

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED

PATCHAM

BH2009/01135

12 Carden Avenue Brighton

Erection of double garage with residential dwelling space in roof, incorporating 1no timber window to front apex and 6no roof-lights.

Applicant: Mr Cleto Capetta

Officer: Chris Swain 292178

Refused on 24/08/09 DELEGATED

1) UNI

The proposal, by reason of its siting, size, scale, massing and design would form an incongruous feature within this residential plot and would be detrimental to the appearance and character of the building and the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The proposal, by reason of its excessive scale, height and siting would have an overbearing impact on No.10A Carden Avenue, adversely impacting on the residential amenity currently enjoyed by this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01182

Land Adjacent to 20 Old London Road Brighton

Erection of a two storey four bedroom detached house with external works and landscaping to create one new vehicular access road.

Applicant: Mr Jeff Southern

Officer: Aidan Thatcher 292265

Refused on 20/08/09 PLANNING COMMITTEE

1) UNI

The location of the proposed dwelling on higher ground than its Neighbours would be too high, would have a detrimental impact on its neighbours, and would result in loss of privacy. The proposal is therefore contrary to policies QD1 and QD27 of the adopted Brighton & Hove Local Plan 2005.

2) UNI

The proposed development is also considered unacceptable by virtue of surface water run off from the site and the impact this could have on susceptibility of the area to flooding. The development would be contrary to Policy SU15 of the adopted Brighton and Hove Local Plan 2005.

3) UNI

There would be loss of natural habitat provided by the existing garden and trees, some of which would be removed. Proposed access to the site was considered to be too steep and at an inappropriate angle and of too narrow width. The scheme was also considered to be an overdevelopment due to its elevated position. The proposal is therefore contrary to policies QD16, TR7 of the adopted Brighton & Hove Local Plan 2005.

BH2009/01193

All Saints Church Hall Church Hill Patcham Brighton

Proposed ground floor north extension & first floor extension incorporating 7 no. roof lights and creation of access from path adjacent to church.

Applicant: All Saints Parochial Church Council

Officer: Liz Arnold 291709

Approved on 18/08/09 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH05.09

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

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

3) BH05.10

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

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

4) BH11.02

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

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

5) UNI

No development shall 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 HE3 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until 1:20 scale elevational and sectional drawings of the proposed balustrading of the bridge hereby approved 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 and to ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

7) UNI

If the development hereby approved requires the digging of trenches 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.

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in strict accordance with the measures set out in the Waste Minimisation Statement submitted on the 18th May 2009 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, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

All tree pruning works required in order to facilitate the development hereby approved shall be carried out to BS 3998 (1989) Tree Pruning Operations.

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

10) UNI

The frame dimensions, frame material and frame colour of the new windows and doors hereby approved shall match that of the existing doors and windows.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE3 and HE6 of the Brighton & Hove Local Plan.

11) UNI

The windows within the south facing elevation at first floor level shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

12) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, additional planting of the development, including the additional planting to the northern boundary, indications of all existing trees and hedgerows on the land and details of any to be retained, including details of the part of the hedge located on the northern boundary which will 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.

BH2009/01422

195 Surrenden Road Brighton

Erection of detached garage.

Applicant: Mr & Mrs G Lock

Officer: Christopher Wright 292097

Approved on 24/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 materials and finishes of the development hereby permitted shall be similar in appearance to those utilised on the main dwelling house.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be implemented in accordance with the submitted site waste management plan.

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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03: Construction and demolition waste.

BH2009/01500

27 The Priory London Road Brighton

Replacement of existing crittal/timber windows with new uPVC style double glazed windows.

Applicant: Mr & Mrs West

Officer: Helen Hobbs 293335

Approved on 01/09/09 DELEGATED

1) BH01.01

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

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

BH2009/01560

37 Solway Avenue Brighton

Certificate of Lawfulness for a proposed development of loft conversion including hip to gable extension and rear dormer.

Applicant: Mr & Mrs Dutton

Officer: Sonia Kanwar 292359

Approved on 24/08/09 DELEGATED

BH2009/01566

1 Grange Walk Grangeways Brighton

Roof conversion to detached garage, including increase to ridge height and hip to half-hip extension.

Applicant: Mr Martin Taylor

Officer: Sonia Kanwar 292359

Approved on 26/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

4) UNI

Use of the platform between the new first floor door and the staircase hereby approved shall be for access, maintenance or emergency purposes only. The platform shall not be used as a roof garden, terrace, patio or similar amenity area.

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

BH2009/01717

35 Brangwyn Drive Brighton

Single storey rear extension with enlargement of existing French windows.

Applicant: Mr Steve Foley

Officer: Helen Hobbs 293335

Approved on 02/09/09 DELEGATED

1) BH01.01

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

BH2009/01762

4 Brangwyn Crescent Brighton

Proposed two storey rear extension.

Applicant: Mr & Mrs Vigar

Officer: Jonathan Puplett 292525

Approved on 02/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

4) UNI

The first floor west facing bedroom window and the two east facing rooflights hereby approved shall not be glazed otherwise than with obscured glass, and unless otherwise agreed in writing with the Local Planning Authority shall be fixed shut. The windows shall thereafter permanently be 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.

PRESTON PARK

BH2009/00580

Stanford Court Stanford Avenue Brighton

Replacement of 6 no. windows to the common staircases with uPVC windows to match existing.

Applicant: Stanford Court Brighton Limited

Officer: Chris Swain 292178

Approved on 21/08/09 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

BH2009/01252

2 Ashford Road Brighton

Change of use from studio/office to 1 No. 2 bedroom self contained flat incorporating demolition of existing single storey rear extension and erection of new single storey rear extension.

Applicant: Mr C Sayers

Officer: Sonia Kanwar 292359

Refused on 21/08/09 DELEGATED

1) UNI

Policy EM6 of the Brighton & Hove Local Plan seeks to retain small industrial, business and warehouse units for employment purposes. The applicant has failed to demonstrate that the premises are genuinely redundant or that there are other small vacant premises nearby. B1/ B8 uses are by definition acceptable in residential areas and the government seeks mixed developments to reduce travel to work. There is therefore no policy justification for releasing the premises for

housing and as such the principle of the development is unacceptable. The proposed development is therefore considered to be contrary to policy EM6 of the Brighton & Hove Local Plan.

BH2009/01339

4 Campbell Road Brighton

Conversion of single dwelling to 1no three bedroom maisonette on ground, first and second floor and 1no one bedroom flat on lower ground floor.
(Part-retrospective)

Applicant: Mr I Muraben

Officer: Sonia Kanwar 292359

Approved on 28/08/09 DELEGATED

1) UNI

An Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating shall be submitted to the Local Planning Authority within three months of the date of this permission.

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

2) UNI

The bathroom window on the south western facing elevation of the one bedroom flat shall not be not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

Within 28 days of the date of this permission, details of the balustrade to the rear access steps leading from the maisonette to the garden as well as details of the boundary treatment between the rear garden of the maisonette and the rear patio of the one bedroom flat, shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing, the scheme shall be implemented fully in accordance with the approved details within 3 months of the date of this permission and retained as such thereafter.

Reason: To safeguard the privacy of the future occupiers of the property, to ensure a satisfactory appearance to the development and to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Within 28 days of the date of this permission, 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. Unless otherwise agreed in writing, these facilities shall be fully implemented and made available for use within 3 months of the date of this permission, 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.

BH2009/01430

Lower Ground Floor Flat 97 Beaconsfield Villas Brighton

Demolition of existing conservatory at rear of property and erection of replacement conservatory.

Applicant: Mr Burns

Officer: Liz Arnold 291709
Approved on 26/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 1st July 2009 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, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2009/01468

173 Waldegrave Road Brighton

Application for approval of details reserved by Condition 3 of application BH2009/00372.

Applicant: Ms Lorraine Butcher
Officer: Jonathan Puplett 292525
Approved on 13/08/09 DELEGATED

BH2009/01486

5 Florence Road Brighton

Replacement of existing hard-standing with 2 no. gravel parking spaces and associated landscaping works. Alterations to front boundary wall to re-align pedestrian entrance with front door and provide a second car access point.

Applicant: Mr Andy Briggs & Miss Louise Frith
Officer: Sonia Kanwar 292359

Refused on 27/08/09 DELEGATED

1) UNI

The proposed development, by virtue of the reduced length of the front boundary wall and the formalising of the car parking in front of the property, would be detrimental to the character and appearance of the building and the Preston Park Conservation Area. The proposal is therefore contrary to policies QD1, QD2 and QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/01487

5 Florence Road Brighton

Consent for demolition of existing front boundary wall.

Applicant: Mr Andy Briggs & Miss Louise Frith
Officer: Sonia Kanwar 292359

Refused on 27/08/09 DELEGATED

1) UNI

The Local Planning Authority is not, in the absence of an acceptable replacement scheme, prepared to permit the proposed demolition as it would harm the character and appearance of the Preston Park Conservation Area. The proposal is therefore contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2009/01502

43 Stanford Avenue Brighton

Erection of Single Storey Rear Extension.

Applicant: Mr & Mrs Russell George

Officer: Sonia Kanwar 292359

Approved on 21/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) BH02.09

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

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

4) BH12.02

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) BH12.03

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

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

6) UNI

The external doors of the development hereby approved shall be painted timber and retained as such thereafter.

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

BH2009/01651

22 Stanford Road Brighton

Certificate of Lawfulness for proposed erection of a single storey rear conservatory.

Applicant: Mr Meadows & Mr Garbutt

Officer: Helen Hobbs 293335

Refused on 01/09/09 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

REGENCY

BH2009/00133

90 Montpelier Road Brighton

The conversion of 2 one-bedroom flats into 2 one-bedroom flats and a two-storey, two-bedroom cottage.

Applicant: HR Developments

Officer: Guy Everest 293334

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

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

3) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

4) BH13.11

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

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 commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) 1:5 scale elevations and sections of the door head canopy over the north entrance and 1:1 scale sectional profiles of all external stucco mouldings;
- ii) 1:20 scale plans and elevations of the new steps and railings to the north front entrance steps and east side entrance steps and 1:1 scale sections and elevations of the new rails, top rail, the front gate' spear points, hinge and lock and details of their method of fixing,
- iii) 1:20 scale elevations and 1:1 sectional profiles of all new joinery work

including all types of new windows and doors including their internal panelling;
iv) details of the proposed landscaping scheme for the front and rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, fences, walls and gates;
v) samples of materials;

The works shall be fully carried out and completed in accordance with the approved details before the new residential units are occupied and maintained as such thereafter.

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

6) UNI

The following works shall be carried out and completed prior to occupation of the residential units and shall be retained as such thereafter:

- i) the existing letter box in the east pilaster on the north frontage shall be retained and relocated in the rebuilt pilaster;
- ii) the stained glass windows in the staircase compartment shall be repaired and restored in accordance with details that shall be submitted to and approved by the local planning authority in writing before work commences;

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

7) UNI

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted, without the prior permission in writing of the local planning authority.

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

8) UNI

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

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

BH2009/00134

90 Montpelier Road Brighton

Conversion of 2 no. one-bedroom flats into 2 no. one bedroom flats and a two-storey, two-bedroom cottage. Internal alterations to flats 1 and 3.

Applicant: HR Developments

Officer: Guy Everest 293334

Approved on 19/08/09 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) BH13.11

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

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 commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) details of the pipe runs for water, waste pipes and gas supplies;
 - ii) a 1:50 scale internal elevation of the east wall of the ground floor living room of the new separate townhouse, showing the arch opening to the kitchen area, which shall have a downstand and cornicing above the opening;
 - iii) 1:1 sectional profiles of all new cornices;
 - iv) the method of fire protection of the walls, floors, ceilings and doors, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes that may be required to meet fire regulations;
 - v) the method of sound and thermal insulation of the floors and walls, including 1:5 sections through walls and ceilings;
- The works shall be fully carried out and completed in accordance with the approved details before the new residential units are occupied and maintained as such thereafter.

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

4) UNI

No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) 1:5 scale elevations and sections of the door head canopy over the north entrance and 1:1 scale sectional profiles of all external stucco mouldings;
- ii) 1:20 scale plans and elevations of the new steps and railings to the north front entrance steps and east side entrance steps and 1:1 scale sections and elevations of the new rails, toprail, the front gate' spear points, hinge and lock and details of their method of fixing,
- iii) 1:20 scale elevations and 1:1 sectional profiles of all new joinery work including all types of new windows and doors including their internal panelling, shutters and architraves, staircases and their balustrading and handrails, skirting boards, dado rails and picture rails;
- iv) details of the proposed landscaping scheme for the front and rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, fences, walls and gates;
- v) samples of materials;

The works shall be fully carried out and completed in accordance with the approved details before the new residential units are occupied and maintained as such thereafter.

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

5) UNI

The following works shall be carried out and completed prior to occupation of the residential units and shall be retained as such thereafter

- i) the existing fireplace in the rear wing shall be carefully removed and relocated to the main frontage building north room;
- ii) the existing letter box in the east pilaster on the north frontage shall be retained and relocated in the rebuilt pilaster;
- iii) the stained glass windows in the staircase compartment shall be repaired and restored in accordance with details that shall be submitted to and approved by the local planning authority in writing before work commences;
- iv) The kitchen area including all kitchen cupboard units, appliances, sink and partitioning in the ground floor front south room of the main building shall be removed from in front of and around the fireplace and chimney breast and relocated to the north side of the room in accordance with the approved floor plan, and the skirting boards, and other features reinstated and made good to match the originals.

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

6) UNI

All existing original fabric and architectural features including floors, lathe and plasterwork, staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

7) UNI

All non-original doors, architraves, skirtings, dados, cornices and other features shall be removed and replaced and all missing architectural features reinstated, to match exactly the originals, unless otherwise agreed in writing by the local planning authority before work commences.

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

8) UNI

All new works, including doors, windows, architraves, skirting boards, picture rails, cornices, renderwork mouldings etc. shall match exactly the originals in materials, sizes, proportions and designs, and the windows shall be single glazed painted timber vertical sliding sashes without trickle vents.

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

9) UNI

Any fireproofing to new doors should be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its mouldings. Self-closing mechanisms, if required, shall be of the concealed mortice type.

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

10) UNI

Any fireproofing of the floors and ceilings shall be carried out within the existing floor void depth and the original floorboards, walls and ceilings shall not be overboarded and / or their lathe and plasterwork removed without the prior submission and approval of details in writing by the Local Planning Authority.

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

11) UNI

The new walls shall be scribed around existing features such as skirting boards, dado rails and cornices, which shall not be cut into or damaged, and new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

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

12) UNI

All existing surface mounted pipework and electrical and telecommunications cabling shall be removed and all new and replacement electrical and

telecommunications cabling and pipework shall be concealed and not be surface mounted, without the prior permission in writing of the local planning authority.

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

13) UNI

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

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

BH2009/01247

9 Brighton Place Brighton

Part demolition of bottle store to create beer garden. Reposition spiral staircase to first floor and install new balustrading. New retractable awning, lighting and heat lamps.

Applicant: The Orchid Group

Officer: Adrian Smith 01273 290478

Approved on 21/08/09 DELEGATED

1) BH01.01

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

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

2) BH13.02

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

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

3) UNI

The courtyard drinking area hereby permitted shall not be open to customers except between the hours of 11.00 and 00.00 on Mondays to Saturdays and 11.00 and 22.30 on Sundays, Bank or Public Holidays.

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

4) UNI

The spiral staircase hereby approved to the flat roof over the existing rear extension shall be used for maintenance or emergency purposes only and should not be publicly accessible.

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

5) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted black within one month of installation and shall be retained as such thereafter.

Reason: To ensure the preservation and enhancement the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

All cabling and trunking serving the new lighting shall be concealed and shall not be surface mounted.

Reason: To ensure the preservation and enhancement the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place until the following full details have been submitted to and approved in writing by the local planning authority:-

- i) Details of the lamps and heaters;
- ii) Samples and details of the stone paving slabs
- iii) Details of the materials and 1:20 elevations and 1:1 sectional details of the proposed new railings.

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

Reason: To ensure the preservation and enhancement the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

The railings hereby permitted shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2009/01248

9 Brighton Place Brighton

Demolition of external wall and rebuild in new position to create beer garden. Reposition spiral staircase to first floor and install new balustrading. New retractable awning, lighting and heat lamps.

Applicant: The Orchid Group

Officer: Adrian Smith 01273 290478

Approved on 21/08/09 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) BH13.02

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

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

3) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted black within one month of installation and shall be retained as such thereafter.

Reason: To ensure the preservation and enhancement the Listed building in accordance with policies HE1 and HE4 of the Brighton and Hove Local Plan.

4) UNI

All cabling and its trunking serving the new lighting shall be concealed and shall not be surface mounted.

Reason: To ensure the preservation and enhancement the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

No works shall take place until the following full details have been submitted to and approved in writing by the local planning authority:-

- i) Details of the lamps;
- ii) Samples and details of the stone paving slabs
- iii) Details of the materials and 1:20 elevations and 1:1 sectional details of the proposed new railings.

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

Reason: To ensure the preservation and enhancement the Listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The railings hereby permitted shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2009/01256

135 Western Road Brighton

Change of use of ground floor and basement from Retail (A1) to Cafe, Deli, Bar and Brasserie (A3) with new shopfront. Extensions and alterations at first and second floor level with extraction flue to rear.

Applicant: Mr Jake Kempston

Officer: Clare Simpson 292454

Approved on 02/09/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 ground floor of the premises shall be laid out in accordance with drawing number 160-03/E and used primarily for the sale and consumption of food and light refreshments consistent with A3 use class. Alcohol shall be served ancillary to food consumption at all times and by waiting staff to seated customers.

Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SR12 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The rear external area on the ground floor shall not be used by customers and staff between the hours of 02.00 and 8.00.

Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Access to the flat roof over the extension hereby approved, and to the second floor roof terrace 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.

6) UNI

The south facing sliding doors leading from the first floor function room to the interconnecting area shall remain closed between the hours of 22.00 and 08.00 daily.

Reason: In the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The sliding door opening onto Western Road shall remain closed at all times between 00:00 hours (midnight) and 08:00 daily.

Reason: in the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

All doors and windows on the rear elevation must be kept closed except for access and egress and the sliding doors leading to the ground floor rear terrace shall be closed at all times between the hours of 22:00 and 08.00 daily.

Reason: in the interests of the residential amenity of neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2009/01282

6-7 Churchill Square Brighton

Display of internally illuminated fascia sign and one internally illuminated halo surround fascia sign (retrospective).

Applicant: Faith Shoe Group Ltd

Officer: Charlotte Hughes 292321

Approved on 17/08/09 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) BH10.04

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.

4) 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.

5) 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.

BH2009/01294

67 Middle Street Brighton

Extensions to existing synagogue hall, replacement of existing fire escapes and internal and external alterations.

Applicant: Mr Adam Share

Officer: Charlotte Hughes 292321

Approved on 24/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH06.03

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

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

4) BH13.01

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

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

5) BH13.05

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

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

6) BH14.01

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.

7) UNI

The following details shall be submitted to and approved in writing by the Local Planning Authority before work commences on site:

- i. details of the proposed planters and integrated lighting, and bin storage screen including 1:50 scale elevations and 1:20 scale sections;
- ii. details including 1:20 scale elevations and 1:1 scale sections of all the new ironwork, including the spiral staircases, iron gate, cycle stands and railings around the bin store and their spear points and top rails and the railings at the side of the steps to the entrance to the hall;
- iii. details of the hot water solar panels;

The development shall thereafter proceed in accordance with the agreed details.
Reason: To ensure satisfactory preservation of this listed building and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2009/01347

7 Pool Valley Brighton

Replacement of front façade with new shopfront. Refurbishment of existing restaurant including rear façade and installation of ventilation/extraction equipment. (Part retrospective).

Applicant: Mr Andy Hartono

Officer: Christopher Wright 292097

Approved on 17/08/09 DELEGATED

1) UNI

The development hereby permitted shall be completed before the expiration of three calendar months from the date of this permission.

Reason: In order to regularise the unauthorised works having already been carried out, in the interests of visual amenity and the preservation of the historic character of the Old Town Conservation Area and to comply with policies QD1, QD2, QD10, QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI

The measures set out in the waste minimisation statement submitted with the application shall be observed throughout the implementation of the development hereby permitted.

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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03: Construction and Demolition Waste.

3) UNI

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

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

4) UNI

The development hereby permitted shall not commence until samples of the slate to be used for the roofing of the boiler and water storage tank on the roof of the building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

5) UNI

No works shall take place until full details of the new sill to the shopfront, including 1:1 scale joinery profiles, have been submitted to and approved in writing by the local planning authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory appearance of the shopfront and preserve the historic character of the Old Town Conservation Area and comply with policies HE6 and QD10 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until full details of the proposed tiling of the front entrance step, including the pattern and samples of the materials, 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 the satisfactory appearance of the shopfront and preserve the historic character of the Old Town Conservation Area and comply with policies HE6 and QD10 of the Brighton & Hove Local Plan.

BH2009/01362

153 Western Road Brighton

Display of internally illuminated fascia sign and internally illuminated projecting sign. (Retrospective).

Applicant: Blacks Leisure Group

Officer: Clare Simpson 292454

Approved on 17/08/09 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) BH10.07

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.

BH2009/01372

4 North Street Brighton

Alterations to shop fronts on North Street, East Street and Market Street elevations. (Retrospective)

Applicant: The White Company

Officer: Steven Lewis 290480

Approved - no conditions on 02/09/09 DELEGATED

BH2009/01374

Regents Court 59 - 62 Regency Square Brighton

Extension in height of 2 no. existing chimney stacks on parapet wall between 59 and 60 Regency Square and provision of new clay chimney pots.

Applicant: Regents Court (Brighton) Ltd

Officer: Adrian Smith 01273 290478

Approved on 21/08/09 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) BH13.02

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

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

BH2009/01375

28 Upper North Street Brighton

Change of use of ground & lower ground floors from take away (A5) to form 1.No three bedroom maisonette.

Applicant: Mrs Julie Medin-Perez

Officer: Paul Earp 292193

Approved on 20/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH04.01

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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) BH05.03

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating of at least "good" for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating 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.

5) BH05.04

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.02

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) BH12.02

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.

8) UNI

All external works, including the removal of the existing extract ducting, shall be carried out in strict accordance with the approved plans and thereafter maintained to the satisfaction of the Local Planning Authority before the maisonette hereby approved is occupied.

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

9) UNI

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

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in

Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

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 condition (i) c."

Reason: To ensure safe development for end users and to comply with policy SU11 of the Brighton & Hove Local Plan.

BH2009/01439

45-46 North Street, Brighton

Conversion of existing residential unit into 3 self-contained flats and 6 bedsit units, together with extension to third floor. Minor alterations to existing shopfront to allow access to flats above.

Applicant: Mr M Sanidad

Officer: Guy Everest 293334

Refused on 21/08/09 DELEGATED

1) UNI

The proposed flats by reason of their size, design, layout and absence of adequate private amenity space would be an overdevelopment of the site and provide a cramped and unsatisfactory standard of residential accommodation, which would fail to meet the likely needs of future occupiers and 'Lifetime Home' standards. The proposal is thereby contrary to policies QD27, HO3, HO4, HO5 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

The form of the proposed development, and in particular the scale and proportioning of the third floor extension to 46 North Street - together with the detailing and proportions of the fenestration treatment within the building - would result in the loss of the building's descending order of scale at upper floor levels, thereby adversely impacting on its existing architectural hierarchy and making the building appear top heavy and out of scale. The proposals would be detrimental to the character and appearance of the host building and the wider street scene. The proposed development would fail to preserve or enhance the character or appearance of the Old Town Conservation Area and is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, the provisions of

Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions), and to advice contained within PPG15 'Planning and the Historic Environment'.

BH2009/01442

46 Victoria Street Brighton

Increase height of boundary wall and erection of railings (part retrospective).

Applicant: Mr Craig Johnston

Officer: Wayne Nee 292132

Approved on 19/08/09 DELEGATED

1) UNI

No works to install the proposed railings shall take place until full details of the railings, including 1:1 scaled drawings of the spear points and horizontal top rail sections, and details of the holes drilled into the coping in lead caulking, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2009/01473

183-185 Western Road Brighton

Temporary installation for four months of an electricity generator and associated fuel tank with steel support platform and full acoustic enclosure on roof of premises. (Part retrospective)

Applicant: H&M Hennes & Mauritz UK Ltd

Officer: Adrian Smith 01273 290478

Approved on 26/08/09 DELEGATED

1) UNI

The generator hereby permitted shall be removed on or before the 31st October 2009 and the building restored to its former condition (i.e. as it was immediately prior to the implementation of this development) in accordance with a scheme of work that shall first be submitted to and approved in writing by the Local Planning Authority, unless prior written consent has been given in writing by the Local Planning Authority to any extension of this time period.

Reason: The generator hereby approved is not considered suitable as a permanent form of development and to safeguard the character and appearance of the building, the wider roofscape and the amenities of adjacent occupiers, to comply with policies QD14, QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

2) UNI

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

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

3) UNI

The generator unit hereby permitted shall only be operational within the following hours listed within the accompanying environmental noise impact assessment report and planning statement, which are one hour each side of trading:

Monday to Wednesday -08:00 hours to 19:00 hours

Thursday - 08:00 hours to 21:00 hours

Friday 08:00 hours to 19:00 hours

Saturday 08:00 hours to 20:00 hours

Sunday 10:00 hours to 18:00 hours.

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.

BH2009/01515

Top Floor Flat 30 Vernon Terrace Brighton

Conversion of existing dormers on front roof slope to Mansard roof including installation of 2no new roof lights and replacement of existing windows and doors with 2no new windows and 1no new patio doors to balcony.

Applicant: Mr Colin May

Officer: Charlotte Hughes 292321

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until 1:20 scale elevations and sections and 1:1 scale sectional profiles of the new windows and doors have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The party walls on either side shall not be altered, raised or clad in lead and shall be painted to match the rest of the building.

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

4) UNI

The roof extension hereby permitted shall be clad in natural slate to match the existing and all the flashings shall be of lead.

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

5) UNI

The dormer windows hereby permitted shall be of lead and retained as such.

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

6) UNI

The existing railings shall be repositioned on the back (inside) face of the parapet wall and shall be painted dark grey (BS 18 b 25).

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

BH2009/01587

Flats 1, 2 & 3, 30 Montpelier Road Brighton

Certificate of Lawfulness for existing use of flats 1, 2 & 3 as self-contained flats

Applicant: Mr & Mrs Ronald & Wendy Bloom

Officer: Paul Earp 292193

Approved on 25/08/09 DELEGATED

BH2009/01822

Flat 1 5 Denmark Terrace Brighton

Erection of rear extension to basement flat and replacement rear fenestration.

Applicant: Mr Paul Hopgood

Officer: Steven Lewis 290480

Approved on 02/09/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The proposed French doors and replacement windows shall be constructed of painted timber and shall be retained as such.

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

4) UNI

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Acronym Architecture and Design Ltd) submitted with the application and received on 28/07/2009.

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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 'Construction and Demolition Waste.'

ST. PETER'S & NORTH LAINE

BH2008/02268

58-62 Lewes Road Brighton

Construction of mixed use development comprising 2 ground floor retail units and 7 first and second floor residential apartments.

Applicant: Alburn Minos Developments Ltd

Officer: Aidan Thatcher 292265

Approved on 25/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.01

No development shall take place until samples of the materials (including colour

of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4) BH04.01

The new dwelling[*s*] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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) BH05.01

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02

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

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

7) BH05.05

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 'Very Good' for all non-residential development 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) BH05.06

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM

Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

9) BH05.07

No development shall take place until a written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The 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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) BH06.03

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.

11) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

12) BH15.06

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

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

13) UNI

The use hereby permitted shall not be open to customers except between the hours of 0700 and 23.00.

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

14) UNI

No development shall commence until a full Acoustic Assessment has been submitted to and been approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the

recommendations of the approved report and thereafter retained as such.
Reason: To ensure that the amenities of the occupiers of the residential units are not unduly impacted upon and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

15) UNI

The approved scheme shall be constructed incorporating the 'ABS 350 Windcatcher System' passive ventilation system as shown on drawing no. 8829/1-A and the Ubbink system submitted on 03.07.09. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the passive ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

16) UNI

Access to the part of the flat roof not forming part of the communal terrace at first floor level shall be for maintenance or emergency purposes only and this part of 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 to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2009/00395

Brighton Museum & Art Gallery Church Street Brighton

Display of 2 no. free standing 3 metre high flags of changing design to promote exhibitions and events at Brighton Museum.

Applicant: The Royal Pavilion & Museums

Officer: Helen Hobbs 293335

Approved on 17/08/09 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.

BH2009/00471

Brighton Railway Station Queens Road Brighton

Replacement of existing "next train indicator" screens to platforms, concourse and buffer areas and to car park and taxi areas.

Applicant: Network Rail (Infrastructure) Limited

Officer: Jonathan Puplett 292525

Minded to Grant (referred to GOSE) on 02/09/09 GOVERNMENT OF THE SOUTH EAST

1) BH01.05

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

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

2) UNI

No works shall take place until a sample elevational drawing at 1:20 scale of an existing single and a double gallows support, showing the positioning of the new NTI screens on them have 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

All new visible cabling and cable trunking serving the new NTI screens shall be painted to match the colour of the structure to which they are attached prior to the NTI screens being brought into use.

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

BH2009/01049

Blocks E & F New England Quarter New England Street Brighton

Installation of 52 PV panels on the roof of Block F; removal of 3 windows on west and east elevations of Block F and E respectively; and re-organisation of the bin and bike stores. (Retrospective)

Applicant: Crest Nicholson Bioregional Quintain LLP

Officer: Katherine Rawlins 292232

Approved on 26/08/09 DELEGATED

1) 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.

2) BH06.03

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.

BH2009/01059

150 North Street Brighton

Installation of new shop front and air conditioning condensers and extract at rear.

Applicant: Mr Tom Grew

Officer: Liz Arnold 291709

Approved on 01/09/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

Reason: In order to protect the amenities of surrounding units and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding drawing no. GSE/TG/185/12RevA submitted on the 20th May 2009 the permission hereby approved shall not purport or be deemed to authorise the installation of a fascia board above the height of the fascia sign located on no. 149 North Street.

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, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding drawing no. GSE/TG/185/12RevA submitted on the 20th May 2009 the permission hereby approved shall not purport or be deemed to authorise the installation of a fascia board above the height of the fascia sign located on no. 149 North Street.

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, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

6) UNI

The top section of the fascia backing panel hereby approved shall only be of clad powder coated sheet aluminium, finished in RAL 9001, unless otherwise agreed in writing by the Local Planning Authority.

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, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 3rd June 2009 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, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2009/01062

150 North Street Brighton

Display of internally illuminated fascia and projecting signs.

Applicant: Mr Tom Grew

Officer: Liz Arnold 291709

Approved on 01/09/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

Notwithstanding drawing no. GSE/TG/185/12RevA submitted on the 20th May 2009 the permission hereby approved shall not purport or be deemed to authorise the installation of a fascia board above the height of the fascia sign located on no. 149 North Street.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE9 of the Brighton & Hove Local Plan.

BH2009/01226

17 London Road Brighton

Conversion of first and second floors from storage and maisonette to form 3 self-contained flats. Associated first floor extension to create hallway and terrace with lightwell over. Insertion of new windows to side and rear of first floor.

Applicant: Mr Alfred Magnus

Officer: Ray Hill 293990

Approved on 27/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully

implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) 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.

4) BH05.03

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating of good for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating of good 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.

5) BH05.04

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating of 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH06.02

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

Unless otherwise agreed in writing with the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Site Waste Minimisation Statement submitted on 21 May 2009.

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

policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

8) UNI

Other than the first floor terrace area shown on drawing 0125/PA/011, access to the flat roofs of the building shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

BH2009/01328

Queensbury House 103-105 Queens Road Brighton

Installation of 1no refrigeration condenser, 1no freezer condenser and 3no air conditioning units to rear.

Applicant: Tesco Stores Ltd

Officer: Jonathan Puplett 292525

Approved on 27/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 refrigeration plant hereby approved shall only operate whilst the acoustic enclosure screen shown on drawing nos. 8913-13B and 8913-26 remains in situ, in the location shown on said drawings.

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

3) UNI

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

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

BH2009/01358

13 Trafalgar Street Brighton

Display of a non-illuminated fascia sign and a non-illuminated projecting sign.

Applicant: Swinton Colonnade

Officer: Jonathan Puplett 292525

Approved on 20/08/09 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.

BH2009/01366

Coronation Studios 104 North Road Brighton

Change of use from Office (B1) to Retail (A1).

Applicant: For My Four Investments Ltd

Officer: Liz Arnold 291709

Refused on 01/09/09 DELEGATED

1) UNI

The proposal would be contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan which seek to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of twelve months or more. Insufficient information has been submitted with the application to demonstrate that the use of the office space is no longer viable and to demonstrate that the use is genuinely redundant. Furthermore the applicant has failed to demonstrate that specially built or converted starter business units are available elsewhere in the neighbourhood at a comparable rental.

2) UNI2

Insufficient information has been submitted to demonstrate that the change of use would not be detrimental to the vitality and viability of the Regional Shopping Centre, and that there are no sequentially preferable sites within existing defined shopping centres. The proposal is therefore contrary to the aims of policies SR1 and SR2 of the Brighton & Hove Local Plan.

BH2009/01480

Top Flat 20 Park Crescent Brighton

Installation of a flue to the front elevation

Applicant: Ms Ros King

Officer: Sonia Kanwar 292359

Refused on 02/09/09 DELEGATED

1) UNI

The proposed flue is in a prominent location on the front façade and additionally would interfere with views of the under-eaves mouldings when seen from street level. It has not been sited to minimise the visual harm caused to the property and results in a detrimental impact on the architectural and historic character and appearance of the listed building. The scheme is therefore contrary to Planning Policy Guidance 15: Planning & The Historic Environment, policy HE1 of the Brighton & Hove Local Plan and to the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice

BH2009/01488

41 Ditchling Road Brighton

Amendment to application BH2009/00150 for minor alterations to ground floor entrance level at front elevation.

Applicant: Mrs Dawn Evers

Officer: Aidan Thatcher 292265

Approved on 17/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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.

3) BH12.01

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

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

4) BH12.03

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

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

5) UNI

No works shall take place until 1:20 scale elevations and sections 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 prior to the initial occupation of either of the dwellings hereby approved and maintained as such thereafter.

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

BH2009/01542

29 Queens Gardens Brighton

Installation of a conservation style roof-light to front elevation.

Applicant: Mr R Hollis

Officer: Chris Swain 292178

Approved on 21/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.05

The rooflights in the approved development shall be of 'conservation style' 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.

WITHDEAN

BH2008/03980

40 & 42 Withdean Road Brighton

Amendment to application BH2007/03470 and BH2006/02431 to accommodate an enlarged lower ground floor at no. 42, amended fenestration and alterations to internal partitions at no.s 40 and 42. (Part retrospective).

Applicant: Mr & Mrs B W Surtees

Officer: Guy Everest 293334

Approved on 24/08/09 DELEGATED

1) UNI

Prior to occupation of 40 Withdean Road details of obscure glazing to the second floor (rear) full height window opening to the three-storey rear section of the building shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the agreed details prior to occupation of the dwelling and shall be maintained 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.

2) UNI

Prior to occupation of 40 Withdean Road details of a landscaping scheme along the eastern (rear) boundary shall be submitted to and approved in writing by the Local Planning Authority. The details shall allow for retention of the existing planting and indicate the planting intervals and heights along the eastern boundary. The scheme shall be implemented in accordance with the agreed

details 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.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14, QD15 and QD27 of the Brighton & Hove Local Plan.

3) UNI

Prior to occupation of 40 Withdean Road details of balustrading to the first floor balcony and second floor Juliet balcony shall be submitted to and approved in writing by the Local Planning Authority. The balustrading shall be installed in accordance with the agreed details and be maintained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14, QD15 and QD27 of the Brighton & Hove Local Plan.

BH2009/00451

243 Preston Road Brighton

Conversion of existing house in multiple occupation to create 3 two bedroom, 3 one bedroom and two studio flats including conversion of roof space and addition of dormers and roof lights.

Applicant: Scott Lunn

Officer: Christopher Wright 292097

Approved on 27/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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.

3) BH02.08

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

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

4) BH05.03

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating 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.

5) BH05.04

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) BH05.08

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

7) BH06.02

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

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

8) BH11.03

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

9) BH12.03

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

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

10) BH12.05

The rooflights in the approved development shall be of 'conservation style' 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.

11) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

BH2009/01278

72 Eldred Avenue Brighton

Erection of single storey extension to rear with balcony above, part hip to gable roof extension to side and rear dormer.

Applicant: Miss Lorraine Knight

Officer: Adrian Smith 01273 290478

Refused on 19/08/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that planning permission for extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed rear extension and balcony, by virtue of its excessive height and projection, would result in an overbearing and un-neighbourly addition to the property that will cause a significant degree of overlooking and general loss of amenity for the adjoining residents, by way of a loss of privacy, light, and outlook. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policies QD2 and QD14 of the Brighton & Hove Local Plan require that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area, and that new developments take account of local characteristics. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed hip-to-gable roof extension and rear dormer represent incongruous and inappropriately bulky additions to the roof of the recipient property that will serve to unbalance the pair of semi-detached bungalows. The proposed rear extension is excessive in height and depth relative to the host bungalow and will result in an overdeveloped rear elevation. The proposed development would harm the appearance of the property and wider street scene and is therefore contrary to the above policies.

BH2009/01322

59 Surrenden Road Brighton

Erection of rear two storey pitched roof bay window extension. Demolition of existing conservatory and replacement of ground floor bay window, replacement of windows to existing rear first floor dormer, replacement of rear paved terrace and access steps.

Applicant: Dr Michael Edwards

Officer: Adrian Smith 01273 290478

Approved on 21/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

Notwithstanding the details shown on the application and with the exception of the rear facing window only, all first floor windows to the proposed rear bay window extension hereby permitted shall at all times be obscurely glazed with the lower sashes fixed shut.

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

BH2009/01380

35-41 Withdean Road Brighton

Application for Approval of Details Reserved by Condition 9 of Application BH2009/00153 - Site Waste Management Plan.

Applicant: Mr Chris Creswell

Officer: Paul Earp 292193

Approved on 01/09/09 DELEGATED

BH2009/01415

St Bernadettes School London Road Brighton

Application for approval of details reserved by conditions 3, 5 and 6 of application BH2009/00312.

Applicant: The Governors

Officer: Jason Hawkes 292153

Approved - no conditions on 24/08/09 DELEGATED

BH2009/01467

8 Friar Crescent Brighton

Single storey rear extension with pitched roofs and 2 no. rooflights.

Applicant: Mr Gary Pattison

Officer: Clare Simpson 292454

Approved on 02/09/09 DELEGATED

1) BH01.01

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

BH2009/01540

42 Valley Drive Brighton

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

Applicant: Mr & Mrs M Kimber

Officer: Charlotte Hughes 292321

Approved on 02/09/09 DELEGATED

1) BH01.01

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

EAST BRIGHTON

BH2009/01354

1 Chapel Terrace Brighton

Loft conversion including insertion of dormer windows, rooflights and laylights to provide 3no. additional bedsit rooms and a storage area in existing house in multiple occupation and increase in height of existing flue.

Applicant: Delicata Properties

Officer: Liz Arnold 291709

Approved on 18/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.01

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

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

3) BH12.03

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

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

4) BH12.05

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

5) UNI

Notwithstanding the Site Minimisation Statement submitted on the 8th June 2009, no development shall take place until a written statement, consisting of a revised Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

6) UNI

The storage area hereby approved within the roofspace shall only be used as storage related to the existing property and for no other purpose including any residential accommodation or for other storage purposes.

Reason: As the store room would provide an inadequate standard of living space, to safeguard the amenities of the existing and future occupiers of the property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01453

29 Wilson Avenue Brighton

Erection of front porch.

Applicant: Mr Stuart Leonard

Officer: Chris Swain 292178

Approved on 28/08/09 DELEGATED

1) BH01.01

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

BH2009/01485

1-16 The Causeway Brighton

Replacement windows and doors with PVCU double glazed units.

Applicant: Mr Graham Salhus

Officer: Sonia Kanwar 292359

Approved on 27/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01623

Maisonette 123 Marine Parade Brighton

General refurbishment and internal alterations to layout, including the infilling of a former first floor opening, kitchen installation and bathroom installation. (Retrospective).

Applicant: Mr Jonathan French Thornton

Officer: Liz Arnold 291709

Approved on 01/09/09 DELEGATED

1) UNI

Within one month of the date of this permission, a schedule of the works (including a timetable of all works) needed to relocate the cooker and kitchen units shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the timetable agreed.

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

2) UNI

Despite the relocation of the cooker and kitchen units, the skirting located along the southern wall of the kitchen shall be retained, and any skirting which has been removed along the eastern wall shall be reinstated to match the original.

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

HANOVER & ELM GROVE

BH2009/00968

54 Elm Grove & 12A Howard Road Brighton

Demolition of existing single storey side extension and garage and erection of a 2 bedroom part single, part two storey maisonette with associated amenity spaces and bicycle, bins and recycling storage. Alterations to layout of existing flat at land adjoining 13 Howard Road.

Applicant: Mr Iraj Vakili

Officer: Ray Hill 293990

Approved on 24/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.08

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

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

3) 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.

4) BH04.01

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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) BH05.01

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02

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

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

7) BH05.10

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

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

8) BH06.03

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) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local

Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the measures for the recovery and re-use of demolition and construction waste shall be implemented in strict accordance with the Site Waste Management Statement submitted on 24 April 2009.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied until the green roof has been fully implemented. The green roof shall thereafter be retained as such.

Reason: To ensure that the development is sustainable and has a satisfactory appearance and to comply with policy SU2, QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

12) UNI

No development shall take place until details of the boundary walls/ fencing and screen fencing has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details prior to first occupation of the development hereby approved and retained as such thereafter.

Reason: To ensure a satisfactory appearance and to safeguard the privacy of adjoining occupiers and to comply with policy QD1 and QD27 of the Brighton & Hove Local Plan.

BH2009/01120

87 Brading Road Brighton

Change of use from single dwelling (5 student lets) to H.M.O (7 student lets). (Retrospective).

Applicant: Mr James Rogers

Officer: Jonathan Puplett 292525

Refused on 17/08/09 DELEGATED

1) UNI

The change of use from residential to a unit of multiple occupancy would result in the loss of a dwelling house within Use Class C3 and therefore fails to comply with policy HO8 of the Brighton & Hove Local Plan.

2) UNI2

The proposal results in a substandard level of accommodation that would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, HO7 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

BH2009/01273

78 Elm Grove Brighton

Conversion of first floor and roofspace to create 1no. residential unit, incorporating roof extension.

Applicant: Ms Harjinder Heer

Officer: Anthony Foster 294495

Approved on 02/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) 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.

4) BH06.02

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

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

5) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

6) UNI

The measures set out in the waste minimisation statement submitted with this application shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that development would include the reuse of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

7) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating of "Good" for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating of "Good" 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

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating of "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.

9) UNI

The new dwelling shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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.

BH2009/01419

9 & 9A Whippingham Road Brighton

Replacement UPVC windows and door.

Applicant: John Leach Properties Ltd

Officer: Helen Hobbs 293335

Approved on 26/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01568

213 Queens Park Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Andrew Feest

Officer: Helen Hobbs 293335

Approved on 02/09/09 DELEGATED

1) BH01.01

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

HOLLINGDEAN & STANMER

BH2009/01444

56 Stephens Road Brighton

Erection of a new front porch.

Applicant: Mr M Majboor

Officer: Liz Arnold 291709

Approved on 21/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 1st July 2009 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, to comply with policy W10 of the East Sussex and Brighton & Hove Structure Plan, WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

BH2009/01536

9 Barnett Road Brighton

Single storey rear extension with 2no roof-lights, raised decking area and external steps to garden.

Applicant: Sarah Drew

Officer: Chris Swain 292178

Approved on 01/09/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 privacy screens hereby approved on the northern and southern boundaries shall be a minimum of 1.8m in height and shall be implemented in full before the approved terraced area is brought into use, and retained as such thereafter.

Reason: In order to protect the adjoining properties at No.7 and No.11 Barnett Road from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01703

21 Stanmer Villas Brighton

Certificate of Lawfulness for proposed loft conversion incorporating a rear facing dormer and roof-lights to front elevation.

Applicant: Ms Nicole Jones

Officer: Sonia Kanwar 292359

Approved on 02/09/09 DELEGATED

BH2009/01770

176C Ditchling Road Brighton

Conversion of existing 4 bedsits units to 1 self-contained two bedroom unit and 1 self-contained three bedroom unit with private gardens. Single storey rear extension.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 02/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH06.03

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

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

4) UNI

The flat units hereby permitted shall be retained as affordable housing and shall not be sold or rented on the open market without the prior consent of the Local Planning Authority in an application on that behalf. For clarity, affordable housing means residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable to local people whose income means that they are unable to meet their housing needs through the open

housing market.

Reason: To ensure the development complies with policy HO14 of the Brighton & Hove Local Plan in meeting an identified housing need in the city and because release of the flats onto the open market would raise policy and environmental implications.

5) UNI

The flats hereby approved shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

6) UNI

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating of 'good' for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating of 'good' for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) UNI

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

8) UNI

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

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

9) UNI

No development shall take place until details of replacement trees to compensate for the loss of the existing sycamore trees which are to be removed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The trees shall be planted in the first planting season following the commencement of the development hereby approved. If any of the trees within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased, it shall be replaced with a specimen of a similar size and species.

Reason: In order to secure the satisfactory preservation of trees within and adjoining the site and to comply with policy QD16 of the Brighton & Hove Local

Plan.

10) UNI

The development hereby approved shall not be occupied until the boundary fencing to the rear garden areas shown on the 'proposed ground floor layout' drawing received on the 18th of August 2009 is in situ. The fencing shall be retained as such thereafter.

Reason: To safeguard the privacy of future occupiers of the flats hereby approved, and the privacy of neighbouring occupiers, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2009/01320

Dental Surgery 98 Newick Road Brighton

Erection of single storey rear extension. Formation of new doors to front and side of property, both with disabled access ramps. New permeable hard-standing.

Applicant: Newick Dental Practice

Officer: Robin K Hodgetts 292366

Approved on 18/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.05

The male WC window shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) BH02.05

The side surgery window facing No. 50 Barcombe Road shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

4) BH03.02

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.

5) BH05.10

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

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

6) BH06.04

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the

development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

7) UNI

Prior to the commencement of the development on site, detailed drawings, including sections of the proposed pedestrian access, shall be submitted to the Local Planning Authority for written approval before commencement of the development. The development shall be carried out in strict accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policy TR7 of the Brighton & Hove Local Plan.

BH2009/01340

6-7 Coombe Terrace Brighton

New shopfront and replacement security shutter.

Applicant: Paydens Ltd

Officer: Chris Swain 292178

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

QUEEN'S PARK

BH2008/00074

Legends Hotel 31-34 Marine Parade Brighton

Roof mounted air conditioning plant including the re-positioning of 2 No. air conditioning units and noise reduction measures to fans. (Retrospective)

Applicant: Mr Anthony Chapman

Officer: Louise Kent 292198

Approved on 02/09/09 DELEGATED

1) UNI

A scheme to ensure that noise associated with the air conditioning units hereby approved is controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, is reduced by 12dB(A) in accordance with the Noise Impact Assessment report by Anderson Acoustics submitted on 7 January 2008 and amended on 3 March 2008 shall be submitted to the Local Planning Authority for approval. The Rating Level and existing background noise levels to be determined as in the guidance provided in BS 4142:1997. The scheme shall be implemented in strict accordance with the approved scheme within two months of this decision.

Reason: In order to protect the amenity of adjacent properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The three new units (identified as units 1, 2 and 8 in the amended Noise Impact Assessment report) shall be relocated to the position indicated on amended page 21 of the Noise Assessment report within two months of the date of this planning permission.

Reason: In order to reduce the visibility of the units to protect the amenity of

adjacent properties and the character and appearance of the East Cliff conservation area in accordance with policies HE6 and QD14 of the Brighton & Hove Local Plan.

BH2009/00834

Saunders Glass Sussex Place Brighton

Demolition of existing former glassworks and erection of a 7-storey student halls of residence providing 196 units and ancillary cycle parking.

Applicant: Mr Gavin Howe (Hope Homes)

Officer: Anthony Foster 294495

Refused on 24/08/09 PLANNING COMMITTEE

1) UNI

Part of the application site is an allocated housing site as designated within the Brighton & Hove Local Plan. The proposed development would not provide any market or affordable housing and would therefore prejudice the delivery of future housing within the City, contrary to policy HO1 of the Brighton & Hove Local Plan and policy HE1 of the South East Plan.

2) UNI10

The proposal, by reason of the type and method of cycle parking proposed, would fail to provide a level of cycle parking that would be easily used by all and as such is contrary to policy TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4. Parking Standards.

3) UNI11

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR19, HO7 and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 Parking Standards.

4) UNI12

The application site lies on a principle aquifer and a valuable groundwater resource. The applicant has failed to adequately quantify the current levels of ground contamination at the site, and has failed to demonstrate that the development, by reason of the lack of contamination remediation measures, would not cause pollution to controlled waters which would be of detriment to water quality and human health. As such the proposal is contrary to policies SU3 and SU11 of the Brighton & Hove Local Plan.

5) UNI13

The applicant has failed to demonstrate that the proposal would be efficient in the use of energy, water and resources and would meet an excellent BREEAM rating, and as such the proposal is contrary to policies SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 Sustainable Buildings. The supporting documentation makes reference to renewable energy installations, however there has been no detail of such installations included on the submitted drawings, and therefore the impact on the character and appearance of the Valley Gardens Conservation Area and the setting of the adjacent listed buildings at Grand Parade of such installations cannot be fully assessed against policies QD1, QD2, QD3, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

6) UNI14

The proposal fails to incorporate the provision of public art within the scheme and does not propose a financial contribution towards the provision of public art outside of the site boundaries. As such the proposal is contrary to policy QD6 of

the Brighton & Hove Local Plan.

7) UNI2

The proposal, by reason of the siting, height, design and massing of the building, and the continuous bulk and massing of the roof, would appear incongruous and harmful to the character and appearance of the Valley Gardens Conservation Area, in particular to views of the historic roofline of Grand Parade properties as viewed from Gloucester Place and St. George's Place. The development is considered to be contrary to policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

8) UNI3

The proposal, by reason of the siting, height, design and massing of the building, and the continuous bulk and massing of the roof, would appear incongruous and harmful to the historic roofline and setting of the listed buildings adjacent to the site on Grand Parade and would appear out of scale and visually dominate the setting of the rear of these listed buildings when viewed from Sussex Place and Richmond Parade. As such the proposal is contrary to policy HE3 of the Brighton & Hove Local Plan.

9) UNI4

The proposal, by reason of its siting, height, design and massing, would result in a significant reduction in daylight received at neighbouring properties at Grand Parade and Ivory Place, and would be of detriment to the current levels of residential amenity currently enjoyed by these properties, contrary to policy QD27 of the Brighton & Hove Local Plan.

10) UNI5

The applicant has failed to demonstrate that the proposal would not result in a significant loss of sunlight to adjacent properties at Grand Parade and Ivory Place and would result in significant overshadowing to the rear amenity space of properties on Ivory Place, and as such the scheme is considered contrary to policy QD27 of the Brighton & Hove Local Plan.

11) UNI6

The proposal, by reason of its siting and design, would result in overlooking to the rear elevations and rear amenity space of properties on Ivory Place and would be of detriment to their privacy and the use and enjoyment of their private amenity space, contrary to policy QD27 of the Brighton & Hove Local Plan.

12) UNI7

The proposal, by reason of the cramped nature of the development and in particular the small size of the studio accommodation and the lack of any shared amenity space, would be of detriment to the living conditions of future occupiers of the development, contrary to policy QD27 of the Brighton & Hove Local Plan.

13) UNI8

The application fails to demonstrate measures to adequately address the travel demand arising from the development or measures to demonstrate that the student accommodation would remain genuinely car free in the long term, contrary to Brighton & Hove Local Plan policies TR1, TR7, QD28 and HO7 and Supplementary Planning Guidance Note 4. Parking Standards.

14) UNI9

The proposal, by reason of the insufficient levels of disabled parking provided on site, fails to provide parking for people with a mobility related disability and is contrary to policies TR18 and HO13 of the Brighton & Hove Local Plan, Supplementary Planning Guidance 4 Parking Standards and Planning Advisory Note 03 Accessible Housing and Lifetime Homes.

BH2009/00993

Co-op Supermarket 41-45 St James's Street Brighton

Alterations to shop front incorporating repositioning of automatic door.
Installation of mechanical plant at rear of store.

Applicant: Co-operative Group Ltd

Officer: Louise Kent 292198

Approved on 21/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The stallriser on the eastern side of the shopfront either side of the automatic door hereby approved shall be increased in height as shown on drawing numbered 1570.02A submitted on 11 May 2009. The external finishes of the stallriser shall match in design, material, colour, style and texture of those of the western side of the shopfront.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shopfront Design (SPD02).

BH2009/01034

17 Cuthbert Road Brighton

Reinstatement of ground floor bay window and lowering of sill of first floor window.

Applicant: Ms Mel Chrisp

Officer: Chris Swain 292178

Approved on 19/08/09 DELEGATED

1) BH01.01

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

BH2009/01251

1 Burlington Street Brighton

Replacement of railings at rear first floor extension terrace.

Applicant: Mr Anthony Hyde

Officer: Sonia Kanwar 292359

Approved on 25/08/09 DELEGATED

1) BH01.05

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

years from the date of this consent.

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

2) UNI

The finish of the railings hereby approved shall match in colour the masonry on the rear façade.

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

BH2009/01341

77 Grand Parade Brighton

Change of use from office (B1) to Leisure Centre (D2).

Applicant: Club 77

Officer: Ray Hill 293990

Refused on 13/08/09 DELEGATED

1) UNI

The Applicant has failed to satisfactorily demonstrate that the office use is genuinely redundant and as such the proposal would fail to comply with policy EM5 of the Brighton & Hove Local Plan which seeks to resist the loss of office use and to protect employment generation within the City.

BH2009/01342

St Luke's Junior & Infant School St Luke's Terrace Brighton

Internal alterations to the infant's hall balcony to form a new staff room.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 17/08/09 DELEGATED

1) 01.05AA

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) BH13.06

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

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

3) UNI

No works shall take place until a sample of the obscured glass has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed sample and maintained as such thereafter.

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

4) UNI

The missing balusters to the gallery balustrade shall be reinstated to match exactly the existing baluster detail.

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

BH2009/01352

24 New Steine Brighton

The demolition of a shed and single storey extension to form rear lower ground and ground floor extension incorporating internal alterations.

Applicant: Mr Richard Kirby

Officer: Aidan Thatcher 292265

Approved on 24/08/09 DELEGATED

1) BH01.01

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

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

2) BH05.09

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

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

3) BH13.01

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

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

4) UNI

Access to the flat roof over the ground floor 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

No works shall take place until a 1:20 scale sample elevation detailing the new sash windows within the original two storey rear wing has been submitted to and approved in writing by the Local Planning Authority. These windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01353

24 New Steine Brighton

The demolition of a shed and single story extension and excavation works to form a two-storey rear extension at lower ground and ground floor incorporating internal alterations.

Applicant: Mr Richard Kirby

Officer: Aidan Thatcher 292265

Approved on 13/08/09 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 development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of all of the external surfaces of the extension hereby approved, including the balustrade and handrail have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) UNI

No works shall take place until a 1:20 scale sample elevation detailing the new sash windows within the original two storey rear wing has been submitted to and approved in writing by the Local Planning Authority. These windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

No works shall take place until 1:20 scale sample elevations of the new internal doors, showing these as timber with 4 recessed panels have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01532

119/120 Edward Street Brighton

Erection of first floor infill extension.

Applicant: Mr Phillip Tucker

Officer: Chris Swain 292178

Refused on 20/08/09 DELEGATED

1) UNI

The proposal, by reason of its siting, scale and design is considered to be detrimental to the appearance and character of the building, forming an incongruent feature in the St James's Avenue street scene and detracting from the appearance and appearance of the surrounding area within the East Cliff conservation area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/01683

Queens Park Primary School Freshfield Place Brighton

Application for approval of details reserved by Conditions 1, 2, 3, 4 and 5 of Application BH2009/00031.

Applicant: Queens Park Primary School

Officer: Aidan Thatcher 292265

Approved - no conditions on 20/08/09 DELEGATED

ROTTINGDEAN COASTAL

BH2009/00861

6 Lewes Mews Arundel Place Brighton

Single storey rear extension.

Applicant: Mr C Brogan

Officer: Helen Hobbs 293335

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.09

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.

3) 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.

4) UNI

The high level window facing No. 7 Lewes Mews 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.

BH2009/01297

4 Arundel Terrace Brighton

Removal of existing floor tiles to front entrance and restoration of original stone.

Applicant: 4 Arundel Terrace Ltd

Officer: Helen Hobbs 293335

Approved on 21/08/09 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

Details of the proposed stone restoration work including the fixing of railings, profile of projecting nosings and a sample of any proposed replacement stone shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the works. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2009/01307

5 Ashdown Avenue Saltdean Brighton

Erection of two storey rear/side extension including roof extensions, installation of front, side, and rear rooflights, and insertion of side facing windows at ground and first floor level.

Applicant: Mr A Mankoui

Officer: Jonathan Puplett 292525

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

4) UNI

The two first floor side facing windows hereby approved (which both serve bathrooms) shall not be glazed otherwise than with obscured glass and shall thereafter permanently be 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.

BH2009/01349

2 Lustrells Vale Saltdean Brighton

Erection of two storey rear and side extension.

Applicant: Mr Jason Leach

Officer: Liz Arnold 291709

Refused on 02/09/09 DELEGATED

1) UNI

The proposed side extension would, by virtue of it failing to be subordinate to the ridge height of the existing roof of the property, result in a disproportionate appearance to one side of the currently symmetrical appearance to the property and therefore would be of detriment to the visual amenities of the host property, the Lustrells Vale street scene and the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear flat roofed two storey extension, by virtue of its design, height, massing, materials and relationship with the roof of the existing host property, would result in an awkward, visually intrusive and bulky addition to the rear of the property which is unsympathetic to the design of the existing dwelling. As such the extension would have an adverse impact on the character and appearance of the existing dwelling, the Bishopstone Drive street scene and the surrounding

area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2009/01397

2 Roedean Crescent Brighton

Erection of a rear first floor conservatory.

Applicant: Mr & Mrs Thompson

Officer: Helen Hobbs 293335

Refused on 20/08/09 DELEGATED

1) UNI

The proposed glazed extension located at first floor level is an inappropriate feature which would harm the character and appearance of the existing building, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed glazed extension would intensify the use of the terrace, and would exacerbate the impact upon the privacy of the adjoining properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2009/01448

Flat 3 10 Sussex Square Brighton

Internal alterations including removal of internal partitions and re-location of door ways.

Applicant: Catherine Fisher

Officer: Helen Hobbs 293335

Approved on 02/09/09 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) BH13.13

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

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

BH2009/01475

2 Arundel Terrace Brighton

Removal of non original rear fire escape.

Applicant: 2 Arundel Terrace Brighton Ltd

Officer: Helen Hobbs 293335

Approved on 27/08/09 DELEGATED

1) BH01.01

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

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

2) UNI

Within 28 days of the removal of the rear fire escape the ironwork embedded in

the structure is to be removed and the areas made good to match the surrounding surfaces in matching materials, profiles and finishes.

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

BH2009/01476

2 Arundel Terrace Brighton

External alterations for the removal of non-original rear fire escape.

Applicant: 2 Arundel Terrace Brighton Ltd

Officer: Helen Hobbs 293335

Approved on 27/08/09 DELEGATED

1) BH01.05

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

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

2) UNI

The ironwork embedded in the structure is to be removed and the areas made good to match the surrounding surfaces in matching materials, profiles and finishes prior to the staircase, hereby approved, being made available for use.

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

BH2009/01509

16 Little Crescent Brighton

Alterations to existing rear conservatory to create a single storey rear extension.

Applicant: Mr M Eardley

Officer: Louise Kent 292198

Approved on 26/08/09 DELEGATED

1) BH01.01

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

BH2009/01562

33 Ridgewood Avenue Saltdean Brighton

Erection of roof extension incorporating 6 no. rooflights and rear Juliet balcony and infill rear extension on south west corner of property.

Applicant: Mr Glen Radford

Officer: Sonia Kanwar 292359

Approved on 24/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

4) UNI

The shower room window in the southern elevation 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.

BH2009/01582

Wayfaring Down 9 Longhill Road Ovingdean Brighton

Erection of detached garage with room in roof at rear of property, associated alterations to existing boundary wall facing Ainsworth Avenue and replacement of boundary wall facing Longhill Road and installation of new gates.

Applicant: Mrs Louise Phillips

Officer: Anthony Foster 294495

Refused on 27/08/09 DELEGATED

1) UNI

The proposed garage by reason of its siting, height, design and bulk, would appear as an incongruous feature within the street scene and would be of detriment to the character and appearance of the surrounding area failing to emphasise or enhance the positive qualities of the neighbourhood. As such the proposal is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01601

Pumping Station Marine Drive Rottingdean Brighton

Application for approval of condition 4 of application BH2005/05602.

Applicant: Southern Water Services Limited

Officer: K Haffenden 292361

Approved on 28/08/09 DELEGATED

BH2009/01672

3 Wanderdown Drive Ovingdean Brighton

Erection of rear lower ground floor extension incorporating new steel & glass balustrade.

Applicant: Mr David Benson

Officer: Jonathan Puplett 292525

Approved on 01/09/09 DELEGATED

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country

Planning Act 1990

2) UNI

The brickwork of the extension hereby permitted shall match that of the existing dwelling.

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 bedroom window in the southern facing elevation 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.

BH2009/01702

6 Knole Road Rottingdean Brighton

Erection of front porch extension

Applicant: Mrs Anne Kingston

Officer: Helen Hobbs 293335

Approved on 02/09/09 DELEGATED

1) BH01.01

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

WOODINGDEAN

BH2009/01326

33 Laughton Road Brighton

Erection of single storey detached garage.

Applicant: Mr John Crayton

Officer: Sonia Kanwar 292359

Refused on 21/08/09 DELEGATED

1) UNI

The proposed garage, by reason of its design, height, bulk and materials, would form an unattractive and visually inappropriate addition to the site detracting from the appearance of the house and its surroundings and, as such, is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01496

16 Millyard Crescent Brighton

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

Applicant: Mrs Burr

Officer: Sonia Kanwar 292359

Approved on 14/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) 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.

BH2009/01527

Woodingdean Primary School Warren Road Woodingdean Brighton

Replacement of existing single glazed windows with new double glazed UPVC style windows to western façade of the building.

Applicant: Woodingdean Primary School

Officer: Helen Hobbs 293335

Approved on 02/09/09 DELEGATED

1) BH01.01

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

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

BH2009/01656

28 Falmer Gardens Brighton

Erection of detached outbuilding in rear garden.

Applicant: Mr S Ahmed

Officer: Jonathan Puplett 292525

Approved on 02/09/09 DELEGATED

1) BH01.01

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

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

2) BH02.04

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

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

3) UNI

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

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

BRUNSWICK AND ADELAIDE

BH2009/00616

Flat 5 5 Brunswick Terrace Hove

Internal alterations to layout and enlargement of 2 no. existing flat rooflights.

Applicant: Mr A Schechner & Ms A Katz

Officer: Mark Thomas 292336

Approved on 02/09/09 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2009/00966

Flat 11 26 Adelaide Crescent Hove

Replace wooden lantern rooflight with a double glazed white powder coated aluminium rooflight.

Applicant: Gaydean Properties Ltd

Officer: Jason Hawkes 292153

Approved on 21/08/09 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 further details of the proposed structure, including 1:50 drawings and comparative dimensions with the existing rooflight (including framework, cills and glazing bars), have been submitted to and approved by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2009/01241

Flat 5 61 Brunswick Place Hove

Internal alterations to layout of flat.

Applicant: Mr & Mrs Demel

Officer: Guy Everest 293334

Approved on 24/08/09 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.

BH2009/01286

11 Queens Place Hove

External alterations to North and South ground floor elevations.

Applicant: Mr T Carr

Officer: Charlotte Hughes 292321

Approved on 17/08/09 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full 1:20 scale sample elevations and 1:1 scale joinery profiles of the new 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: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2009/01287

11 Queens Place Hove

External alterations to North and South ground floor elevations and internal alterations to ground and first floor layouts.

Applicant: Mr T Carr

Officer: Charlotte Hughes 292321

Approved on 17/08/09 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The original doors and architraves on the first floor are to be re-used in the new positions shown on drawing 2.2 and the skirting boards shall match the depth and

simple square edge profile of the existing skirting, unless otherwise agreed in writing by the Local Planning Authority.

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

BH2009/01298

Flat 4 20 Farm Road Hove

Installation of 3no dormers to front roof slope.

Applicant: Mr Oliver Dunn

Officer: Adrian Smith 01273 290478

Refused on 25/08/09 DELEGATED

1) UNI

Policies QD14 and HE6 of the Brighton & Hove Local Plan require all extensions and alterations to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and, in the case of policy HE6, the surrounding conservation area. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed front dormers represent poorly designed, incongruous and inappropriately bulky additions to the roof of the recipient property that will result in a loss of symmetry to the building. Although not readily visible from the public realm, the dormers will be highly visible from numerous private dwellings and for the above reasons will be detrimental to the roofline of the street and the character and appearance of the Brunswick Town conservation area. The proposed development is therefore contrary to the abovementioned policies and to advice contained in PPG15 'Planning and the Historic Environment.'

BH2009/01454

Garages Opposite No 2 St Johns Road Hove

Demolition of existing garages and erection of 1 No. 2 storey dwelling.

Applicant: BMS Ltd

Officer: Guy Everest 293334

Approved on 25/08/09 DELEGATED

1) BH01.01

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

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

2) BH02.06

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.

3) BH04.01

The new dwelling[*s*] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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) BH05.01

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.

5) BH05.02

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

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

6) BH05.08

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

7) BH12.01

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

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

8) UNI

No development shall take place until details and samples of the bollards to the front forecourt area have been submitted to and approved in writing by the Local Planning Authority. The bollards shall be installed prior to occupation of the dwelling and shall be retained in accordance with the agreed details thereafter.

Reason: To ensure a satisfactory appearance to the development and to ensure a safety hazard is not created for users of the adjoining highway and to comply with policies TR7 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The rear (eastern) elevation window shall not be glazed otherwise than with fixed shut obscured glass and shall thereafter permanently retained as such.

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

10) UNI

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

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

11) UNI

Prior to commencement of development full details of land levels of the proposed development relative to surrounding properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels and 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 policy QD27 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

Reason: To ensure the development provides for the travel demands it will create and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.

13) UNI

No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:

- a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- 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. The development hereby permitted shall not be occupied or brought into use until verification has been submitted to the Local Planning Authority by the agreed competent person that any remediation scheme has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority). 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 approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site

investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.

BH2009/01510

1 Western Road Hove

Change of use of existing internet cafe (A1) to form cafe (A3) on ground floor with retention of internet cafe (A1) in basement.

Applicant: Mr Hani Mahmoud

Officer: Christopher Wright 292097

Approved on 27/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 chairs, tables or other outdoor furniture shall be used in conjunction with the development hereby permitted between the hours of 11.00pm and 7.00am.

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

The development hereby permitted shall not be open to customers except between the hours of 7.00am and 2.00am Mondays to Fridays inclusive, and between 7.00am and 4.00am on Saturdays, Sundays and Bank and Public Holidays.

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

BH2009/01533

25 York Road Hove

Removal of rear steel spiral fire escape and platforms.

Applicant: Mr Rob Maynard

Officer: Charlotte Hughes 292321

Approved on 25/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 reconstruction and/or making good of the exterior of the building shall be carried out with paintwork and render to match the existing building, within three months of commencement of works.

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

BH2009/01546

31A Lansdowne Place Hove

Erection of timber canopy to part cover rear basement courtyard (part retrospective).

Applicant: Mr Timothy Frost

Officer: Adrian Smith 01273 290478

Approved on 01/09/09 DELEGATED

1) BH01.01

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

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

2) UNI

Access to the flat roof over the canopy hereby approved shall be for maintenance or emergency purposes only and the flat roof shall at no time be used as a roof garden, terrace, patio, sitting out, 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.

3) UNI

The external finishes of the additional timber frame to the roof of the structure hereby permitted shall match in material, colour, style, bonding and texture that of the existing canopy.

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

BH2009/01547

31A Lansdowne Place Hove

Erection of timber canopy to part cover rear basement courtyard (part retrospective).

Applicant: Mr Timothy Frost

Officer: Adrian Smith 01273 290478

Approved on 01/09/09 DELEGATED

1) BH01.05

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

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

2) UNI

The external finishes of the additional timber frame to the roof of the structure hereby permitted shall match in material, colour, style, bonding and texture that of the existing canopy.

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

BH2009/01675

29 York Road Hove

Removal of existing stairs to garden and replacement with relocated stairs and new landing area.

Applicant: Mr Adam Ellis

Officer: Charlotte Hughes 292321

Approved on 26/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 galvanised steel railings of the development hereby permitted shall be painted black and thereafter shall be retained as such.

Reason: To ensure a satisfactory appearance to the development to preserve the character or the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2009/00751

6 Medina Terrace Hove

Insertion of glazed partition and door onto existing stairwell between flats 3 and 4.

Applicant: Dr Patrick Donnelly

Officer: Wayne Nee 292132

Refused on 17/08/09 DELEGATED

1) UNI

Policy HE1 states that proposals for listed buildings will only be permitted where the development would not have any adverse effect on the architectural character of the building. Furthermore, Supplementary Planning Guidance Note SPGBH11: Listed Building Interiors states that new partitions must not bisect windows or chimney breasts and the main stairwell should normally be uninterrupted by screens and doors. The proposed glazed partition and door with timber framework would result in the subdivision of the blocked door opening on the landing, the cornice and the stair balustrade and handrail. The proposal would be harmful to the historic character, layout and appearance of the grade II listed building and would therefore be contrary to policy HE1 of the Brighton & Hove Local Plan and SPGBH11.

BH2009/01053

62 Coombe Lea Grand Avenue Hove

Installation of replacement white UPVC windows (retrospective).

Applicant: Mrs Elizabeth Harris

Officer: Wayne Nee 292132

Approved - no conditions on 25/08/09 DELEGATED

BH2009/01223

KFC 107 Blatchington Road Hove

Display of 1no internally/externally illuminated fascia sign and 1no internally illuminated projecting sign.

Applicant: Cascade Caterers Ltd

Officer: Jason Hawkes 292153

Approved on 01/09/09 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.

BH2009/01314

86 Church Road Hove

Installation of 14 solar PV panels to rear roofslope

Applicant: Mr J Kapp

Officer: Clare Simpson 292454

Approved on 25/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01458

33 Vallance Gardens Hove

Erection of first floor rear extension.

Applicant: Dr R Sumoreeah

Officer: Guy Everest 293334

Approved on 17/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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.

GOLDSMID

BH2008/02773

18 The Upper Drive Hove

Demolition of existing house and construction of residential development to form 7 no. apartments, comprising: 4 no. three bedroom and 3 no. two bedroom units over two and three storeys and additional lower ground floor, with associated car parking and cycle storage.

Applicant: Walton Estates

Officer: Christopher Wright 292097

Finally Disposed of on 02/09/09 DELEGATED

BH2009/00790

5 Bigwood Avenue Hove

New UPVC conservatory to replace existing conservatory (Retrospective).

Applicant: Ms Heather McKenzie

Officer: Robin Hodgetts 292366

Approved - no conditions on 14/08/09 DELEGATED

BH2009/00940

Basement and Flat 5 53 Denmark Villas Hove

Installation of gas meter boxes at front of property.

Applicant: Miss Beatrice Pinson

Officer: Steven Lewis 290480

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

2) UNI

Any damage or disturbance to the garden area in the vicinity of the development resulting from the works hereby permitted shall be made good and the land reinstated to its former condition within one month of completion of the installation of the gas meter boxes and covers.

Reason: To ensure a satisfactory completion to the development and to safeguard the historic character and appearance of the conservation area, to accord with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2009/00944

51 Holland Road Hove

Conversion of existing roof space to form new one bed flat (Retrospective)

Applicant: A J D A Partnership

Officer: Christopher Wright 292097

Refused on 26/08/09 DELEGATED

1) UNI

Policy HO4 of the Brighton & Hove Local Plan supports residential development that makes full and effective use of the land available provided it can be

demonstrated the proposal exhibits a high standard of design, while policy HO5 requires provision of private and useable amenity space which is appropriate to the scale and character of the development and policy QD27 seeks to safeguard amenity and the living conditions of future occupiers. The design and layout of the flat, notably the height of the rooflights above internal finished floor level, and the W.C. which is accessible only through the bedroom and has no natural light or ventilation, is such that residents have no outlook, cramped and awkward living conditions and no private and useable amenity space. As such the development falls below the standard reasonably expected by the local planning authority and does not provide adequate living conditions for occupiers, to the detriment of residential amenity and contrary to the requirements of the development plan.

2) UNI

Conversions to residential accommodation will be expected to demonstrate that, wherever it is practicable, 'Lifetime Homes' criteria have been incorporated into the design in order to comply with policy HO13 of the Brighton & Hove Local Plan. Whilst the access to the roof space would be inherently problematic for those with mobility difficulties the development has not taken the opportunities to meet 'Lifetime Homes' standards in the layout of the flat. The shower room/W.C. is limited in its size and would prove inadequate room for manoeuvre and the narrow doorways and corridors indicate poor circulation space. The rooflights which form the sole means of natural lighting and ventilation to the flat, having lower sills in excess of 800mm above internal finished floor level, would not provide an outlook for those who have mobility difficulties or are wheelchair users. The development thereby conflicts with policy HO13 of the Brighton & Hove Local Plan.

3) UNI

Policy SU2 of the Brighton & Hove Local Plan requires development to be efficient in the use of energy and Supplementary Planning Document SPD08: Sustainable Building Design requires the submission of a sustainability checklist. The layout of the flat features an internal shower room/W.C. without windows and hence lacking natural light and ventilation. Therefore use of the shower room/W.C. would require undue reliance on artificial light and mechanical ventilation. The sustainability checklist submitted indicates the applicant has not maximised the potential of the development to be efficient in the use of energy or encouraging a reduction in potable water consumption. The development is thereby contrary to the aims and objectives of policy SU2 and the requirements of SPD08.

BH2009/01418

127 Sackville Road Hove

Replacement front door and front and rear upvc windows.

Applicant: Mr J Scott

Officer: Mark Thomas 292336

Approved on 13/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01429

39 Denmark Villas Hove

Erection of summerhouse in rear garden.

Applicant: Mr & Mrs Christopher Minns

Officer: Christopher Wright 292097

Approved on 27/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01440

Eaton Manor Eaton Gardens Hove

Replacement of all existing windows with aluminium framed double glazed units.

Applicant: Ms Julia Webb

Officer: Jason Hawkes 292153

Approved on 01/09/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 Waste Minimisation Statement submitted with the application, no development shall take place until further details of the proposed recycling measures for the existing materials have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development would include the re-use or appropriate recycling of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03: 'Construction and Demolition Waste.'

BH2009/01461

27 Wilbury Crescent Hove

Erection of rear and side dormers and installation of 1No. front rooflight

Applicant: Mr S. Strafford

Officer: Adrian Smith 01273 290478

Refused on 21/08/09 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan state that planning permission for extensions and alterations will only be granted if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed balcony to the rear dormer would result in a significant loss of privacy to the rear garden of No.25 Wilbury Crescent when occupied and a constant perception of overlooking when not occupied. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides more detailed design guidance. The proposed side dormer and oversized rear dormer would

result in highly visible, incongruous and inappropriately bulky additions to the roof of the recipient property that will serve to harm the appearance of the property and the wider street scene. The proposal is therefore contrary to the above policy.

BH2009/01463

Flats 5 & 9 Granville Court 2-4 Denmark Villas Hove

Replacement of existing windows with white upvc windows.

Applicant: Mr G Newsom

Officer: Adrian Smith 01273 290478

Refused on 25/08/09 DELEGATED

1) UNI

The detailed design of the proposed replacement windows fails to reflect the dimensions and material appearance of the surrounding windows to the building, in particular as a result of their having a larger frame width and thicker transom bars. Consequently the new windows would form an excessively bulky alteration that would detract from the appearance of the building and fail to preserve or enhance the character and appearance of the surrounding Denmark Villas conservation area. Accordingly, the proposed development is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and advice contained in PPG15 'Planning and the Historic Environment.'

BH2009/01491

27 Montefiore Road Hove

Change of use of existing newsagents (A1) to incorporate ancillary cafe (A3) use.

Applicant: Mr Tarik Lachaal

Officer: Christopher Wright 292097

Approved on 17/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 cooking of food shall take place on the premises unless otherwise authorised by the local planning authority in an application on that behalf.

Reason: In order to safeguard the amenities of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan and because the cooking of food on the premises along with the addition of any associated extraction system or plant, would have a visual and environmental impact.

3) UNI

At all times following the implementation and during the operation of the development, a shop window display shall be retained at the premises unless otherwise authorised by the local planning authority in an application on that behalf.

Reason: In order for the premises to retain a strong retail presence in the shopping parade, attract pedestrian activity during the day, and to ensure the continued viability and viability of the shopping parade in accordance with policy SR7 of the Brighton & Hove Local Plan.

4) UNI

The consumption of food and drink on the premises shall take place only in the area to the rear of the shop indicated by the three tables shown on drawing no. 0126/004B submitted on 22 June 2009.

Reason: In order for the proposed café use to remain equal or subordinate to the

retail use of the premises and because a dominant café use could have environmental and planning policy implications and in order to comply with policy SR7 of the Brighton & Hove Local Plan.

BH2009/01535

Blue Willow 7 Lansdowne Road Hove

Proposed lower ground floor extension and roof alterations, together with installation of 3no roof-lights to east elevation.

Applicant: Brunswick Property Services

Officer: Charlotte Hughes 292321

Approved on 21/08/09 DELEGATED

1) BH01.01

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

BH2009/01550

Flat 2 15 Cissbury Road Hove

Loft conversion incorporating re-siting of existing front roof-light and installation of additional roof-lights to side and rear roof slope - (part retrospective).

Applicant: Mr Tom Conroy

Officer: Mark Thomas 292336

Approved on 24/08/09 DELEGATED

1) UNI

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

Reason: The development is part-retrospective and to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The rooflight in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).

3) UNI

Any replacement roofing materials used in the installation of the roof light shall match those of the existing slope in material, colour and style.

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.

BH2009/01603

18 Hartington Villas Hove

Certificate of Lawfulness for proposed replacement of existing rear dormer with new dormer and installation of 2no. rooflights to front elevation

Applicant: Mr Simon Smith & Ms Christine Sloan

Officer: Adrian Smith 01273 290478

Approved on 26/08/09 DELEGATED

BH2009/01674

3 Newtown Road Hove

Certificate of lawfulness for the proposed construction of a rear dormer, alterations to windows and rooflight to existing rear extension.

Applicant: Mr Ken Coldwell

Officer: Steven Lewis 290480

Approved on 25/08/09 DELEGATED

BH2009/01771

14 Champions Row Wilbury Avenue Hove

Certificate of Lawfulness for a proposed development of the erection of a single storey rear extension.

Applicant: Lady Dusty Wesker

Officer: Steven Lewis 290480

Approved on 25/08/09 DELEGATED

HANGLETON & KNOLL

BH2009/00906

60 West Way Hove

Proposed alterations to existing dwelling and 3 storey side extension to form 1 No flat and 1 No maisonette.

Applicant: Mr Darren Dorrington

Officer: Guy Everest 293334

Refused on 02/09/09 DELEGATED

1) UNI

The extension together with the existing building, which encompasses 60 & 62 West Way, would not appear as a coordinated whole and by reason of its depth and form represents an unduly bulky and prominent addition detrimental to the appearance of the existing building and to the visual amenities of the wider area. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI

The Juliet balcony at first floor level would result in harmful overlooking of adjoining garden areas, and in particular the garden of the proposed ground floor unit, to the detriment of neighbouring amenity and contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan which seek to protect residential amenity.

BH2009/01142

4 Florence Avenue Hove

Proposed single storey rear extension.

Applicant: Mr A Keeffe

Officer: Charlotte Hughes 292321

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01425

Alliance Pharmacy 4 The Parade Hangleton Road Hove

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

Applicant: Boots The Chemist Plc

Officer: Charlotte Hughes 292321

Approved on 21/08/09 DELEGATED

1) 10.01

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.

2) 10.02

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3) 10.04

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4) 10.05

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 comply with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5) 10.07A

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.

BH2009/01438

237 Hangleton Road Hove

Erection of a single storey extension to the North elevation, relocation of air conditioning unit and blocking-up of windows to South elevation. (Part retrospective)

Applicant: Bawa Forecourts Ltd

Officer: Paul Earp 292193

Approved on 13/08/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.08

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

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) BH15.04

The method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

5) UNI

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

Reason: In order to protect controlled waters (groundwater) and fulfil the precautionary requirements of PPS23 and to comply with policies SU3 and SU9 of the Brighton & Hove Local Plan.

6) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To protect valuable groundwater resources as low concentrations of diesel range hydrocarbons have been detected in the soils on site, and to comply with policies SU3, SU5 and SU9 of the Brighton & Hove Local Plan.

7) UNI

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

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

8) UNI

The applicant/developer shall fit and test a vapour membrane to the building footprint. The type of membrane laid and the test results shall be made available in writing to the local planning authority once the build is complete.

Reason: To ensure a safe development and to comply with planning policy SU9 of the Brighton & Hove Local Plan.

BH2009/01466

West Blatchington Primary School Hangleton Way Hove

Erection of 1No. double mobile classroom to infants site and 1 No. double mobile classroom to junior site. (Retrospective).

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Approved on 21/08/09 DELEGATED

1) UNI

The temporary classroom buildings hereby permitted shall be permanently removed from the site and the land reinstated to its former condition by 31st August 2012, or when they are no longer required (whichever is the earlier).

Reason: The structures are not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only to comply with policies QD1, QD2 and SR20 of the Brighton & Hove Local Plan.

BH2009/01512

34 Lynchets Crescent Hove

Demolish existing conservatory and erection of a new single-storey rear extension with flat roof and 2 no. rooflights.

Applicant: Mr Simon Petiffer

Officer: Clare Simpson 292454

Approved on 14/08/09 DELEGATED

1) BH01.01

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

BH2009/01579

64 Hangleton Way Hove

Erection of conservatory to rear

Applicant: Mr Clarke

Officer: Charlotte Hughes 292321

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

NORTH PORTSLADE

BH2007/00710

Land at New Barn Farm Foredown Road Portslade

Visual & noise screening bund on grazing land adjacent to A27.

Applicant: R A & A R Uridge

Officer: Guy Everest 293334

Approved on 27/08/09 PLANNING COMMITTEE

1) 01.01AA

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2) UNI

Only uncontaminated material shall be permitted in the construction of the bund. Prior to the commencement of works a Method Statement detailing the type and quantity of material used for the construction of the bund shall be submitted to and approved in writing by the Local Planning Authority. The applicant shall ensure that all materials are adequately characterised both chemically and physically. The works shall be carried out in strict accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, in accordance with policy SU3 of the Brighton & Hove Local Plan.

3) UNI

Prior to the commencement of works a Construction and Environmental Management Plan (CEMP) for the development shall be 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 that the development complies with approved details in the interests of protection of Controlled Waters, in accordance with policy SU3 of the Brighton & Hove Local Plan.

4) UNI

If during development any visibly contaminated or odorous material not previously identified is found to be present at the site, it must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

5) UNI

Prior to commencement of works amended plans shall be submitted to and approved in writing by the Local Planning Authority. The amended plans shall revise the 75 metre contour to the north-western corner of the application site (to the east of the temporary portacabin) to create a smoother contour through additional landraising works. The development shall be completed in accordance with the agreed details.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area, to comply with policies QD15, QD17, NC5, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

6) UNI

Full landscaping details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The submitted details

shall include detailed sections showing gradients and contours at 1m intervals, topsoil depths, cultivation techniques, seed mixes and fertiliser regimes, along with planting proposals. Any planting should be limited to hedgerow type planting where appropriate, scattered scrub and herb rich grassland. All planting and seeding comprised in these approved details shall be carried out in the first planting and seeding seasons following the completion of the development, and any plants which within a period of 5 years from the completion of the development become seriously damaged or diseased shall be replaced in the next planting season with others of a 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 interests of the visual amenities of the area, to comply with policies QD15, QD17, NC5, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

7) UNI

The planted / landscaped area(s) shall be fenced off from adjacent grazing land during the period while such species are being established.

Reason: To ensure that the planting is permitted to establish itself naturally, in order to protect the planting and the landscape character of the Area of Outstanding Natural Beauty, in compliance with policies QD15, QD17, NC5, NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

8) UNI

Vehicles associated with the development shall not enter or leave the site at any time other than between the hours of 07.30-18.00 between Monday - Friday, and 08.00-13.00 on Saturdays and at no time on Sundays, Public Holidays and Bank Holidays.

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

9) UNI

No development shall commence until a wheel cleaning facility has been installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The facility shall be maintained in working order and shall be used by all vehicles associated with the development for the duration of works.

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

10) UNI

Operations associated with the development, including the movement of lorries, shall be carried out in such a way to ensure that dust is contained within the site.

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

11) UNI

A survey of land levels of the bund relative to surrounding levels shall be undertaken at intervals of not less than every 3 months starting from the date on which the operations hereby permitted commence. Full details of which should be submitted to and agreed in writing by the Local Planning Authority before development commences. A copy of all surveys shall thereafter be submitted to the Local Planning Authority in accordance with the agreed scheme.

Reason: To ensure the bund is completed in accordance with the approved plans in the interests of visual amenity in compliance with policies NC6, NC7 and NC8 of the Brighton & Hove Local Plan.

12) UNI

The temporary office, as indicated on drawing no. CIR/E009970-1/LAY/02, shall be removed and the affected area re-landscaped to its former condition on or before the 31st August 2010 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and as the building is not considered suitable as a permanent form of development permission is granted for a temporary period only in accordance with policies NC6 and NC7 of the Brighton & Hove Local Plan.

13) UNI

The hereby approved bund shall be completed no later than 31st August 2010 whereby the deposit of inert material to the site shall cease.

Reason: To ensure the prompt and effective restoration of the site in accordance with policies NC6 and NC7 of the Brighton & Hove Local Plan.

BH2008/01168

The Chalk Pit Mile Oak Road Portslade

Extension to existing yard (open yard area). Revision to previous planning approval ref: BH2004/00054/FP (part retrospective).

Applicant: Penfold Verrall Ltd

Officer: Clare Simpson 292454

Refused on 18/08/09 DELEGATED

1) UNI

The proposed development involves the extraction of chalk minerals from the site. The site is not an allocated chalk extraction site and the removal of chalk material from the site would be contrary to policies 20, and 24 of the East Sussex and Brighton & Hove Minerals Local Plan.

2) UNI

The applicant has failed to demonstrate a justifiable need for the extraction of chalk from the site, and therefore the proposal is contrary to Policies 20, 24 and 31 of the East Sussex and Brighton & Hove Minerals Local Plan.

3) UNI

Policy 34 of the East Sussex and Brighton & Hove Minerals Local Plan states that all proposals for minerals extraction, processing and associated activities, should include a scheme for progressive restoration and aftercare which can be achieved within a suitable timescale. No comprehensive restoration details have been submitted and no timescale for restoration have been included in this application. Therefore the excavation of chalk from the site would be contrary to Policy 34 of the East Sussex and Brighton & Hove Minerals Local Plan

BH2008/01812

5 The Sett Portslade

Proposed 2 storey side extension.

Applicant: Mr Brookes

Officer: Wayne Nee 292132

Refused on 21/08/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed extension, by virtue of its bulk, form and massing, would appear overextended and overly prominent to the detriment of the appearance of the existing property and the prevailing character of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01525

26 Beechers Road Portslade Brighton

Erection of conservatory to rear.

Applicant: Mrs Logan

Officer: Clare Simpson 292454

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

SOUTH PORTSLADE

BH2009/01259

2 North Street Portslade Brighton

Change of use of ground floor car show room (SG08) to retail (A1).

Applicant: Mr George Willis

Officer: Clare Simpson 292454

Approved on 19/08/09 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

BH2009/01517

35 Fairfield Gardens Portslade Brighton

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

Applicant: Mr Paul Blackburn

Officer: Wayne Nee 292132

Approved on 19/08/09 DELEGATED

STANFORD

BH2009/00838

40 Tongdean Avenue Hove

Erection of 3 storey residential dwelling on land between 36 & 40 Tongdean Avenue.

Applicant: Mrs Achurch

Officer: Clare Simpson 292454

Refused on 18/08/09 PLANNING COMMITTEE

1) UNI

The subdivision of the site to form two plots containing individual houses is

considered to be an inappropriate development of the site. The resultant plot sizes fail to respect the prevailing character of this the part of Tongdean Avenue which is characterised by large plots with generous spacing between buildings. As a result, two properties on the site would appear cramped-in, detrimental to the street scene and harmful to the character of the Tongdean Conservation Area. The development is contrary to policies QD1, QD2, QD3, HO3 HO4, and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The design of the proposed house, by virtue of its three-storey appearance close to the boundaries of neighbouring properties is not sympathetic to the character and appearance of the street scene. The new house would appear excessively high in comparison to no.36 Tongdean Avenue. As a result the new building has the appearance of a cramped form of development which does not respect the spacious residential character of this part of Tongdean Avenue and the Tongdean Conservation Area. The development is contrary to policies QD1, QD2, QD3, HO3 HO4, and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed house, by virtue of its bulk, form and massing in close proximity to neighbouring properties, would have a significant increased sense of enclosure on adjoining occupiers. The new house would be overbearing and oppressive and significantly detrimental to the residential amenity of the occupiers of neighbouring properties. The proposal is therefore contrary to policies QD1, QD2, QD3 of the Brighton & Hove Local Plan.

BH2009/01368

16 Chartfield Hove

Lower ground floor garage extension with associated landscaping and external works to create new front access stairway. Two-storey ground and first floor front extension above garage with pitched dormer roof.

Applicant: Mr & Mrs Stuart

Officer: Wayne Nee 292132

Refused on 19/08/09 DELEGATED

1) UNI

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. There is further advice contained within supplementary planning guidance on roof alterations and extensions (SPGBH1). The proposed front elevation extension by virtue of its bulk, scale and massing would form an inappropriate and dominant addition that would appear out of place in context with the neighbouring properties, which are characterised by their uniformed appearance with similar features on their frontages. The excessively bulky roof dormer and ground floor Juliet balcony on the front elevation also fail to respect the character and appearance of Chartfield. The proposed extension and alterations would harm the appearance of the existing property to the detriment of the prevailing character of the street scene, and the proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 1 (SPGBH1) on Roof Alterations and Extensions.

BH2009/01470

9 Shirley Road Hove

Certificate of Lawfulness for the proposed conversion of 2 flats into 1 dwelling house. (C3)

Applicant: Mr R T Haynes

Officer: Clare Simpson 292454

Approved on 02/09/09 DELEGATED

BH2009/01516

10 Radinden Manor Road Hove

Erection of a two storey front and side extension

Applicant: Mr & Mrs Kendrick

Officer: Jason Hawkes 292153

Refused on 13/08/09 DELEGATED

1) UNI

Brighton & Hove Local Plan policies QD1, QD2 and QD3 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and emphasises and enhances the positive characteristics of the local neighbourhood. Policy QD14 also states that extensions to buildings should be well designed and detailed in relation to the property to be extended and surrounding area. Supplementary Planning Guidance Note 1 outlines the Council's guidelines for roof extensions. The proposal is deemed inappropriate in terms of its appearance by virtue of the excessive number of pitched roofed gable ends to the front elevation which leads to an over dominant and unsympathetic appearance. The proposal is therefore deemed detrimental to the character and appearance of the host building and street scene and is contrary to the above policies and supplementary planning guidance.

BH2009/01524

101 Goldstone Crescent Hove

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

Applicant: Mr Alan Hobden

Officer: Steven Lewis 290480

Refused on 01/09/09 DELEGATED

BH2009/01541

4 Downside Hove

Erection of first and second floor extensions with pitched roofs over.

Applicant: Mr & Mrs Wilkins

Officer: Charlotte Hughes 292321

Refused on 25/08/09 DELEGATED

1) UNI

The proposed dormer window, by virtue of its excessive size, inappropriate design and prominent position would result in a bulky and incongruous addition to the roof, detrimental to the appearance of the host property and the wider street scene. Cumulatively the proposed dormer window and the 1st floor extension would result in a cluttered appearance to the front elevation of the property, detracting from its existing form and character. The proposal is therefore considered to be contrary to the aims and objectives of policies QD2 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Extensions and Alterations (SPGBH1).

WESTBOURNE

BH2008/02754

1 Pembroke Avenue Hove

Enlargement of existing vehicular access to create further car parking space with associated hard standing (part retrospective).

Applicant: Ms J John

Officer: Wayne Nee 292132

Refused on 01/09/09 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. The proposal to convert the remaining existing front garden area to hard standing and to remove part of the front garden wall would harm the appearance of the property and the surrounding street scene. The retention of front gardens of properties in the Pembroke and Princes area is of significant importance to ensure the preservation of the area's character. Further car parking directly in front of the dwelling would detract from the appearance of the property and the surrounding Pembroke and Princes Conservation Area; the proposal is therefore contrary to policy HE6.

BH2009/01189

Flat 4 5 Westbourne Villas Hove

Removal of external fire escape to rear and replacement of second floor door with a new window.

Applicant: 5 Westbourne Villas Ltd

Officer: Wayne Nee 292132

Approved on 01/09/09 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 full construction details of the proposed replacement window (including metric dimensions, design, external finishes and method of opening) have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this building and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The reconstruction and/or making good of the exterior of the building shall be carried out with paintwork and render to match the existing building within three months of the removal of the fire escape.

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

BH2009/01275

45 Walsingham Road Hove

Demolition and replacement of existing single storey rear extension. Excavation works to rear to create new room at basement level. New bay window to first floor. Roof alterations including dormers and rooflights to rear roofslope and rooflight to front roofslope. Alterations to front driveway.

Applicant: Mrs Ingrid Boyd

Officer: Wayne Nee 292132

Approved on 13/08/09 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

No development shall take place until full details of the roof lights, railings and replacement piers and caps, including samples, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2009/01497

83 Pembroke Crescent Hove

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

Applicant: Mr Paul Braddick

Officer: Wayne Nee 292132

Approved on 26/08/09 DELEGATED

1) BH01.01

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

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

WISH

BH009/01047

99 New Church Road Hove

Replacement front boundary wall and erection of new side boundary walls inside of existing and extension of existing vehicular hard standing area within front garden.

Applicant: Mr Thomas Allan

Officer: Christopher Wright 292097

Approved on 26/08/09 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) UNI

The development hereby permitted shall be implemented in accordance with the waste minimisation statement submitted.

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 WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03: Construction and demolition waste.

BH2009/01276

118 St Leonards Avenue Hove

Replacement of existing ground floor timber sash windows with UPVC double glazed windows. Replacement of existing UPVC double glazed back door, side light and window with new UPVC double glazed units (part retrospective).

Applicant: Miss Sadie Edwards

Officer: Wayne Nee 292132

Refused on 02/09/09 DELEGATED

1) UNI

Policies QD2 and QD14 require new development to take into account local characteristics and be well related visually to the property to be altered and the surrounding area and to use materials sympathetic to the parent building. The replacement UPVC framed windows on the front elevation, due to their unsympathetic bottom hung opening arrangement, are considered to be inappropriate and significantly detract from the character and appearance of the existing property, and are detrimental to the appearance of the surrounding street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01300

Pavilion Cafe Hove Lagoon Kingsway Hove

Installation of solar panel to roof, disabled ramp to main entrance, smoking area and dog shelter (portable). Replacement of critical metal windows to match existing. (Part retrospective).

Applicant: Heather Mills

Officer: Guy Everest 293334

Approved - no conditions on 14/08/09 DELEGATED

BH2009/01302

Pavilion Cafe Hove Lagoon Kingsway Hove

Display of internally illuminated sign on roof.

Applicant: Heather Mills

Officer: Guy Everest 293334

Approved on 13/08/09 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisement shall not be illuminated later than 23.30 or after the premises are closed to the public (whichever is the earlier).

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

BH2009/01346

33 Marine Avenue Hove

Certificate of lawfulness for the proposed development of erection of dormer to west roofslope at the rear of the property to create new second floor and insertion of rooflights.

Applicant: Mr Peter Thorp

Officer: Charlotte Hughes 292321

Approved on 14/08/09 DELEGATED

BH2009/01350

47 Glebe Villas Hove

Erection of two storey rear extension.

Applicant: Mr & Mrs Spratling

Officer: Charlotte Hughes 292321

Approved on 17/08/09 DELEGATED

1) BH01.01

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

BH2009/01365

Land Rear of 8 - 16 St Leonards Road Hove

Demolition of existing garages and construction of three new 1 1/2 storey houses.

Applicant: Mr. John Kelly

Officer: Jason Hawkes 292153

Refused on 24/08/09 DELEGATED

1) UNI

Policy TR7 of the Brighton & Hove Local Plan states that planning permission will be granted for developments that do not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR1 also states that developments proposals should provide for the demand for travel created and policy SU15 states that permission will only be granted for development where adequate services and infrastructure either already exist or will be provided to serve the development without detriment to existing or the environment. Access to the site is shared by a coin machine company adjacent to the northern boundary. Due to the frequent use of the access to the site by vans for the coin machine premises, the additional use of the access by cars for the proposed houses will result in a conflict which will lead in additional vehicles waiting or parking on St Leonards Road. This, along with the loss of some of the existing garages for parking for local residents, would lead to an adverse impact on parking in the area which is already at its capacity and it has not been demonstrated that the development can be accommodated on the site without adding to on-street parking problems in the area. The scheme is therefore contrary to the above policies.

BH2009/01427

22 Welbeck Avenue Hove

Erection of single storey side extension.

Applicant: Mr Robert Harper

Officer: Wayne Nee 292132

Approved on 26/08/09 DELEGATED

1) BH01.01

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

BH2009/01493

Flat 61 Coastal Place 61 New Church Road Hove

Retractable external wall mounted awning.

Applicant: Miss Emily Holt

Officer: Paul Earp 292193

Approved on 14/08/09 DELEGATED

1) BH01.01

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

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

BH2009/01570

333 Kingsway Hove

Erection of forecourt shelter (Retrospective).

Applicant: Mr Haci Boyraz

Officer: Guy Everest 293334

Refused on 19/08/09 DELEGATED

1) UNI

The development by reason of its siting and projection appears an intrusive feature standing well forward of a clearly defined and characteristic building line, highly visible in long and short views along Kingsway. The shelter is poorly designed, sited and detailed in relation to the main building and the surrounding area, and neither emphasises or enhances the positive qualities of the local neighbourhood. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2009/01767

61 St Leonards Gardens Hove

Certificate of Lawfulness for proposed development of roof extension consisting hip to gable and rear dormer.

Applicant: Mr Mike Ring

Officer: Steven Lewis 290480

Approved on 25/08/09 DELEGATED

