Studio shall only be used for D2 dance studio provision only with ancillary B1 office accommodation and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and the aspirations for the City with regard to a South East Dance regional centre and to comply with policies HO20 and QD27 of the Brighton & Hove Local Plan.*

#### 49) UNI

108) The Phase 3 Dance Building and Office Building shall not be occupied until the Archaeological Site Investigation and Post Investigation Assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

#### 50) UNI

109) The Dance Building shall not be operational except between the hours of 07:00 to 23:00.

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

**51) UNI**

3) Should the Phase 3 Dance Building not be completed to shell and core and the office not be completed to at least first floor level, no more than 75% of the market housing shall be occupied until viability assessment which assesses, at that date, the maximum level of commuted sums and the maximum number of affordable housing units that the proposed development could provide whilst remaining viable together with a scheme ("the reassessed scheme") of affordable housing provision based on that viability assessment shall be submitted to the Local Planning Authority for its written approval. The reassessed scheme as submitted for approval shall include details of:

- i. the numbers, type, tenure mix and location on the site of the affordable housing provision to be made;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing.
- v. occupancy criteria

The affordable housing shall be provided in accordance with the approved reassessed scheme.

*Reason: To ensure the provision and retention of an appropriate amount of affordable housing and to secure an appropriate level of commuted sums in accordance with policies QD28 and HO2 of the Brighton & Hove Local Plan.*

**52) UNI**

Demolition Phase

4) No demolition shall take place until a written Site Waste Management Plan for the demolition phase, confirming how demolition 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 Plan 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 for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**53) UNI**

5 (i) No demolition shall take place until there has been submitted to and approved in writing by the local planning authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top

study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

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

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

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating t

**54) UNI**

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

*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.*

**55) UNI**

7) Unless otherwise agreed in writing the demolition shall be carried out in accordance with the bird nesting mitigation details contained within section 5.12 to Preliminary Ecological Appraisals and Bat Roost Assessment (2.9 of Environmental Statement Volume 4B) which was received on the 4 October 2013.

*Reason: To ensure that mitigation for nesting birds is carried out and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**56) UNI**

8) No demolition shall take place until the developer has secured the implementation of a programme of below ground 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 demolition and works associated with Phase 1, Phase 2 and Phase 3 shall be carried out entirely in accordance with the approved written scheme.

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

**57) UNI**

9) Prior to any demolition occurring of the Victorian University of Brighton Building, this building shall be subject to a scheme of photographic recording in accordance with the English Heritage guidance on recording as set out in the publication 'Understanding Historic Buildings, a guide to good recording practice', or any subsequent guidance which replaces this document. The scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition of the Victorian University of Brighton Building taking place.

*Reason: To ensure that Victorian University of Brighton Building is recorded historically and to comply with policy HE10 of the Brighton & Hove Local Plan.*

**58) UNI**

Phase 1 - Student Accommodation Buildings and the Library/Academic Building  
10) During the construction of the Stage 1 Student Accommodation Buildings and Library/Academic Building sheet piling methods are not permitted.

*Reason: As the Environmental Statement did not contain an assessment of the noise and vibration impacts of sheet piling. Any future written request by the applicant to use sheet piling methods would need to be accompanied by an updated construction noise and vibration chapter of the Environmental Statement, and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.*

**59) UNI**

11) No development of the Phase 1 Student Accommodation Buildings or the Library/Academic Building 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 Phase 1 Buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.*

**60) UNI**

12) No development of the Phase 1 Student Accommodation Buildings or the Library/Academic Building shall take place until samples of materials for all external windows and doors of the Phase 1 buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.*

**61) UNI**

13) No development of the Phase 1 Student Accommodation Buildings or the Library/Academic Building shall take place until a feasibility scheme for a rainwater recycling system has been submitted to and approved in writing with the Local Planning Authority. If the feasibility study identifies that any rainwater recycling systems are feasible then these will be fully implemented fully in accordance with the study prior to first occupation of the Phase 1 Student Accommodation Buildings and the Library/Academic Building.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies SU2 and SU15 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**62) UNI**

14) No development of the Phase 1 Student Accommodation Buildings or the Library/Academic Building shall take place until a scheme for the storage of refuse and recycling for the Phase 1 buildings 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 Phase 1 buildings 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.*

**63) UNI**

15) (i) No development of the Phase 1 Student Accommodation Buildings and Library/Academic Building shall take place until there has been submitted to and approved in writing by the local planning authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(a) A desk top study documenting all the previous and existing land uses of the

Phase 1 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 Phase 1 site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

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

(ii) The Phase 1 Student Accommodation Buildings and the Library/Academic Building hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of (i)c that any remediation scheme required and approved under the provisions of

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

#### **64) UNI**

16) No development of Phase 1 Student Accommodation Buildings or the Library/Academic Building shall be commenced unless and until a scheme for the provision of surface water drainage for the Phase 1 site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and a maintenance programme for the sustainable urban drainage systems. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

*Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.*

#### **65) UNI**

17) No development of the Phase 1 Student Accommodation or the Academic Building shall take place until details of 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 Phase 1 Student Buildings Accommodation and Library/Academic Building 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.*

#### **66) UNI**

18) Unless otherwise agreed in writing, no development of the Phase 1 Student Accommodation Buildings shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the Phase 1 Student Accommodation Buildings has achieved a minimum BREEAM 2011 New Construction Multi-residential rating of 60% in energy and water sections of relevant BREEAM Multi-residential assessment within overall 'Excellent' for the Phase 1 Student Residential Buildings 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.*

**67) UNI**

19) Unless otherwise agreed in writing, no development of the Phase 1 Library/Academic Building shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the Phase 1 Library/Academic Building has achieved a minimum BREEAM 2011 New Construction Education rating of 60% in energy and water sections of BREEAM Education assessment within overall 'Excellent' for the Phase 1 Library/Academic Building 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.*

**68) UNI**

20) No development of the Phase 1 Library/Academic Building shall take place until a scheme for the fitting of odour control equipment and soundproofing of such equipment for the café use at the lower ground floor 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 Phase 1 Library/Academic Building and shall thereafter be retained as such.

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

**69) UNI**

21) No development of the Phase 1 Student Accommodation Buildings and Library/Academic Building shall take place until a written Site Waste Management Plan for the Phase 1 site, confirming how 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 Plan 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 for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**70) UNI**

22) No development shall take place above the ground floor slab level of the Phase 1 Student Accommodation Building G or H, until 1:20 scale elevations and sections of the ground floor shop fronts have been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**71) UNI**

23) No development shall take place above the ground floor slab level of any of the Phase 1 Student Accommodation Buildings or Academic and Library Buildings until sample 1:20 elevations and sections of the elevations which include each window type and entrances have been submitted to and approved in writing with the Local Planning Authority.

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

**72) UNI**

24) All windows on the east facing elevation of the Library/Academic Building, shall not be glazed otherwise than with obscured glass, and fixed shut and thereafter permanently retained as such.

*Reason: To safeguard the privacy of adjacent residents and to comply with policies QD27 of the Brighton & Hove Local Plan.*

**73) UNI**

25) No development of the Student Accommodation Buildings above first floor slab level shall take place, until a scheme detailing the obscure glazing sections and method of opening of all windows on the south facing elevation of Student Building E, east and west facing elevations of Student Building F, north, east and south facing elevations of Student Buildings G and H, has been submitted to and approved in writing by the Local Planning Authority.

*Reason: To safeguard the privacy of adjacent and future residents and to comply with policies QD27 of the Brighton & Hove Local Plan.*

**74) UNI**

26) No work shall take place above the first floor slab level of the Phase 1 Library/Academic Building, until details of the construction of the green roof has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix and maintenance details. The scheme shall then be carried out in accordance with the approved details.

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

**75) UNI**

27) No work shall take place above the first floor slab level of any of the Phase 1 Student Accommodation Buildings, until details of the construction of the green roofs to the Student Accommodation Buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix and maintenance details. The scheme shall then be carried out in accordance with the approved details.

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

**76) UNI**

28) No work shall take place above the first floor slab level of the first floor level of the Library/Academic Building or Student Accommodation Buildings, until details of the final design and location of the proposed Photo Voltaic panels to be installed on the roof of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The Phase 1 development shall then be carried out in accordance with the approved details.

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

**77) UNI**

29) (i) No development above first floor slab level of the Phase 1 Student Accommodation Buildings and Library/Academic Building shall take place until details of the external lighting of the Phase 1 site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

(ii) Prior to occupation of the Phase 1 Student Accommodation Buildings and Library/Academic Building, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part (i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part (i).

(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

**78) UNI**

30) No development above first floor slab level of the Phase 1 Student Accommodation Buildings or the Library/Academic Building shall commence until a scheme for nature conservation enhancement for the Phase 1 site has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and 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.*

**79) UNI**

31) No development above first floor slab level of the Phase 1 Student Accommodation Buildings or the Library Academic Building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping for the Phase 1 site including the areas described as 'The Glen' and 'Woodland Edge' which shall include edible landscaping/food growing, hard surfacing, boundary treatments, gates to the car park, steps, walls and seating areas, planting of the development, together with measures for their protection in the course of development, and details of the green walling to include the timescale for implementation, maintenance programme and irrigation programme, substrate and infrastructure to be used and plant species.

*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.*

**80) UNI**

32) Post completion of the Phase 1 Student Accommodation Buildings, but prior to occupation of the Phase 1 Student Accommodation Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate how the Stage 1 Student Accommodation Buildings at all storeys and facades have been glazed and ventilated so that the noise levels internally at the Phase 1 Student Residential Buildings comply with the levels in British Standard 8233:2014. If the additional noise survey and report shows that the levels in the British Standard 8233:2014 are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the levels in the British Standard 8233:2014 shall be submitted to and approved in writing prior to first occupation of the Phase 1 Student Residential Buildings.

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

**81) UNI**

33) Post completion of the Phase 1 Student Accommodation Buildings, but prior to occupation of the Phase 1 Student Accommodation Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that noise levels from the lifts



assessed internally for rooms within the Stage 1 Student Accommodation Buildings comply with the levels in British Standard 8233:2014. If the additional noise survey and report shows that the levels in the British Standard 8233:2014 are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the levels in the British Standard 8233:2014 shall be submitted to and approved in writing prior to first occupation of the Phase 1 Student Residential Buildings.

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

**82) UNI**

34) Post completion of the Phase 1 Student Accommodation Buildings, but prior to occupation of the Phase 1 Student Accommodation Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the Party Walls/Floors between the plant rooms/substations/bin stores/car park and student residential areas has achieved an airborne sound insulation value of 5dB better than that specified in Approved Document E of the Building Regulations.

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

**83) UNI**

35) Post completion of the Phase 1 Student Accommodation Buildings, but prior to occupation of the Phase 1 Student Accommodation Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the Party Walls/Floors between the commercial units and student residential areas has achieved an airborne sound insulation value of 5dB better than that specified in Approved Document E of the Building Regulations.

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

**84) UNI**

36) Prior to any individual ground floor unit of the Phase 1 Student Accommodation Buildings being first brought into A3 use a scheme for the fitting of odour control equipment to that individual ground floor unit along with a scheme for the sound insulation of such equipment shall be 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 any individual ground floor unit for A3 use and shall thereafter be retained as such.

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

**85) UNI**

37) Prior to first occupation of the Student Accommodation Buildings and Library/Academic Building a scheme outlining how noise associated with external plant and machinery incorporated into the development shall be controlled shall be submitted to and approved in writing by the Local Planning Authority. A target Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall be 10dB (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. In addition, there should be no significant low frequency tones present. Calculations to show that the target level shall be achieved shall be submitted with the scheme. The scheme shall be installed in accordance with the approved details prior to the first occupation of the Student Accommodation Buildings and Library/Academic Building 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.*

**86) UNI**

38) The Phase 1 Library/Academic Building shall only be used for D1 library/education/exhibition provision only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

*Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and the education aspirations for the City and to comply with policies HO20 and QD27 of the Brighton & Hove Local Plan.*

**87) UNI**

39) Unless otherwise agreed in writing with the Local Planning Authority, none of the Phase 1 Student Accommodation Buildings hereby approved shall be occupied until a BREEAM 2011 New Construction Multi-Residential Building Research Establishment issued Post Construction Review Certificate confirming that the Phase 1 Student Accommodation Buildings has achieved a minimum BREEAM Multi-Residential rating of 60% in energy and water sections of relevant BREEAM Multi-Residential 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.*

**88) UNI**

40) Unless otherwise agreed in writing with the Local Planning Authority, none of the Phase 1 Library/Academic Building hereby approved shall be occupied until a BREEAM 2011 New Construction Education Building Research Establishment issued Post Construction Review Certificate confirming that the Phase 1 Library/Academic Building as built has achieved a minimum BREEAM Education rating of 60% in energy and water sections of relevant BREEAM Education 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.*

**89) UNI**

41) No servicing of the Phase 1 Student Accommodation Buildings, including ground floor uses, or Academic/Library Building (i.e. deliveries to or from the premises and refuse collection) shall occur except between the hours of 08.00 and 20.00 Monday to Saturdays and no servicing on Sundays and Bank Holidays.

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

**90) UNI**

42) If, during development of the Phase 1 Student Accommodation Buildings or the Academic/Library Building, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants. The development shall be carried out in accordance with the approved details.

*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.*

**91) UNI**

43) All planting, seeding or turfing comprised in the approved scheme of landscaping in Phase 1 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.*

**92) UNI**

44) There shall be no public access (including staff and students) to the roof terrace on Student Building H or the roof terrace on the Library/Academic Building until a Roof Level Wind Assessment, which shall also include any necessary mitigation measures, has been submitted to and approved in writing with the Local Planning Authority. If mitigation measures are necessary they shall be implemented fully in accordance with the approved details prior to any public use of the roof terrace areas on the Student Accommodation Building H or on the Library/Academic Building. The mitigation measures shall be retained as such thereafter.

*Reason: As the Environmental Statement does not contain an assessment of the wind conditions of these roof terraces and therefore mitigation may be needed if they are to be utilised as an amenity area, and to comply with policy QD2 of the Brighton & Hove Local Plan.*

**93) UNI**

45) The ground floor A3 units in Phase 1 shall not be operational except between the hours of on 08:00 to 23:30 and the ground floor A1 units shall not be operational except between the hours of 07:00 to 23:00.

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

**94) UNI**

46) Unless otherwise agreed in writing, within the undercroft car park a minimum of 10 disabled parking spaces shall be provided for the Phase 2 residential uses and a minimum of 6 disabled parking spaces shall be provided for the Phase 3 office use.

*Reason: To ensure that there is adequate parking for people with a mobility related disability and to comply with policy TR18 of the Brighton & Hove Local Plan.*

**95) UNI**

Phase 2 Residential Buildings

47) The Phase 2 Residential Development shall not commence until a scheme for the details of the provision of Affordable Housing for at least 20% of the residential units hereby approved as part of the development, has been submitted to and approved in writing by the Local Planning Authority. Save where Condition 3 applies, the affordable housing shall be provided in accordance with the approved scheme which shall include:

- i. the numbers, type, tenure mix and location on the site of the affordable housing provision to be made which shall consist of not less than 20% of housing units.
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team and for the purposes of this condition 'affordable housing' has the meaning ascribed to it by the National Planning Policy Framework.

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

**96) UNI**

48) During the construction of the Phase 2 Residential Buildings sheet piling methods are not permitted.

*Reason: As the Environmental Statement did not contain an assessment of the noise and vibration impacts of sheet piling. Any future written request by the applicant to use sheet piling methods would need to be accompanied by an updated construction noise and vibration chapter of the Environmental Statement, and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.*

**97) UNI**

49) No above ground development of the Phase 2 Residential Buildings 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 Phase 2 Buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.*

**98) UNI**

50) No development of the Phase 2 Residential Buildings shall take place until samples of materials for all external windows and doors of the Phase 2 buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.*

**99) UNI**

51) No development of the Phase 2 Residential Buildings shall take place until a scheme for the storage of refuse and recycling for the Phase 2 buildings 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 Phase 2 buildings 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.*

**100) UNI**

52) (i) No development the Phase 2 Residential Buildings shall take place until there has been submitted to and approved in writing by the Local Planning Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(a) A desk top study documenting all the previous and existing land uses of the Phase 2 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 Phase 2

site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

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

(ii) The Phase 2 Residential Buildings hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of (i) c that any remediation scheme required and approved under the provisions of (i) c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of t

#### **101) UNI**

53) No development of the Phase 2 Residential Buildings shall be commenced unless and until a scheme for the provision of surface water drainage for the Phase 2 site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and a maintenance programme for the sustainable urban drainage systems. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

*Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.*

#### **102) UNI**

54) No development of the Phase 2 Residential Buildings shall take place until details of cycle parking facilities for the occupants of, and visitors to, the Phase 2 site 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 Phase 2 Residential Buildings 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.*

#### **103) UNI**

55) Unless otherwise agreed in writing by the Local Planning Authority, no development of the Phase 2 Residential Buildings shall take place until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

#### **104) UNI**

56) Unless otherwise agreed in writing, no development of the Phase 2 Buildings shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the Phase 2 ground floor commercial units have achieved a

minimum BREEAM 2011 New Construction Retail rating of 60% in energy and water sections of relevant BREEAM Retail assessment within overall 'Excellent' for all of the commercial 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.*

**105) UNI**

57) No development of the Phase 2 Residential Buildings shall take place until a written Site Waste Management Plan for Phase 2 site, confirming how 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 Plan 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 for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**106) UNI**

58) No development shall take place above the ground floor slab level of the Phase 2 Residential Buildings, until 1:20 scale elevations and sections of the ground floor shop fronts and commercial ground floor frontages have been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**107) UNI**

59) No development shall take place above the ground floor slab level of any of the Phase 2 Residential Buildings until sample 1:20 elevations and sections of the elevations which include each window type and entrance have been submitted to and approved in writing with the Local Planning Authority.

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

**108) UNI**

60) (i) No development above first floor slab level of the Phase 2 Residential Buildings shall take place until details of the external lighting of the Phase 2 site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

(ii) Prior to occupation of the Phase 2 Residential Buildings, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part (i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part (i).

(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

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

**109) UNI**

61) No development above first floor slab level of the Phase 2 Residential Buildings shall commence until a scheme for nature conservation enhancement on the Phase 2 site has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and 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.*

**110) UNI**

62) No development above first floor slab level of the Phase 2 Residential Buildings until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping for the Phase 2 site including the areas described as 'Circus Court' which shall include edible landscaping/food growing, hard surfacing, boundary treatments, steps, walls and seating areas, planting of the development, wind mitigation in the form of tree planting, 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.*

**111) UNI**

63) No work shall take place above the first floor slab level of any of the Phase 2 Residential Buildings, until details of the construction of the green roofs for the Phase 2 Residential Buildings have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix and maintenance details. The scheme shall then be carried out in accordance with the approved details.

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

**112) UNI**

64) Post completion of the Phase 2 Residential Buildings, but prior to occupation of the Phase 2 Residential Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate how the Phase 2 Residential Buildings at all storeys and facades have been glazed and ventilated so the noise levels internally at Phase 2 Residential Buildings comply with the levels in British Standard 8233:2014. If the additional noise survey and report shows that the levels in the British Standard 8233:2014 are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the levels in the British Standard 8233:2014 shall be submitted to and approved in writing prior to first occupation of the Phase 2 Residential Buildings.

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

**113) UNI**

65) Post completion of the Phase 2 Residential Buildings, but prior to occupation of the Phase 2 Residential Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that noise levels from the lifts assessed internally for rooms within the Stage 2 Residential Buildings comply with the levels in British Standard 8233:2014. If the additional noise survey and report shows that the levels in the British Standard 8233:2014 are not met then an additional report detailing the

mitigation measures to be installed including a further test carried out to demonstrate compliance with the levels in the British Standard 8233:2014 shall be submitted to and approved in writing prior to first occupation of the Phase 2 Residential Buildings.

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

**114) UNI**

66) Post completion of the Phase 2 Residential Buildings, but prior to occupation of the Phase 2 Residential Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the Party Walls/Floors between the plant rooms/substations/bin stores and residential areas has achieved an airborne sound insulation value of 5dB better than that specified in Approved Document E of the Building Regulations.

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

**115) UNI**

67) Post completion of the Phase 2 Residential Buildings, but prior to occupation of the Phase 2 Residential Buildings, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the Party Walls/Floors between the commercial units and residential areas has achieved an airborne sound insulation value of 5dB better than that specified in Approved Document E of the Building Regulations.

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

**BH2014/03845**

**Brighton Police Station John Street Brighton**

Erection of new glazed main entrance and brise soleil to front elevation. Erection of extension to provide a new core within the existing wings. Erection of elevated deck above existing car park to provide a temporary site compound. Refurbishment works including installation of replacement windows and cladding and associated alterations.

**Applicant:** The Police and Crime Commissioner for Sussex

**Officer:** Wayne Nee 292132

**Approved on 18/03/15 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.*

**3) UNI**

The temporary elevated deck hereby approved shall be permanently removed by the 1st August 2018 or upon completion of the development hereby approved, whichever is the sooner, and following the removal of the deck the ground level parking spaces shall be restored to their former condition.

*Reason: The structure hereby approved is not considered suitable as a permanent form of development and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.*

**4) UNI**

Notwithstanding the details shown in the approved drawings, no development



shall commence until details of a revised ramp design, appropriate signage, and full details of the layout of the access routes and parking area on the raised deck, have been submitted to and approved in writing by the Local Planning Authority. The ramp, deck and scheme shall be carried out in accordance with the approved details and shall be retained as such until the deck is removed.

*Reason: To ensure the development provides for the operational needs of the development through the construction period and to comply with Local Plan policy TR1, TR19 and SPG4.*

#### **5) UNI**

No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the site during construction works, and following the completion of construction works have been submitted to and approved in writing by the Local Planning Authority. The approved disabled parking for the duration of construction works shall be implemented and made available for use at all times within 3 months of works commencing. The approved disabled parking which is proposed to remain following the completion of construction works shall be scheme implemented and made available for use within three months of 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**

No development shall take place until a Construction Traffic Management Plan which includes:-

- (a) Details of construction traffic routes to and from the site;
  - (b) A construction programme with forecast vehicle movements;
  - (c) Details of where deliveries will load and unload and delivery vehicle types;
  - (d) A Travel Plan for construction workers;
  - (e) Details of parking provision for construction vehicles / workers and visitors;
- has been submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved Plan shall be enacted for the duration of the construction works.

*Reason: In the interests of amenity and highway safety, to comply with policies QD27, SU10, SR18, SU9 and TR7 of the Brighton & Hove Local Plan.*

#### **7) UNI**

No development shall take place until a scheme of highway works to implement a suitable footway including dropped kerbs and tactile paving at all the sites vehicular access points on Kingswood and William Street has been submitted to and approved in writing by the local planning authority. No parts of the proposed development shall be occupied until the approved highway works have been carried out in accordance with the approved scheme.

*Reason: To ensure that there suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.*

#### **8) UNI**

Plan Type	Reference	Version	Date Received
Existing Site Plan	ES0012-AL-C-LOC-002	TP2	25/11/2014
Existing Lower Basement Plan	ES0012-AL-C-PL-01	TP1	14 November 2014
Existing Upper Basement Plan	ES0012-AL-C-PL-02	TP1	14 November 2014
Existing Ground Floor Plan	ES0012-AL-C-	TP1	14 November 2014

	PL-03		
Existing First Floor Plan	ES0012-AL-C-PL-04	TP1	14 November 2014
Existing Second Floor Plan	ES0012-AL-C-PL-05	TP2	25/11/2014
Existing Third Floor Plan	ES0012-AL-C-PL-06	TP2	25/11/2014
Existing Fourth Floor Plan	ES0012-AL-C-PL-07	TP2	25/11/2014
Existing East Elevation	ES0012-AL-C-EL-01	TP1	14 November 2014
Existing North Elevations	ES0012-AL-C-EL-02	TP1	14 November 2014
Existing West Elevation	ES0012-AL-C-EL-03	TP2	25/11/2014
Existing South Elevation	ES0012-AL-C-EL-04	TP1	14 November 2014
Existing Elevations 05 & 06	ES0012-AL-C-EL-05-06	TP1	14 November 2014
Existing Elevation 07	ES0012-AL-C-EL-07	TP1	14 November 2014
Existing South Elevation	ES0012-AL-C-EL-08	TP1	14 November 2014
Proposed East Elevation (1)	ES0012-AL-C-EL-101	TR2	25/11/2014
Proposed South Elevation (8)	ES0012-AL-C-EL-102	TP2	25/11/2014
Proposed North Elevation (1)	ES0012-AL-C-EL-103	TP2	25/11/2014
Proposed West Elevation (4 & 5)	ES0012-AL-C-EL-104	TP2	25/11/2014
Proposed West Elevation	ES0012-AL-C-EL-104	TP2	20/02/2015
Proposed Lower Basement Floor Plan	ES0012-AL-C-PL-08	TP1	14/11/2014
Proposed Upper Basement Floor Plan	ES0012-AL-C-PL-09	TP2	25/11/2014
Proposed Ground Floor Plan	ES0012-AL-C-PL-10	TP1	14/11/2014
Proposed First Floor Plan	ES0012-AL-C-PL-11	TP1	14/11/2014
Proposed Second Floor Plan	ES0012-AL-C-PL-12	TP2	25/11/2014
Proposed Third Floor Plan	ES0012-AL-C-PL-13	TP2	25/11/2014
P2	ES0012-AL-C-PL-14	TP2	25/11/2014

### 9) UNI

The hereby approved external cladding shall be implemented in accordance with the sample panels submitted on 7 January 2015.

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

**BH2014/03871****1 William Street Brighton**

Replacement of existing aluminum windows, alterations to ramp entrance and other associated alterations.

**Applicant:** Sussex Police Authority

**Officer:** Mark Thomas 292336

**Approved on 12/03/15 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	ES0012-AL-C-LOC-002	Rev. TP4	8th December 2014
Existing and proposed elevations	ES0012A-AL-C-EL-01	Rev. TP4	26th February 2015
Existing floor plan	ES0012A-AL-C-PL-01	Rev. TP2	12th December 2014
Proposed floor plan	ES0012A-AL-C-PL-02	Rev. TP4	8th December 2014
Window brochure by 'Sapa'	-	-	18th November 2014
Roller shutter detail	3690/PL308	Rev. A	10th March 2015

**BH2015/00056****St Lukes Primary School Queens Park Rise Brighton**

Replacement of 8no UPVC windows with timber windows (part retrospective).

**Applicant:** St Lukes Primary School

**Officer:** Paul Earp 292454

**Approved on 13/03/15 DELEGATED**

**1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	327/01	P1	09 January 2015
Block Plan	327/02	P1	09 January 2015
South-west elevation - existing and proposed window elevations and details.	327/03	P1	09 January 2015
South-east elevation - existing and proposed window elevations.	327/04	P1	09 January 2015
Floor plans	327/05	P1	16 January 2015

**BH2015/00095****St Lukes Primary School Queens Park Rise Brighton**

Replacement of 8no UPVC windows with timber windows (part retrospective).

**Applicant:** St Lukes Primary School**Officer:** Paul Earp 292454**Approved on 13/03/15 DELEGATED****1) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	327/01	P1	12 January 2015
Block Plan	327/02	P1	12 January 2015
South-west elevation - existing and proposed window elevations and details.	327/03	P1	12 January 2015
South-east elevation - existing and proposed window elevations.	327/04	P1	12 January 2015
Floor plans	327/05	P1	16 January 2015

**BH2015/00165****35 Park Street Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Trevor Challenger**Officer:** Luke Austin 294495**Approved on 18/03/15 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
Block and Location Plans	236.100	-	20/01/2015
Existing Floor Plans, Section and Elevations	236.01	-	20/01/2015
Proposed Floor Plans, Section and Elevations	236.03	-	20/01/2015

**BH2015/00236****Flat 2 19 Atlingworth Street Brighton**

Internal alterations to layout of flat.

**Applicant:** Mr & Mrs J Pickering**Officer:** Luke Austin 294495**Approved on 25/03/15 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 details of the new external boiler vent have been submitted to and approved in writing by the Local Planning Authority. The works shall take place in strict accordance with the agreed details.

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

**3) UNI**

No works shall take place until details of the cupboard to the rear bedroom have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the existing window will not be altered and will not be partitioned from the cupboard. The works shall take place in strict accordance with the agreed details.

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

**4) UNI**

No additional pipes or flues shall be fixed to or penetrate any external elevation of the building; any redundant pipes or flues shall be removed and the masonry made good in materials and finishes to match the surrounding fabric.

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

**BH2015/00428**

**222 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 4.79m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

**Applicant:** Mr Jonathan Dillon

**Officer:** Haydon Richardson 292322

**Prior Approval is required and is refused on 18/03/15 DELEGATED**

**ROTTINGDEAN COASTAL**

**BH2013/03955**

**32 - 34 Arundel Road Brighton**

Demolition of existing shop and flat above and erection of three storey building with basement creating 4no two bedroom maisonettes.

**Applicant:** Richards Properties

**Officer:** Sue Dubberley 293817

**Refused on 13/03/15 COMMITTEE**

**1) UNI**

The Health and Safety Executive have advised against the proposed development due to the density and scale of the development proposed and the proximity of the site to a Major Hazardous Installation in the form of the Black Rock gas holder site. The proposal is therefore contrary to policy SU12 of the Brighton and Hove Local Plan.

**2) UNI2**

The proposed building by reason of its scale, height and design would have an incongruous and excessively prominent appearance when viewed in conjunction

with the buildings to either side and the wider street scene. The proposal fails to demonstrate a high standard of design and architecture and fails to pay respect to the context of the site. The development is therefore contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan.

### **3) UNI3**

The proposed residential units would provide an unacceptably poor standard of accommodation due to their cramped layouts and small room sizes. The proposed kitchen areas are particularly small in relation to the two-bedroom units proposed. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan which seeks to ensure an acceptable standard of amenity for future residents.

### **BH2014/02893**

#### **15 Welesmere Road Rottingdean Brighton**

Erection of detached four bedroom dwelling with associated landscaping and access.

**Applicant:** Pam Collings

**Officer:** Guy Everest 293334

**Refused on 24/03/15 DELEGATED**

### **1) UNI**

The development, by reason of its siting, footprint and scale, would be out of character with the pattern of surrounding development and would appear an overly prominent and incongruous structure in this backland location. The development would appear unduly prominent in strategic views into and from the adjoining South Downs National Park and would fail to emphasise and enhance the positive qualities and characteristics of the area. The proposal is therefore contrary to policies QD1, QD2, QD4, NC7 and NC8 of the Brighton and Hove Local Plan and this harm outweighs the benefit provided by an additional residential unit.

### **BH2014/03310**

#### **Waldegrave Court Westfield Avenue Saltdean Brighton**

Erection of 3no. two bedroom dwellings with associated parking, cycle stores and associated landscaping.

**Applicant:** Homemakers of Brighton Ltd

**Officer:** Sue Dubberley 293817

**Refused on 26/03/15 DELEGATED**

### **1) UNI**

The proposal is considered to be an over intensive use of the site and represents over-development resulting in 'town cramming' and a density of development in excess of what might reasonably be expected to be achieved on this site. The development would consequently be out of keeping with the prevailing character of the area. This harm is therefore considered to outweigh the benefit provided by the additional dwellings. The proposal is thereby contrary to policies QD1, QD2, QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

### **2) UNI2**

The design is not considered acceptable in urban design terms and it is considered that a more contextual approach is required. The redevelopment with the garages remaining in situ is not considered to be an appropriate urban design solution to the site. The development would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **3) UNI3**

The proposed development would result in an unacceptable increase in height and mass, particularly on the side northern boundary, which would be unneighbourly, overbearing and result in an increased sense of enclosure, and

loss of outlook for neighbouring occupiers which adjoin the site. The proposed development is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2014/03401**

**East Brighton Golf Club Roedean Road Brighton**

Certificate of lawfulness for proposed conversion of existing 2no bedroom self-contained flat into 4 no bedrooms with en suite facilities.

**Applicant:** Robert Claxton  
**Officer:** Guy Everest 293334  
**Approved on 20/03/15 DELEGATED**

**BH2014/03814**

**Highbury House Steyning Road Rottingdean Brighton**

Conversion of existing store room into an additional bedroom with revised fenestration.

**Applicant:** South Care Homes T/A Highbury House Nursing Home  
**Officer:** Robert Hermitage 290480  
**Approved on 12/03/15 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
Block Plan	-	-	11th November 2014
Existing Ground Floor Plan	2386/1001	-	11th November 2014
Existing First Floor Plan	2386/1002	-	11th November 2014
Existing Elevations	2386/1003	-	11th November 2014
Proposed Ground Floor Plans	2386/2001	-	11th November 2014
Proposed Elevations	2386/2002	-	11th November 2014

**BH2014/03877**

**Unit 2 Boardwalk Level Waterfront Brighton Marina Brighton**

Subdivision of existing restaurant unit (A3) into two restaurant units (A3) with associated alterations including installation of new shop front and creation of outdoor seating area with a steel and glazed balustrade.

**Applicant:** Land Securities  
**Officer:** Adrian Smith 290478  
**Approved on 17/03/15 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 Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), units 2A & 2B as detailed on the submitted plans shall be used as restaurants only and not as a public house or bar. No intoxicating liquor shall be sold or supplied except to persons taking meals on the premises and seated at tables. Meals means food cooked or prepared and purchased on the premises.

*Reason: In the interests of residential amenity in accordance with policy QD27 of the Brighton and Hove Local Plan.*

**3) UNI**

The Class A3 uses hereby permitted at units 2A and 2B shall not be open at any time between 0230 and 0900 on any day.

*Reason: To protect the amenities of neighbouring residents in accordance with policy QD27 of the Brighton and 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	1217/P(--) 01	P1	18/11/2014
Existing plan	1217/P(--) 10	P1	18/11/2014
Existing second floor plan	1217/P(--) 11	P1	18/11/2014
Existing elevation	1217/P(--) 50	P1	18/11/2014
Existing section A-A	1217/P(--) 60	P1	18/11/2014
Proposed block plan	1217/P(--) 100	P2	04/03/2015
Proposed plan	1217/P(--) 110	P2	04/03/2015
Proposed second floor plan	1217/P(--) 111	P1	18/11/2014
Proposed elevation	1217/P(--) 150	P2	04/03/2015
Proposed section A-A	1217/P(--) 160	P2	04/03/2015

**BH2014/03878**

**26 Lewes Crescent Brighton**

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 5 of application BH2014/00593.

**Applicant:** 26 Lewes Crescent Ltd  
**Officer:** Andrew Huntley 292321

**Approved on 24/03/15 DELEGATED**

**BH2014/03933**

**Saltdean Primary School Chilington Way Saltdean Brighton**

Demolition of two existing single storey classroom blocks and erection of a new two storey teaching block with link corridor, new two storey classroom extension, hall extension, infill staff room extension and other associated works.



**Applicant:** Brighton & Hove Council  
**Officer:** Kathryn Boggiano 292138

**Approved on 12/03/15 COMMITTEE**

**1) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, within 6 months of the date of the first occupation of the two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a minimum Simple Building BREEAM rating of 50% in energy and water sections of Simple Buildings 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*

**2) UNI**

The two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, hereby approved shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**3) 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.*

**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
Ash Partnership Ecological Appraisal Report		Nov 2014	24 November 2014
Existing site layout 1 of 2	023		2 December 2014
Existing site layout 2 of 2	024		2 December 2014
Existing building plans	005		21 November 2014
Existing elevations	006	A	2 December 2014
Existing floor plans	070		21 November 2014
Existing classroom block elevations	054		2 December 2014
Existing hall and staff room extensions	049		2 December 2014
Proposed site plan	008	A	15 December 2015
Proposed block plan	009	A	15 December 2014
Proposed floor plans	071		21 November 2014
External works	025		21 November 2014
Access and phasing plan	030	A	15 December 2014

Lower ground floor model 1 of 2	010		21 November 2014
Lower ground floor model 2 of 2	011		21 November 2014
Upper ground floor plans 1 of 4	015		21 November 2014
Upper ground floor plans 2 of 4	016		21 November 2014
Upper ground floor plans 3 of 4	017		21 November 2014
Upper ground floor plans 1 of 4	018		21 November 2014
Roof plan 1 of 2	020		21 November 2014
Roof plan 2 of 2	021		21 November 2014
Main extension elevations	045		21 November 2014
Main extension proposed sections (1 of 3)	040		21 November 2014
Main extension proposed sections (2 of 3)	041		21 November 2014
Main extension proposed sections (3 of 3)	042		21 November 2014
Classroom block elevations	055		21 November 2014
Hall and staff room extension	050		21 November 2014
External works	190		23 February 2014
External works demolition plan	190		23 February 2015
External works staff parking setting out	029		23 February 2014
Tree protection plan	733		24 February 2015
Site plan	001	A	2 December 2014

#### **5) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the development shall take place in accordance with the Breeding Bird Mitigation Measures detailed within paragraphs 4.12 to 4.14 of the Ash Partnership Ecological Appraisal Report received on the 24 November 2014.

*Reason: To ensure that nesting birds are protected during the development and to comply with policy QD18 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The Nature Area in the western corner of the school site shall be protected in accordance with the measures contained within paragraph 4.11 of the Ash Partnership Ecological Appraisal Report received on the 24 November 2014.

*Reason: To ensure that ecology is protected on site and to comply with policy QD17 of the Brighton & Hove Local Plan.*

#### **7) UNI**

The surface of the new 5 space vehicular car park hereby approved shall be made of porous materials and retained as such thereafter.

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

#### **8) UNI**

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 21 November 2014.

*Reason: To ensure that the development would include the re-use of limited*

*resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**9) UNI**

The development hereby permitted shall be constructed in full accordance with the Construction Environmental Management Plan (CEMP) submitted on 11 March 2015 unless otherwise approved in writing by the Local Planning Authority.  
*Reason: To ensure highway safety and that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies TR7, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**10) UNI**

No development shall take place on the two storey main extension hereby approved and shown on plans 040, 041, 042 and 045 received 21 November 2014, and no excavations other than the removal of the top soil shall take place with regard to the proposed 5 vehicular space car park, until the developer has secured the implementation of a programme of below ground 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 shall be carried out entirely in accordance with the approved written scheme.

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

**11) UNI**

No development shall commence until the fences for the protection of the trees to be retained have been erected in accordance with the submitted tree protection plan referenced 733 received on 24 February 2014. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

**12) UNI**

No development shall take place on the external envelope of any of the extensions hereby approved until samples of the materials for that particular extension (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.*

**13) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, within 6 months of commencement of development on the main two storey extension hereby approved and shown on plans 040, 041, 042 and 045 received 21 November 2014, BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum Simple Building BREEAM rating of 50% in energy and water sections of Simple Building BREEAM assessment within overall 'Very Good' 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 &*

**14) UNI**

Within 6 months of commencement of development on the main two storey extension hereby approved and shown on plans 040, 041, 042 and 045 received 21 November 2014, a scheme for landscaping, which shall include hard surfacing, grass-crete/porous materials for the new car park, boundary treatments, planting of the development including replacement tree and hedge planting, and a management plan for the Nature Area in the western corner of the site, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented and managed fully in accordance with the approved details.

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

**15) UNI**

Within 4 months of the date of this permission, a scheme for nature conservation enhancement, which details the location and specification of the bird and bat boxes detailed within paragraphs 4.18 and 4.21 of the Ash Partnership Ecological Appraisal Report received on the 24 November 2014 shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

*Reason: To ensure that the scheme makes appropriate provision for ecological enhancements in the form of bat and bird boxes and to comply with policy QD18 of the Brighton & Hove Local Plan.*

**16) UNI**

The two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, shall not be occupied until the Archaeological Site Investigation and Post Investigation Assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

**17) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, shall not be occupied until the photovoltaics shown on plan referenced 020 received 21 November 2014 have been fully installed.

*Reason: To ensure that the development incorporates renewable energy infrastructure and to comply with policy SU2 of the Brighton & Hove Local Plan.*

**18) UNI**

The two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, shall not be occupied until the new car parking areas as shown on plan 030 A received on 15 December 2014 and plan referenced 029 received on 24 February 2014, have been laid out and made available for the parking of vehicular cars. The new car parking areas 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.*

**19) UNI**

The two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, shall not be occupied until a highway infrastructure scheme detailing improvements to footways and pedestrian crossing facilities in the vicinity of the site, waiting restrictions on Lustrells Vale and signage at the junction of School Lane with Lustrells Vale has been implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1, TR8, TR11 and QD28 of the Brighton & Hove Local Plan.*

**20) UNI**

The development hereby permitted shall not be occupied until details of secure cycle parking and motor 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.*

**21) UNI**

The two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014, hereby approved shall not be occupied until a School Travel Plan for the development has been submitted and approved by the Local Planning Authority. The School Travel Plan shall be approved in writing by the Local Planning Authority prior to occupation of the development hereby permitted and shall thereafter be retained for use at all times.

*Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.*

**22) UNI**

The landscaping scheme required by condition 12 shall be carried out in the first planting and seeding season following the first occupation of the two storey main extension shown on plans 040, 041, 042 and 045 received 21 November 2014. Any new trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

**BH2014/04169**

**107 Marine Drive Rottingdean Brighton**

Demolition of existing dwelling and outbuildings and erection of three storey building to provide 9no flats accessed from Chailey Avenue with associated landscaping, parking, cycle and bin storage.

**Applicant:** PVJ Developments Ltd

**Officer:** Wayne Nee 292132

**Refused on 31/03/15 DELEGATED**

**1) UNI**

The development, by reason of its flat roofed design, would have significantly more mass and bulk at a higher level than the existing building and would have a materially greater visual impact on the street scene. The additional mass and bulk at first floor level in close proximity to the side boundaries of the site would

result in a building which would not be in sympathy with nearby buildings. The development, by reason of its design, mass and bulk would appear an overly dominant and intrusive addition to the street scene and would be of detriment to the character and appearance of the street scene and surrounding area. The development would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood. This harm outweighs the benefit provided by the proposal, which is contrary to Local Plan policies QD1, QD2, QD3 and QD5.

## **2) UNI2**

The development, by reason of its siting, mass and bulk, would be overbearing and result in a harmful loss of light for occupants of 109a Marine Drive. The off-street parking to the rear of the building would be in close proximity to residential gardens at 109 Marine Drive and 1 Chailey Avenue and would result in increased noise and disturbance for occupants of these adjoining properties, to the detriment of their residential amenity. This harm outweighs the benefit provided by the proposal, which is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2015/00111**

#### **2 Perry Hill Saltdean Brighton**

Erection of single storey side extension.

**Applicant:** Mr & Mrs Izzard

**Officer:** Chris Swain 292178

**Refused on 12/03/15 DELEGATED**

## **1) UNI**

The proposed development would visually unbalance the adjoined pair of dwellings and would have a detrimental impact on the uniform character and appearance of the eastern side of the Perry Hill streetscene. The proposal would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

### **BH2015/00141**

#### **14 Church Place Brighton**

Removal of non original wall and enlargement of existing fire place.

**Applicant:** Miss Karen Keane

**Officer:** Astrid Fisher 292337

**Refused on 19/03/15 DELEGATED**

## **1) UNI**

The proposed works, which would result in the loss of the cast iron insert and would increase the size of the fireplace opening, would result in the loss of historic fabric with the insertion of a structural steel representing an alien insertion to the listed building. The proposal would harm the special architectural and historic interest of the Grade II Listed Building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2015/00563**

#### **6 Looes Barn Close Saltdean Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

**Applicant:** Mr & Mrs P Leak

**Officer:** Astrid Fisher 292337

**Prior approval not required on 01/04/15 DELEGATED**

## **WOODINGDEAN**

### **BH2015/00086**

#### **132 Kipling Avenue Brighton**

Erection of 1no three bed end of terrace dwelling with associated alterations.

**Applicant:** Mr Bradley Edison

**Officer:** Chris Swain 292178

#### **Approved on 23/03/15 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**

The external finishes of the new dwellinghouse, hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, No.132 Kipling Avenue.

*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**

Notwithstanding the internal layout indicated on drawing 512/01A, the dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to first occupation and shall be retained as such thereafter.

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

##### **5) UNI**

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

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

##### **6) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

##### **7) UNI**

No 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.*

**8) UNI**

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

**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
Proposed plans and elevations, site plan and block plan	512/01	B	14 January 2015
Existing plans and elevations	512/02	A	14 January 2015
Site layout / tree plan	512/03		14 January 2015

**10) UNI**

The first floor window to the side elevation of the development hereby permitted shall be obscure glazed and thereafter permanently retained as such.

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

**BH2015/00170**

**3 Rudyard Road and Land North of 1 and 3 Rudyard Road Brighton**

Erection of pair of semi-detached houses (1 x 4 bed and 1 x 4 bed with outbuilding in rear garden) with associated landscaping, parking and cycle storage.

**Applicant:** P L Projects

**Officer:** Andrew Huntley 292321

**Refused on 26/03/15 DELEGATED**

**1) UNI**

The proposed dwellings would be clearly visible from Rudyard Road and their overly dominant scale, mass, depth and bulk would cause harm to the established character of the surrounding area and appear visually dominant and overbearing within the streetscene. Consequently the proposal represents an excessively scaled and bulky proposal, out of keeping with its surroundings, to the detriment of the character of the area and the visual appearance of the streetscene. As such it would be contrary to policies QD1, QD2 and QD3 of the Brighton and Hove Local Plan (2005), as well as emerging policy CP12 of the City Plan.



## **2) UNI2**

The proposal, by reason of its two-storey height, depth and proximity to the shared boundaries with 5 Rudyard Road, would represent an un-neighbourly and overbearing development which would have a detrimental impact on sunlight/daylight and outlook to 5 Rudyard Road. This harm outweighs the benefit provided by the proposal. Therefore, the proposal would cause significant harm to neighbouring amenity and thus would be contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2015/00479**

#### **84 Cowley Drive Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.5m.

**Applicant:** Mr Andrew Gatt

**Officer:** Luke Austin 294495

**Prior approval not required on 26/03/15 DELEGATED**

## **BRUNSWICK AND ADELAIDE**

### **BH2014/03175**

#### **Palmeira Mansions 29 Church Road Hove**

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 12/03/15 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 to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

#### **3) UNI**

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

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

#### **4) 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.*

#### **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**

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

**7) 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.*

**8) UNI**

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

*Reason: To ensure that the development is car-free and to comply with policies SU2 and HO7 of the Brighton & Hove Local Plan.*

**9) UNI**

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

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

**10) UNI**

The development hereby permitted shall be carried out in accordance with 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	A408/01	E	19th September 2014
Existing Floor Plans	A408/02	D	19th September 2014
Proposed Floor Plans	A408/03	F	10th November 2014
Existing Elevations / Section	A408/04	B	19th September

			2014
Proposed Elevations	A408/05	D	10th November 2014

### 11) 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **BH2014/03928**

#### **Flat 1 36 Brunswick Terrace Hove**

Replacement of existing satellite dish to roof (Part retrospective).

**Applicant:** Mr Sam Taylor

**Officer:** Astrid Fisher 292337

**Refused on 18/03/15 DELEGATED**

#### 1) UNI

The satellite dish and associated external cabling are clearly visible from street level and have a harmful impact on the historic character and appearance of the exterior of the Grade I Listed Building and the character and appearance of the Brunswick Town Conservation Area. The proposal is therefore contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

### **BH2014/03929**

#### **Flat 1 36 Brunswick Terrace Hove**

Replacement of existing satellite dish to roof and replacement of existing internal door to flat (Part retrospective).

**Applicant:** Mr Sam Taylor

**Officer:** Astrid Fisher 292337

**Refused on 19/03/15 DELEGATED**

#### 1) UNI

The satellite dish and associated external cabling are clearly visible from street level and have a harmful impact on the historic character and appearance of the exterior of the Grade I Listed Building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2014/04336**

#### **Sussex House 130 Western Road Hove**

Change of use of mezzanine and first floors from office space (B1) and creche to residential (C3). Reconfiguration of existing residential units and creation of additional 9no residential units at upper floors to be included on mezzanine, first, second and third floors. Replacement of roof to facilitate provision of accommodation at penthouse level and other associated external alterations.

**Applicant:** Alzaidi Ltd

**Officer:** Guy Everest 293334

**Approved on 18/03/15 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 vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

## **3) UNI**

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.*

## **4) UNI**

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

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

## **5) UNI**

No development shall take place until samples of the balcony balustrades, which shall be etched glass, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

## **6) UNI**

No development shall take place until further details, which shall include section drawings at a 1:20 scale, of the proposed balcony structures and vertical privacy screens, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

## **7) UNI**

Notwithstanding the approved plans no development shall take place until a scheme for obscurely glazing the lower half of all window openings at first, second and third floor levels in the north and west facing elevations to the rear of the building has been submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall be implemented in accordance with the agreed details prior to first occupation of the residential units and shall be retained as such thereafter.

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

## **8) UNI**

No development shall take place until details of privacy screening to a height of at least 1.5 metres (above terrace level) to the northern boundary of roof terraces at fourth floor level have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be implemented in accordance with the agreed details prior to first occupation of the residential units and shall be retained as such thereafter.

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

## **9) UNI**

No development shall take place until a written scheme of how and where ventilation will be provided to the south-facing rooms within the development, including specifics of where the clean air is drawn from and the acoustic protection to be provided, has been submitted to and approved in writing by the local planning authority. The soundproofing shall be carried out in accordance with the approved details prior to the first occupation of the approved residential units.

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

**10) UNI**

No development shall take place until details of soundproofing between the ground floor commercial unit and the hereby approved residential units at mezzanine level have been submitted to and approved in writing by the Local Planning Authority. The soundproofing shall be carried out in accordance with the approved details prior to the first occupation of the approved residential units at mezzanine level.

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

**11) UNI**

Notwithstanding the submitted plans the development hereby permitted shall not be occupied until a revised on-site car parking layout has been submitted to and approved in writing by the Local Planning Authority. The revised layout shall allow for the provision of an accessible on-site disabled parking space to recognised standards. The on-site parking shall thereafter be implemented in accordance with the agreed details and made available for use prior to the occupation of the development, and shall thereafter be retained for use at all times.

*Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR4 and TR18 of the Brighton & Hove Local Plan.*

**12) UNI**

No development shall take place until further details of the secure cycle parking facilities to be provided for use by the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**13) UNI**

The 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.*

**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**

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.*

**16) 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	2077 (11)001	/	22/12/2014
Existing Basement Plan	2077(20)000	/	22/12/2014
Existing Ground Floor Plan	2077(20)001	/	22/12/2014
Existing Mezzanine / Upper Ground Plan	2077(20)002	/	22/12/2014
Existing First Floor Plan	2077(20)003	/	22/12/2014
Existing Second Floor Plan	2077(20)004	/	22/12/2014
Existing Third Floor Plan	2077(20)005	/	22/12/2014
Existing Fourth Floor Plan	2077(20)005	/	22/12/2014
Existing Roof Plan	2077(20)005	/	22/12/2014
Existing East, South and West Elevations	2077(30)000	/	22/12/2014
Existing Courtyard Elevations	2077(30)001	/	22/12/2014
Proposed Basement Plan	2077(21)100	A	22/12/2014
Proposed Ground Floor Plan	2077(21)101	B	22/12/2014
Proposed Mezzanine / Upper Ground Floor Plan	2077(21)102	A	22/12/2014
Proposed First Floor Plan	2077(21)103	A	22/12/2014
Proposed Second Floor Plan	2077(21)104	A	22/12/2014
Proposed Third Floor Plan	2077(21)105	A	22/12/2014
Proposed Fourth Floor Plan	2077(21)106	A	22/12/2014
Proposed Roof Plan	2077(21)107	A	22/12/2014
Proposed East, South & West Elevations	2077(31)000	A	05/01/2015
Proposed Courtyard Elevations	2077(31)001	/	22/12/2014

**BH2015/00232**

**31 & 33 Selborne Road Hove**

Conversion of roof space to form 1no two bedroom flat (C3) incorporating 2no rear dormers, 4no rear rooflights, 2no flat roof rooflights and 4no side rooflights.

**Applicant:** Hardwick Hartley

**Officer:** Liz Arnold 291709

**Refused on 23/03/15 DELEGATED**

**1) UNI**

The layout of the proposed residential unit would provide an inadequate and poor standard of accommodation, with a cramped and confined internal environment to the rear bedroom and limited outlook, ventilation and natural lighting to the front bedroom. As such the proposal would fail to provide adequate living conditions for future occupants contrary to policy QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal, by reason of the excessive number of rooflights within the rear roofslopes, would result in visual clutter to the rear of the property. The visual clutter to the rear roofslopes by reason of the number of rooflights proposed is further exacerbated when viewed in conjunction with the proposed two rear dormer windows. As such the proposal would be of detriment of the character and appearance of the parent properties, the pair of semi-detached properties and the wider area including the surrounding Willett Estate Conservation Area, contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**3) UNI3**

The insertion of 2 rooflights to the side roofslope of both no. 31 and 33 Selborne Road would result in visual clutter to the side roofslopes and would be of detriment to the visual amenities of the parent properties, the pair of semi-detached properties, the Selborne Road streetscene and the wider area, especially the surrounding Willett Estate Conservation Area, contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2015/00301**

**9b Little Western Street Hove**

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

**Applicant:** Mr & Mrs Brading

**Officer:** Liz Arnold 291709

**Refused on 24/03/15 DELEGATED**

**1) UNI**

The proposed terrace, as a result of its siting on the flat roof of the dwelling and its proposed design, which includes the use of timber, would result in a development that adds visual clutter to the roof and rear of the of the property and a development that would appear as an incongruous and unsympathetic addition to the parent property and associated terrace. The proposal would be of detriment to the visual amenities of the parent property, the related terrace, the Little Western Street and Western Road streetscenes and the wider Brunswick Town Conservation Area, contrary to polices QD14 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

**CENTRAL HOVE**

**BH2014/04069**

**Flat 1 23 Hova Villas Hove**

Replacement of existing timber framed windows and door with UPVC.

**Applicant:** Ms Heather Robinson

**Officer:** Mark Thomas 292336

**Refused on 19/03/15 DELEGATED**

### **1) UNI**

The proposed use of UPVC units with their artificial appearance and bulky appearance would relate poorly to the prevailing historical and architectural character and appearance of the streetscene and the wider Cliftonville Conservation Area. As such, the proposals would result in significant harm to the visual amenity of the locality, contrary to policies QD14 and HE6 and SPD12: Design Guide for Extensions and Alterations.

### **BH2014/04147**

#### **St Andrews C of E School Belfast Street Hove**

Erection of two storey teaching extension and extensions to hall, kitchen and reception class with main entrance alterations and associated external works including alterations to parking and landscaping.

**Applicant:** Brighton & Hove Council

**Officer:** Andrew Huntley 292321

#### **Approved on 18/03/15 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**

The development hereby permitted shall not be commenced until a scheme detailing the full design and layout and changes to the proposed Haddington Street car park to provide a clear and logical pedestrian route to the rear of the parking spaces has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been implemented.

*Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1, TR7, TR8 and TR11 of the Brighton & Hove Local Plan.*

### **3) UNI**

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure highway safety and that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies TR7, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

### **4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order amending, revoking or re-enacting that order), no buildings, moveable structures, works, plant, machinery, access, storage of vehicles, equipment or materials or other use in connection with the carrying out of the development hereby permitted shall be permitted on the playing field shown edged on Drawing No. 001 Rev A.

*Reason: To protect playing field from damage, loss or availability of use and to accord with Development Plan Policy SR20 of the Brighton & Hove Local Plan.*

### **5) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be constructed using the external materials submitted to the Local Planning Authority on the 13.02.2015.



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

**6) UNI**

The first floor windows on the eastern elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass up to 1.7m above the internal floor level and thereafter permanently retained as such.

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

**7) UNI**

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

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

**8) UNI**

Prior to the installation of the brise soleil on the southern elevation of the development hereby permitted full details of the brise soleil including 1:20 scale elevational drawings and sections shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

**9) 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.*

**10) UNI**

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

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

**11) UNI**

The development hereby permitted shall not be occupied until a School Travel Plan for the development has been submitted and approved by the Local Planning Authority. The School Travel Plan shall be approved in writing by the Local Planning Authority prior to occupation of the development hereby permitted and shall thereafter be retained for use at all times.

*Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.*

**12) UNI**

The development hereby permitted shall not be occupied until improvements to footways and pedestrian crossing facilities in the vicinity of the site have been implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1, TR8, TR11 and QD28 of the Brighton & Hove Local Plan.*

**13) UNI**

The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

**14) UNI**

The development hereby permitted shall not be occupied until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

**15) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of 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.*

**16) UNI**

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 09.12.2014.

*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 development hereby permitted shall not be occupied 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.*

**18) UNI**

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

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

**19) UNI**

Within 3 months of the first occupation of the development hereby permitted, the temporary classroom within the north western car park shall be removed unless otherwise agreed in writing by the Local Planning Authority.

*Reason: The siting of the temporary classroom in the north western has a detrimental impact on the character and appearance of the area and is only acceptable due to the temporary nature of its siting in this location. The removal of the temporary classroom is required to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

**20) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Plan	001	B	21.01.2015
Block Plan	002	B	21.01.2015
Ownership Plan	003		09.12.2014
Existing Ground Floor Plan	005		09.12.2014
Existing First Floor Plan	006		09.12.2014
Existing Roof Plan	007		09.12.2014
Proposed Phasing Plan	008		09.12.2014
Existing External Works Plan	009		18.12.2014
Existing Elevations	010		18.12.2014
Proposed Site Sections	012		09.12.2014
Proposed Ground Floor Plan 1 of 3	020		09.12.2014
Proposed Ground Floor Plan 2 of 3	021		09.12.2014
Proposed Ground Floor Plan 3 of 3	022		09.12.2014
Proposed First Floor Plan 1 of 3	022		09.12.2014
Proposed First Floor Plan 2 of 3	024		09.12.2014
Proposed First Floor Plan 3 of 3	025		09.12.2014
Proposed Roof Plan	026		09.12.2014
Proposed External Works	030		05.02.2015

Proposed Main Block Elevations	040		09.12.2014
Additional Extension Elevations	041		09.12.2014
Contextual Sections	045		09.12.2014
Proposed 3D Views	050	A	22.01.2015
Proposed 3D Views	051		09.12.2014
Existing Floor Plans	070		09.12.2014
Proposed Floor Plans	071		09.12.2014
Preliminary Drainage Strategy	SK-DR01		09.12.2014
Historic Mapping			21.01.2015
External Material Details			13.02.2015

### **BH2015/00025**

#### **Flat 6 55 St Aubyns Hove**

Insertion of 2no rooflights.

**Applicant:** Mrs C McVean

**Officer:** Liz Arnold 291709

**Approved on 24/03/15 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 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
Location Plan	ADC743/LP	-	6th January 2015
Block Plan	ADC743/BP	-	6th January 2015
As Existing	ADC743/01	-	6th January 2015
As Proposed	ADC743/02	-	6th January 2015

### **BH2015/00077**

#### **7 Stirling Place Hove**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mrs Pippa Hodge

**Officer:** Joanne Doyle 292198

**Approved on 31/03/15 DELEGATED**

### **BH2015/00098**

#### **27B Clarendon Villas Hove**

Blocking up of window to rear elevation. (Part Retrospective)

**Applicant:** Goodman Property Investments Ltd

**Officer:** Robert Hermitage 290480

**Approved on 12/03/15 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	-	-	14th January 2015
Proposed Alteration	2355/01	-	16th January 2015
Plans	2355/02	-	19th January 2015

**BH2015/00125**

**Flat 2 6 Medina Villas Hove**

Removal of existing balcony and canopy to front elevation. (Part Retrospective)

**Applicant:** Mr A Israel

**Officer:** Luke Austin 294495

**Refused on 20/03/15 DELEGATED**

**1) UNI**

The proposal to remove both the balcony and canopy would result in a flat and featureless appearance that would make the building appear incomplete. The removal of the balcony and canopy would therefore detract from the character of the streetscene and would be detrimental to the Cliftonville Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 09: Architectural Features.

**BH2015/00263**

**17 Wilbury Road Hove**

Removal of external rear fire escape and replacement with balconies with balustrade to first, second, third and fourth floors.

**Applicant:** Bourne Property Developments Ltd

**Officer:** Luke Austin 294495

**Refused on 01/04/15 DELEGATED**

**1) UNI**

Notwithstanding the inaccuracies in the proposed plans, the proposed balconies via way of their extent of protrusion would add to the harm created by the previous extension and would create an unduly prominent addition to the building. The proposal is therefore contrary to policies QD14, HE6 and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**2) UNI2**

The proposed balconies would change the nature of the use of the existing rear stairwell that would likely result in noise disturbance. This along with the

proposed extra protrusion would allow for significant overlooking into the rear rooflights of nos. 14, 16 and 18 Wilbury Grove. The proposal is therefore contrary to policy QD27 and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

## **GOLDSMID**

### **BH2014/03879**

#### **99 Sackville Road Hove**

Application for Approval of Details Reserved by Conditions 7 and 8 of application BH2014/02071.

**Applicant:** Mr L Parker

**Officer:** Adrian Smith 290478

**Approved on 24/03/15 DELEGATED**

### **BH2014/03902**

#### **Flat 1 23 Davigdor Road Hove**

Replacement of existing single glazed timber windows at rear and side elevations with double glazed UPVC windows.

**Applicant:** Ms Amanda Davies

**Officer:** Joanne Doyle 292198

**Approved on 31/03/15 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 Nov 2014
Site Location Plan			19 Nov 2014
Ground Floor Plan			19 Nov 2014
Window Specifications (Channel Glazing Ltd)			05 Jan 2015
Technical Manual (Quick Slide)			05 Jan 2015
3 x photos of existing windows			19 November 2014

### **BH2014/03909**

#### **Hove Service Station Denmark Villas Hove**

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

**Applicant:** Esso Petroleum Co Ltd

**Officer:** Mark Thomas 292336

**Approved on 18/03/15 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.*

**BH2014/04191**

**24 Davigdor Road Hove**

Demolition of existing three bedroom bungalow and erection of 2no three bedroom single dwellings.

**Applicant:** Mrs Carol Taplin

**Officer:** Jason Hawkes 292153

**Approved on 26/03/15 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**

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.*

**4) 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.*

**5) UNI**

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

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

**6) UNI**

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

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

**7) UNI**

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

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

**8) UNI**

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



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

**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**

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

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

**11) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for the 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.*

**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**

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.*

**14) 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.*

**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 the residential units 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.*

**16) UNI**

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

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

Plan Type	Reference	Version	Date Received
Location Plan, Proposed Site Plan, Proposed Floor Plans, Roof Plan & Proposed Site Section	1.01		11th December 2014
Proposed Elevations & Street Scene	1.02		11th December 2014

**BH2015/00044**

**Unit 7 Hove Business Centre Fonthill Road Hove**

Change of use from leisure (D2) to office (B1).

**Applicant:** Chroma Sports

**Officer:** Adrian Smith 290478

**Approved on 13/03/15 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 premises shall be used for the provision of B1(a) offices only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

**3) UNI**

The development hereby permitted shall be carried out in accordance with 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	-	-	16/01/2015
Existing unit layout	CHR-01-EX GL	-	16/01/2015
Proposed unit layout	CHR-01- GL [OP]	-	15/01/2015

**BH2015/00072**

**3A Cambridge Grove Hove**

Replacement of existing timber sash window with timber doors to front elevation.

**Applicant:** Marco Rummery

**Officer:** Mark Thomas 292336

**Approved on 01/04/15 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 plans and elevations with site location plan	1496/1732	-	14th January 2015
Proposed plan and elevations	1-3a-2014	-	9th January 2015
Proposed door sections	-	-	4th February 2015

**BH2015/00081**

**86 Goldstone Villas Hove**

Change of use of basement from workshop (B1) to retail (A1) incorporating bicycle hire business with bicycle storage and maintenance.

**Applicant:** Mr Stephen Bell

**Officer:** Christopher Wright 292097

**Approved on 18/03/15 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			14 Jan 2015
Floor Plan Existing (no			14 Jan 2015

change)			
Floor Plan Proposed (no change)			14 Jan 2015
Marketing Evidence (4 sheets)			14 Jan 2015

**BH2015/00100**

**Land Rear of 37-38 Cromwell Road Hove**

Removal of condition 8 of application BH2014/01165 (Removal of condition 10 of application BH2013/03692) (Original permission for Erection of 1no three bedroom house including basement level) which states that no development shall take place until details of the construction of the green roof have been submitted to and approved in writing by the local planning authority.

**Applicant:** Mrs Maureen Wheeler

**Officer:** Helen Hobbs 293335

**Approved on 13/03/15 DELEGATED**

**1) UNI**

The development hereby permitted shall be commenced on or before 23rd August 2015.

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

**2) UNI**

The development hereby approved shall not be occupied until photovoltaic panels, as outlined on approved drawing nos. AD100 & AD101, have been installed on the roof of the approved building. The panels shall be maintained and permanently retained in place thereafter.

*Reason: To secure micro-generation technologies for the site and to comply with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Sustainable Building Design SPD08*

**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 and 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**

All planting, seeding or turfing comprised in the approved scheme of landscaping (ref: BH2014/03193) shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

**5) UNI**

The development shall be implemented in accordance with the ground level details approved under application BH2014/03193 on 18/02/2015.

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

**6) UNI**

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

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

**7) UNI**

Not used.

**8) UNI**

Prior to the occupation of the dwelling hereby approved 2 bird boxes and 2 bat boxes shall be installed on site and shall be thereafter be retained as such.

*Reason: To ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.*

**9) UNI**

Not used.

**10) UNI**

Not used.

**11) UNI**

The cycle parking facilities shall be fully implemented in accordance with the details approved under application BH2014/03193 on 18/02/2015 and made available for use prior to the first occupation of the development and shall be retained as such.

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

**12) UNI**

The retaining boundary wall structure shall be constructed in accordance with the details approved under application BH2014/03193 on 18/02/2015.

*Reason: To ensure the stability of the adjacent pavement and to comply with policy TR7 of the Brighton & Hove Local Plan.*

**13) UNI**

The development shall be carried out in accordance with the Lifetime Homes details approved under application BH2014/03193 on 18/02/2015.

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

**14) UNI**

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

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

*Building Design.*

**15) UNI**

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

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

Plan Type	Reference	Version	Date Received
Proposed floor plans and sections	AD100		29th October 2013
Proposed elevations	AD101		29th October 2013
Proposed elevations and floor plans	AD300	B	4th February 2015
Topographical survey	13-22/S/1		22nd September 2015
Geotechnical Assessment			8th January 2015
Cycle storage details			4th February 2015
Planting scheme			30th December 2014
Bin store details			22nd September 2014
Pile Design Calculations Report			22nd September 2014
Construction of New Highway Retaining Wall Approval In Principle Report dated January 2015			9th January 2015

**BH2015/00133**

**The Hideaway 2 Furze Hill Hove**

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to form 1no residential unit.

**Applicant:** Mr P Overill

**Officer:** Christopher Wright 292097

**Approved on 18/03/15 DELEGATED**

**1) UNI**

The development is permitted under Schedule 2, Part 3. Class J of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

**BH2015/00135**

**Upper Flat 20 Hartington Villas Hove**

Replacement of existing timber single glazed window with UPVC double glazed window to rear elevation.

**Applicant:** Mr Rob Cooper

**Officer:** Astrid Fisher 292337

**Approved on 01/04/15 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	20HSLP	-	19th January 2015
Window Details (3 documents)	-	-	19th January 2015
Annotated Photograph	-	-	19th January 2015

**BH2015/00176**

**64 Old Shoreham Road Hove**

Erection of a single storey front extension and part one part two storey rear extension with associated alterations.

**Applicant:** Mrs L May

**Officer:** Robert Hermitage 290480

**Refused on 27/03/15 DELEGATED**

**1) UNI**

The proposed two-storey rear extension, by reason of its form, design and excessive depth, would create an unduly dominant addition which would not appear subservient to the existing dwellinghouse and which would harm the established character of the building and wider surrounding area. The siting and depth of the two-storey extension would also appear visually overbearing when viewed from 62 Old Shoreham Road. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan, and guidance within Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

**BH2015/00204**

**Flat 2 90 Lyndhurst Road Hove**

Installation of 2no rooflights to side elevation.

**Applicant:** Mr N Barker

**Officer:** Astrid Fisher 292337

**Approved on 24/03/15 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 and Existing Plan	01		22 Jan 2015
Location Plan	02		22 Jan 2015
Waste Minimisation Statement	03		22 Jan 2015

**BH2015/00449**

**Flat 1 & 2 The Galleries 52 Palmeira Avenue Hove**

Non material amendment to BH2013/02770 to amend the head heights of proposed doors and windows to match the actual height of existing. Continue the overhanging gutter, present around the entirety of the existing penthouse and the proposed addition. Changing a small amount of the external walls of the addition from an insulated render system to high pressured laminate, Trespa or similar

with colour match to existing render.

**Applicant:** Mr & Mrs Enid Jones

**Officer:** Andrew Huntley 292321

**Approved on 18/03/15 DELEGATED**

## **HANGLETON & KNOLL**

### **BH2014/03680**

#### **6 Meadway Crescent Hove**

Erection of single storey rear extension to replace existing conservatory.

**Applicant:** Ms Dione Pinel

**Officer:** Joanne Doyle 292198

**Approved on 17/03/15 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 shall be constructed in the south 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 development hereby permitted shall be carried out in accordance with 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	DPR-A-00-100 0	A	31 Oct 2014
Existing Ground Floor Plan & Elevations	DPR-A-00-100 1	A	26 Jan 2015
Proposed Ground & First Floor Plans	DPR-A-XX-10 01	B	26 Jan 2015
Proposed Elevations	DPR-A-XX-10 03	C	02 Mar 2015
Pre-existing floor plans and elevations	DPR-A-00-100 1	-	31 Oct 2014

### **BH2015/00129**

#### **17 Rowan Avenue Hove**

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

**Applicant:** Mr D Isaac



**Officer:** Luke Austin 294495  
**Approved on 23/03/15 DELEGATED**

**BH2015/00130**

**64 Holmes Avenue Hove**

Extension of existing side dormer.

**Applicant:** Mr & Mrs Papadamou

**Officer:** Luke Austin 294495

**Refused on 31/03/15 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its width, scale and bulk, would result in an over dominant and unsympathetic addition which would poorly relate to the building and the visual amenity of the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

**BH2015/00379**

**19 Godwin 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 4.3m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.5m.

**Applicant:** Brighton & Hove City Council

**Officer:** Haydon Richardson 292322

**Prior Approval is required and is refused on 24/03/15 DELEGATED**

**NORTH PORTSLADE**

**BH2015/00310**

**105 Graham Crescent Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.2m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3m.

**Applicant:** Miss H Skilling

**Officer:** Joanne Doyle 292198

**Prior approval not required on 12/03/15 DELEGATED**

**BH2015/00413**

**108 Heathfield Crescent Portslade**

Certificate of lawfulness for proposed single storey rear extension.

**Applicant:** Mr Greg Barnes

**Officer:** Astrid Fisher 292337

**Approved on 18/03/15 DELEGATED**

**1) UNI**

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

**BH2015/00507**

**32 Brasslands Drive Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 2.65m, and for which the height of the eaves would be 2.5m.

**Applicant:** Phil Lemon  
**Officer:** Haydon Richardson 292322  
**Prior approval not required on 30/03/15 DELEGATED**

## **SOUTH PORTSLADE**

### **BH2014/04117**

#### **The Coach House South Street Portslade**

Application for Approval of Details Reserved by Condition 1 of application BH2014/02287.

**Applicant:** Spear Development Ltd  
**Officer:** Christopher Wright 292097  
**Approved on 25/03/15 DELEGATED**

### **BH2015/00168**

#### **1 Wellington Road Portslade**

Application for Approval of Details Reserved by Conditions 7 and 8 of application BH2013/02047.

**Applicant:** Beaufort Developments Southern Ltd  
**Officer:** Christopher Wright 292097  
**Refused on 23/03/15 DELEGATED**

### **BH2015/00308**

#### **53 Benfield Way Portslade**

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

**Applicant:** Mr Adam Brown  
**Officer:** Robert Hermitage 290480  
**Approved on 26/03/15 DELEGATED**

### **BH2015/00446**

#### **30 St Nicholas Road Portslade**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.625 m.

**Applicant:** Miss Miranda Christides  
**Officer:** Haydon Richardson 292322  
**Prior approval not required on 24/03/15 DELEGATED**

## **HOVE PARK**

### **BH2014/02191**

#### **Aldrington C of E Primary School Eridge Road Hove**

Application for Approval of Details Reserved by Conditions 10 and 11 of application BH2013/01720

**Applicant:** Brighton & Hove Council  
**Officer:** Adrian Smith 290478  
**Split Decision on 25/03/15 DELEGATED**

#### **1) UNI**

the details pursuant to condition 10 subject to full compliance with the submitted details.

#### **1) UNI**

The details pursuant to condition 11 are NOT APPROVED for the reason(s) set out below.

1. Insufficient information has been submitted within the School Travel Plan to meet the requirements of condition 11.

**BH2014/03070**

**117 Shirley Drive Hove**

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/03062.

**Applicant:** Mr Edward Hamilton

**Officer:** Helen Hobbs 293335

**Approved on 26/03/15 DELEGATED**

**BH2014/03412**

**24 Shirley Drive Hove**

Remodelling of existing dwelling including removal of existing ground floor side extension and rear conservatory. Extensions and alterations to roof including raising of eaves height to front and insertion of rooflights. Erection of two storey extension with terrace and creation of garden room at lower ground floor level below. Erection of pitched roof extension to front to facilitate creation of entrance porch, revised fenestration and associated works.

**Applicant:** Mr Ian Mercer

**Officer:** Mark Thomas 292336

**Approved on 25/03/15 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 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 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 first floor windows in the elevation of the development hereby permitted shall be obscure glazed and, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The windows 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 And Block Plan	TA830/Ex01	-	9th October 2014
Existing Site Survey	TA830/Ex02	-	9th October 2014
Existing Street Scene	TA830/Ex03	-	9th October 2014

Existing Floor Plans	TA830/Ex04	-	9th October 2014
Existing Elevations 1	TA830/Ex05	-	9th October 2014
Existing Elevations 2	TA830/Ex06	-	9th October 2014
Proposed Block Plan	TA830/P10	-	9th October 2014
Proposed Site Plan	TA830/P11	-	9th October 2014
Proposed Lower Floor Plans	TA830/P12	-	9th October 2014
Proposed Upper Floor Plans	TA830/P13	-	9th October 2014
Proposed Elevations 1	TA830/P14	-	9th October 2014
Proposed Sections	TA830/P15	-	9th October 2014
Proposed Elevations 2	TA830/P16	-	9th October 2014
Proposed Rear Elevations	TA830/P17	-	9th October 2014

**BH2015/00031**

**71 Hill Brow Hove**

Remodelling of existing dwelling including roof extensions incorporating raising of ridge height, creation of dormers and installation of rooflights to sides. Reduction and reconfiguration to rear at ground floor level. Installation of new garage door to lower ground floor level, revised fenestration and associated works.

**Applicant:** Mr & Mrs Preece

**Officer:** Helen Hobbs 293335

**Refused on 23/03/15 DELEGATED**

**1) UNI**

The proposal, by reason of its design, form, and detailing, would relate poorly with the character of the existing dwelling and would appear as an over-dominant and incongruous feature, resulting in the dwelling appearing out of character with the surrounding streetscene. As such the proposal would have a detrimental impact on visual amenity and the character and appearance of the wider area and is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: 'Design Guidance for Extensions and Alterations'.

**BH2015/00261**

**Flat 1 168A Old Shoreham Road Hove**

Installation of rooflight to rear elevation.

**Applicant:** Dr Harjinder Heer

**Officer:** Andrew Huntley 292321

**Approved on 31/03/15 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	468(PL)52	-	27/01/2015
Existing & Proposed Elevations and Floor Plans	468(PL)51	A	27/01/2015

**BH2015/00384**

**27 Woodland Drive Hove**

Application for approval of details reserved by condition 3 of application BH2014/02618.

**Applicant:** Mr Benjamin Cox

**Officer:** Liz Arnold 291709

**Approved on 23/03/15 DELEGATED**

**BH2015/00387**

**5 Tredcroft 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 5.3m, for which the maximum height would be 3.9m, and for which the height of the eaves would be 2.89m.

**Applicant:** Mr David Land

**Officer:** Haydon Richardson 292322

**Prior approval not required on 13/03/15 DELEGATED**

**BH2015/00506**

**63 King George VI Drive 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 2.8m, and for which the height of the eaves would be 2.8m.

**Applicant:** Ms Sue Stockwell

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is refused on 01/04/15 DELEGATED**

**WESTBOURNE**

**BH2014/03777**

**51 New Church Road Hove**

Application for Approval of Details Reserved by Conditions 8, 9 and 10 of application BH2014/02663.

**Applicant:** AMF Properties investments Ltd

**Officer:** Jason Hawkes 292153

**Approved on 24/03/15 DELEGATED**

**BH2014/03947**

**74A New Church Road Hove**

Conversion of garage and workshop (SG) to office (B1) incorporating conservatory to front.

**Applicant:** Mr Ardeshir Diznabi

**Officer:** Liz Arnold 291709

**Refused on 18/03/15 DELEGATED**

**1) UNI**

Notwithstanding the inaccuracies in the submitted drawings regarding the height and pitch of the existing garage roof, the proposed extension by virtue of its flat roof and overall design approach, represents an incongruous addition that fails to sympathetically relate to the appearance of the existing building, contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

**BH2014/04129**

**3 East Court 222 Portland Road Hove**

Replacement of existing single glazed timber windows with double glazed UPVC

windows.

**Applicant:** Russell Tyre  
**Officer:** Joanne Doyle 292198  
**Approved on 18/03/15 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 submitted plans in accordance with an email dated 10th March 2015 the hereby approved replacement windows shall incorporate glazing bars to match the existing.

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

**3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			05 Dec 2014
Block Plan			05 Dec 2014
Window Specifications	101114003		05 Dec 2014

**BH2014/04324**

**103 Westbourne Street Hove**

Creation of light well and erection of boundary wall to front of property.

**Applicant:** Ms Ruweida Tikly  
**Officer:** Luke Austin 294495  
**Approved on 30/03/15 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
Location Plan	-	-	30/01/2015
Block Plan	-	-	30/01/2015
Existing/Proposed Plans	0266-14-01	-	02/02/2015
Existing/Proposed Elevations	0266-14-02	-	02/02/2015

Floor General Arrangement and Sections	OP1248/01	B	23/02/2015
Waterproof and Reinforcement Details	OP1248/02	A	23/02/2015
3D View of Proposed Lightwell & Window	OP1248/03	B	23/02/2015

**BH2015/00104**

**9 Lawrence Road Hove**

Erection of porch.

**Applicant:** Mr & Mrs Michael Lovegrove

**Officer:** Christopher Wright 292097

**Approved on 20/03/15 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
Block & Site Location Plans	TA867/01		15 Jan 2015
As Existing	TA867/02		15 Jan 2015
As Proposed	TA867/05	A	16 Jan 2015
Street Elevations	TA867/06		15 Jan 2015

**BH2015/00206**

**55 Sackville Gardens Hove**

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

**Applicant:** Mr & Mrs Lawson

**Officer:** Haydon Richardson 292322

**Approved on 20/03/15 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**

No development shall take place until the applicant has secured the

implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the local planning authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with 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 and the National Planning Policy Framework.*

**4) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed on the south side elevation 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.*

**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 plan, Site plan, Proposed elevations, existing elevations, existing floor plans , proposed floor plans	15888/PA/010	A	23/1/15

**BH2015/00216**

**25 Arthur Street Hove**

Prior approval for change of use from offices (B1) to residential (C3) to form 6no flats.

**Applicant:** N F Barakat

**Officer:** Christopher Wright 292097

**Prior Approval is required and is approved on 20/03/15 DELEGATED**

**BH2015/00316**

**39 & 39A Cowper Street Hove**

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

**Applicant:** Downside Development (BTN) Ltd

**Officer:** Christopher Wright 292097

**Approved on 24/03/15 DELEGATED**

**BH2015/00368**

**29 Braemore 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 3.475m, and for which the height of the eaves would be 3.475m.

**Applicant:** Mr Christopher Whent

**Officer:** Astrid Fisher 292337

**Prior Approval is required and is refused on 12/03/15 DELEGATED**



## **WISH**

### **BH2002/02549/FP**

#### **Rayford House School Road Hove**

Construction of additional floor to existing office building.

**Applicant:** Rayford Property Management Ltd

**Officer:** Maria Seale 292175

**Approved after Section 106 signed on 20/03/15 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 a scheme demonstrating the feasibility of incorporating green roofs and green walls (and associated rainwater irrigation) into the development has been submitted to and approved in writing by the Local Planning Authority. Should the green roofs and/or green walls prove to be feasible and reasonable in all other respects, they shall be incorporated within the development.

*Reason: In the interests of sustainability and biodiversity, to comply with policies SU2 and QD17 of the Brighton and Hove Local Plan.*

#### **3) UNI**

Within 6 months of commencement of the development hereby permitted details of a minimum of 4 secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

#### **4) UNI**

No development shall take place until details of a minimum of 3 bat and 3 bird boxes have been submitted to and approved in writing by the Local Planning Authority. The agreed boxes shall be implemented before the development hereby permitted is first brought into use and maintained thereafter.

*Reason: In the interests of sustainability and to enhance biodiversity, to comply with policy SU2 and QD17 of the Brighton and Hove Local Plan and SPD11:Nature Conservation & Development.*

#### **5) UNI**

Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers). The agreed Travel Plan shall be implemented.

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

#### **6) UNI**

Within 6 months of commencement of the development hereby permitted details of the provision, layout and signing/lining of a minimum of 7 disabled car parking spaces for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

The 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 policy TR18 of the Brighton and Hove Local Plan and SPG4.*

#### **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 scale 1:1250			16/9/02
Ground floor plan	481/7		16/9/02
Elevations as existing-1	481/34		16/9/02
Elevations as existing-2	481/36		16/9/02
Section as existing	481/05		16/9/02
Elevations as proposed-1	481/16A		16/9/02
Elevations as proposed-2	481/18		16/9/02
Sections as proposed	481/21A		16/9/02
Proposed fourth plan	481/20		16/9/02

#### **8) UNI**

Within 6 months of the commencement of the development hereby permitted details of the proposed new painted render to be attached to the east elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved render shall be implemented before first occupation of the development hereby permitted and shall be maintained thereafter.

*Reason: In the interest of visual amenity as the introduction of light render would improve the appearance of the building and be more in keeping with surrounding development, to comply with policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan.*

#### **BH2014/03570**

##### **Warehouse 1A Marmion Road Hove**

Demolition of warehouse and erection of 4no two bedroom terraced houses and 1no office unit (B1).

**Applicant:** Albany Homes Southern Ltd

**Officer:** Sonia Gillam 292265

**Refused on 17/03/15 DELEGATED**

#### **1) UNI**

The southern facing elevation of the upper roof form, by reason of its detailed design and asymmetrical form, would not exhibit the design quality of the remainder of the proposal. It would not be a positive addition in the streetscene, representing an incongruous feature, and would detract from the appearance of the Marmion Road frontage. The proposed development would therefore fail to relate positively to the prevailing character of the surrounding area and would detract from the appearance of the Marmion Road frontage. The proposal is thereby contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

#### **BH2014/03855**

##### **85 New Church Road Hove**

Creation of vehicle crossover, dropped kerb and hardstanding with associated alterations to front boundary.

**Applicant:** Anthony Naddeo  
**Officer:** Joanne Doyle 292198  
**Refused on 19/03/15 DELEGATED**

**1) UNI**

The development by reason of its siting would result in harm to the on- street London Plane tree located on the pavement in front of the property which would harm the character and appearance of the streetscene. The proposal is therefore contrary to policy QD16 of the Brighton & Hove Local Plan and Supplementary Planning Document 06: Trees and Development Sites.

**2) UNI2**

The proposed hardstanding covering almost the entire front garden would alter the character and appearance of the property by reducing the vegetated frontage to the property and streetscene. The proposal is therefore contrary to QD14 of the Brighton and Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

**BH2014/04219**

**56A Boundary Road Hove**

Change of use from retail unit (A1) to podiatry clinic (D1) and retail (A1). (Part Retrospective)

**Applicant:** Mrs R Tanyous  
**Officer:** Sue Dubberley 293817

**Approved on 18/03/15 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**

A window display and sale of retail goods to the front of the unit shall be maintained at all times.

*Reason: In order to ensure there is an acceptable visual retail presence within the street and to comply with policy SR5 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, existing and proposed floor plans	BOU/001		22/12/2014
Block Plan	BOU/002		22/12/2014

**BH2015/00122**

**3 & 3A Portland Avenue Hove**

Erection of single storey rear extension, single storey side extension and enlargement of first floor roof terrace incorporating glazed screening.

**Applicant:** Ms Sue Griffin  
**Officer:** Astrid Fisher 292337

**Refused on 24/03/15 DELEGATED**

**1) UNI**

Due to the scale and design of the proposed extensions, the scheme would detract from the appearance of the host property and the surrounding area resulting in a contrived and cluttered appearance. As such the proposal is

considered contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design Guidance for Extensions and Alterations.

**2) UNI2**

Due to the position of the proposed side extension, the neighbouring property to the south would suffer from overshadowing, loss of light and an increased sense of enclosure. As such the proposal is considered to result in a loss of amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan and SPD12: Design Guidance for Extensions and Alterations.

**3) UNI3**

3. Due to the scale and proximity to the boundary of the proposed rear extension, the neighbouring property to the north would suffer from loss of light, outlook and an increased sense of enclosure. The proposed raised terrace, due to its position and height in close proximity to the adjacent property, would also result in overlooking, loss of privacy and noise disturbance to occupants of the adjoining property. The proposal would therefore lead to a significant loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12: Design Guide for Extensions and Alterations

**BH2015/00145**

**2 Roman Road Hove**

Erection of replacement rear conservatory.

**Applicant:** Miss Jill Finzi

**Officer:** Robert Hermitage 290480

**Approved on 13/03/15 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**

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
Proposed Plans and Elevations	DWG 1	-	19th January 2015
Proposed Side Elevations	DWG 2	-	19th January 2015
Existing Plans and Elevations	DWG 3	-	19th January 2015
Existing Side Elevations	DWG 4	-	19th January 2015
Existing and Proposed Roof Plans	DWG 5	-	19th January 2015
Site and Block Plan	DWG 6	-	19th January 2015

**BH2015/00254**

**3 Brittany Road Hove**

Certificate of lawfulness for proposed single storey side and rear extension.

**Applicant:** Mr Richard Lewis

**Officer:** Robert Hermitage 290480

**Approved on 30/03/15 DELEGATED**

**BH2015/00278**

**Martello House 315 Portland Road Hove**

Prior approval for change of use from offices (B1) to residential (C3) to form 28no units.

**Applicant:** Rampart Capital Principal Investments 2

**Officer:** Guy Everest 293334

**Prior Approval is required and is approved on 25/03/15 DELEGATED**

**BH2015/00326**

**66 Berriedale Avenue Hove**

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, insertion of window to side and rooflights to front.

**Applicant:** Mr Ron Amran

**Officer:** Haydon Richardson 292322

**Approved on 30/03/15 DELEGATED**

**BH2015/00355**

**35 St Heliers 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 3.5m, for which the maximum height would be 3.62m, and for which the height of the eaves would be 2.41m.

**Applicant:** Mr & Mrs Mike & Vicki Lambert

**Officer:** Haydon Richardson 292322

**Prior Approval is required and is approved on 13/03/15 DELEGATED**

**BH2015/00556**

**34 Jesmond 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 4.1m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

**Applicant:** Mr Nigel Freedman

**Officer:** Luke Austin 294495

**Prior Approval is required and is refused on 26/03/15 DELEGATED**

**1) UNI**

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation and would have a width greater than half the width of the original dwellinghouse. The development would not therefore be permitted by the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A, A.1(h), as amended.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Location Plan	1765	-	18/02/2015
Block Plan	1765	-	18/02/2015

Existing Floor Plans	1765/01		18/02/2015
Proposed Floor Plans and Elevation	1765/4	-	18/02/2015

**Withdrawn Applications**