

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &
PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN
IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2010/00619

120 Mackie Avenue Brighton

Non-material amendment to BH2009/02011 remove parapet wall to extension.

Applicant: Mr David Holford

Officer: Chris Swain 292178

Approved on 29/10/10 DELEGATED

1) UNI

1. The proposed revisions to the scheme approved under application BH2009/02011 are not considered so significant that they warrant the submission of a further application for planning permission.

BH2010/01898

The Priory London Road Brighton

Construction of 4 No. additional garages.

Applicant: Anstone Properties Ltd

Officer: Sue Dubberley 293817

Refused on 22/10/10 DELEGATED

1) UNI

The proposal would result in the reduction of a valuable area of private and useable open space used by the existing residents and the loss of the space would be detrimental to the living conditions of these residents. The development is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed loss of green space to erect the additional garages would be visually detrimental to the open setting of the existing buildings. Retention of this open space and is considered necessary to provide an appropriate setting in relation to the scale of the blocks. The development is therefore contrary to policies QD2 and QD3 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that two trees located on the open spaces which contribute to the visual amenity of the space, would not be affected by the development. The development is therefore contrary to policies QD3, QD16 and HO5 of the Brighton & Hove Local Plan.

BH2010/02194

55 Old Mill Close Brighton

Erection of single storey extension to rear and alterations to front roof over porch.

Applicant: Ms L Gillespie

Officer: Liz Arnold 291709

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing titled Existing Elevations and Floor Plan received on the 15th July 2010 and drawing entitled Ground Floor Rear Extension and Alterations received on the 28th September 2010.

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

BH2010/02238

Brighton Retail Park Carden Avenue Brighton

Variation of conditions 3 & 4 of application BH2010/01679 to allow the sale of food from unit 1 and to allow alterations to layout of car park.

Applicant: Legal & General Assurance Society Limited

Officer: Aidan Thatcher 292265

Approved on 01/11/10 DELEGATED

1) UNI

The use hereby permitted shall only be open and in use between 07.00 hours and 23.00 hours Mondays to Saturdays (including Bank Holidays) and 09.00 hours and 18.00 hours on Sundays.

Reason: In order to protect the amenity of residential occupiers and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

2) UNI

No deliveries, loading or unloading shall take place to any of the units within the retail park except from within the dedicated rear service yard.

Reason: In order to protect the amenity of residential occupiers and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The net convenience goods floorspace within Unit 1, excluding the ancillary café, shall not exceed 1,022sqm.

Reason: As the retail impact has been justified for 1,022sqm of convenience food goods floorspace only and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 09.028.00(P)101 and 106 received on 02.08.10.

5) UNI

The access and facilities for the disabled shall be maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory facilities for the disabled and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

6) UNI

The convenience goods floorspace within Unit 1 shall not be brought into use until a completed Staff Travel Plan has been submitted in accordance with the Staff Travel Plan Framework Report provided within the Transport Assessment and this has been approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in strict accordance with the approved document.

Reason: To ensure the travel demand created is managed in a sustainable manner and ensure that M&S promote and provide for sustainable transport to

both employees and customers and to comply with Policy TR4 of the Brighton & Hove Local Plan.

7) UNI

The sale of hot food shall not take place until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the sale of any hot food and be retained as such thereafter while hot food is sold from the premises.

Reason: To safeguard the amenities of the occupiers of adjoining premises and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The car parking spaces provided in connection with the development shall not include less than 188 spaces. The vehicular parking spaces shall be made available during the opening hours of the unit, which are between 07.00 hours and 23.00 hours Mondays to Saturdays (including Bank Holidays) and 09.00 hours and 18.00 hours on Sundays.

Reason: In the interests of highways safety and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2010/02274

3 Dale Avenue Brighton

Application to extend time limit for implementation of previous approval BH2007/01966 for a single storey rear garden room/kitchen extension.

Applicant: Ms Lyn Potton & Mr Darius Modiri

Officer: Liz Arnold 291709

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing and Kami Metal Roof Details received on the 20th July 2001.

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

BH2010/02328

Land Adjacent to 20 Old London Road Brighton

Erection of a two storey 4no bedroom detached house with external works and landscaping to create one new vehicular access road.

Applicant: Mr Jeff Southern

Officer: Aidan Thatcher 292265

Approved on 03/11/10 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) BH02.03

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

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

3) 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) 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.

5) BH04.01A

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

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

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 5 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 5 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) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that

each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 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) 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.

9) 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.

10) 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.

11) 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.

12) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site and a timescale for its implementation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

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

13) UNI

The development hereby approved shall not commence until the trees which are to remain on site are protected to BS 5837 (2005) as shown in the R. W. Green Limited Arboricultural Report dated May 2009 submitted as part of this application. The trees shall be protected in strict accordance with the details within the report during the course of the construction unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the trees which are to remain on 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.

14) UNI

The construction of the driveway hereby approved shall be completed in strict accordance with the details as shown in the R. W. Green Limited Arboricultural Report dated May 2009 submitted as part of this application unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the trees which are to remain on 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.

15) UNI

No development shall commence until a scheme of replacement planting is submitted to and has been approved in by the Local Planning Authority. There shall be a minimum of 18 native trees included within the scheme. The scheme shall be implemented in strict accordance with the approved details and thereafter retained as such.

Reason: To mitigate the impact of the loss of the 9 trees on site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

16) UNI

Site waste management shall be implemented in strict accordance with the measures set out in the Site Waste Management Plan dated July 2010 received on 28/07/10.

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

17) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA 406/01, /02, /03, /04, /05, /06, /07, /08, /09, /10, /11, 01, and MJZara Associates Plan (unreferenced) submitted on 28.07.10.

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

BH2010/02530

6 Mayfield Crescent Brighton

External alterations including erection of new front entrance porch, re-building of front steps and replacement of existing concrete driveway with block paving.

Applicant: Mr & Mrs Fairclough

Officer: Chris Swain 292178

Approved on 14/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.30/2318 received on 19 August 2010.

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

BH2010/02650

116 - 118 Carden Avenue Brighton

Display of 2no externally illuminated fascia signs and 1no internally illuminated hanging sign. (Retrospective)

Applicant: Mr Nadrajah Padmendran

Officer: Aidan Thatcher 292265

Approved on 29/10/10 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 22.00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07.00 on any day.

Reason: To safeguard the appearance and character of the area in accordance with policy Qd12 of the Brighton & Hove Local Plan.

BH2010/02705

115 Carden Hill Brighton

Certificate of Lawfulness for a proposed single storey side extension.

Applicant: Mr & Mrs Gabriel and Marina Gutierrez

Officer: Sonia Kanwar 292359

Refused on 20/10/10 DELEGATED

BH2010/02719

66 Greenfield Crescent Brighton

Certificate of lawfulness for proposed hip to gable roof extension with rooflights to front and rear dormer.

Applicant: Mr Adam Blackburn

Officer: Jonathan Puplett 292525

Approved on 20/10/10 DELEGATED

BH2010/02827

23 Rotherfield Crescent Brighton

Conversion of garage including single storey rear extension and infill porch extension.

Applicant: Ms Sue Anderson

Officer: Chris Swain 292178

Approved on 02/11/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. CH371/001, CH371/002, CH371/003 CH371/004 and CH371/005 on 1 September 2010.

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

BH2010/02880

69 Ladies Mile Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Cheryl Carter

Officer: Liz Arnold 291709

Approved on 28/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01 and 07 received on the 9th September 2010 and drawing no.02RevB received on the 21st September 2010.

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

PRESTON PARK

BH2009/02496

47 New England Road Brighton

Change of use from Hairdressers (A1) to Laundrette and Dry Cleaners (Sui Generis). New shopfront and plant housing to rear with associated high level flue.

Applicant: Mr M Mousavi

Officer: Claire Burnett 292470

Approved on 27/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

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. The Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

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

3) UNI

No more than one dry cleaning machine, five tumble dryers and eight washing machines shall be in use at the premises at any one time.

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

4) UNI

Prior to the commencement of the laundrette and dry cleaning use, the party floor shall be constructed in accordance with the specification as detailed in section 4.2 of the noise assessment report dated 17th September 2010.

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

5) UNI

Prior to the commencement of the laundrette and dry cleaning use, the laundrette ceiling shall be covered with a minimum of Class "C" acoustically absorptive tile, in accordance with the acoustic report dated 17th September 2010.

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

6) UNI

The development hereby permitted shall be carried out in accordance with the unnumbered approved drawing nos. received on 13.10.2009, 12.11.2009 and 17.11.2009.

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

7) UNI

The conventional flue associated with the natural gas fired storage water heaters shall be installed in accordance with the details received on 12.11.2009.

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

BH2010/02724

84 Chester Terrace Brighton

Installation of rooflight to front elevation.

Applicant: Mr Madell

Officer: Sonia Kanwar 292359

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

roof.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved front elevation drawings and site location plan received on 25th August 2010.

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

REGENCY

BH2010/01392

SU5 Churchill Square Shopping Centre Brighton

Alterations to external shopfront with new cladding treatment, new shop front enclosure and access doors.

Applicant: Callison Architects

Officer: Paul Earp 292193

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings nos. EX/101, EX102, EX106, EX107, A/100, A/101, A/102, A/103, A/500 received 27 May 2010, and A-300 & A-300A received 23 September 2010.

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

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) UNI

The windows hereby permitted in the north elevation shall be implemented in strict accordance with drawing A-300 received 23 September 2010 and shall remain as such in perpetuity.

Reason: To prevent overlooking and protect the residential amenities of the occupiers of the adjoining residential unit, and to comply with policy QD27 of the Brighton & Hove local Plan.

BH2010/01924

Unit 5 Churchill Square Brighton

Display of 1no Internally Illuminated Neon Projecting Sign.

Applicant: URBN UK Ltd

Officer: Paul Earp 292193

Approved on 26/10/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) UNI

The maximum level of luminance of the internally illuminated sign hereby granted consent shall not exceed 600 candelas per square metre.

Reason: In the interests of amenity and public safety and in order to comply with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2010/02307

3 Bartholomews Brighton

External alterations to shopfront including relocation of entrance door and installation of new entrance door to newly created internal passageway.

Applicant: Baron Homes Corporation

Officer: Jason Hawkes 292153

Approved on 20/10/10 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 full details of the proposal has been submitted to and approved by the local planning authority in writing including:

- (i) a 1:1 sectional profile of the new ceiling cornice,
- (ii) a 1:10 scale plan of the layout of the proposed tile paving,
- (iii) details of the treatment of the soffit including a reverse ceiling plan at scale 1:10,
- (iv) samples of the entrance recess tiles and step nosing,
- (v) notwithstanding the submitted details, revised details of the internal coving to the entrance corridor to the upper floors. The coving needs to be early 19th century style.

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

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

3) UNI

Notwithstanding the submitted details, the moulding of the frame and fixing bead around the shop door's glazing should be a lambs tongue and the bottom panel of the shop door should have a fielded or raised and fielded panel, rather than a stepped panel.

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

BH2010/02505

3 Bartholomews Brighton

External alterations to shopfront including relocation of new entrance door to newly created internal passageway.

Applicant: Baron Homes Corporation

Officer: Jason Hawkes 292153

Approved on 19/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted details, the moulding of the frame and fixing bead around the shop door's glazing should be a lambs tongue and the bottom panel of the shop door should have a fielded or raised and fielded panel, rather than a stepped panel.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.A01, A03, A05, A07, D13, D14, D15, D16, D17, D18, D19 & D20 received on 9th August and 20th September 2010.

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

BH2010/02542

9-12 Middle Street Brighton

Erection of additional level at 4th floor and associated works.

Applicant: Vastcom Estates Ltd

Officer: Adrian Smith 01273 290478

Refused on 21/10/10 DELEGATED

1) UNI

Policies QD1, QD2, QD14, HE1 and HE6 of the Brighton & Hove Local Plan require all proposals for new buildings to make an efficient and effective use of a site, be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding Conservation Area, whilst making a positive contribution to the visual quality of the environment and without harming the setting of Listed Buildings. The proposed additional storey, by virtue of its scale and bulk in relation to the existing building and surrounding structures, represents a visually dominant form of extension that would be harmful to the character, appearance and roofscape of the Old Town Conservation Area, and the setting of the Grade II Listed Building adjoining the site to the west.

BH2010/02589

9-12 Middle Street Brighton

Proposed four storey office development within existing car park incorporating open plan parking area on ground floor level.

Applicant: Vastcom Estates Ltd

Officer: Adrian Smith 01273 290478

Refused on 21/10/10 DELEGATED

1) UNI

Policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan require all proposals for new buildings to make an efficient and effective use of a site, demonstrating a high standard of design that makes a positive contribution to the visual quality of the environment. Policy QD27 requires development to not result in the loss of amenity to existing or adjacent occupiers. The proposed office building represents a cramped, bulky and poorly designed addition to the site that would be harmful to the character and appearance of the Old Town Conservation Area the amenities of the occupiers of the adjacent buildings, contrary to the above policies.

BH2010/02598

79 Western Road Brighton

External refurbishment incorporating cleaning of stonework, decoration of windows/doors & installation of pigeon wires to ledges and internal alterations/refurbishments.

Applicant: HSBC CRE

Officer: Christopher Wright 292097

Approved on 19/10/10 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.

BH2010/02666

Flat 4 14 Clifton Terrace Brighton

Internal renovation to maisonette.

Applicant: Mr Giles Palmer

Officer: Christopher Wright 292097

Approved on 29/10/10 DELEGATED

1) BH01.05

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

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

2) UNI

All existing picture rails and covings 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

Where their removal is required as part of the works hereby permitted, the original floor boards shall be reinstated 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.

4) UNI

No works shall take place until full details of the three proposed fireplaces, including scale elevations and 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.

5) UNI

The skirting boards behind the shower room and built-in cupboards in the rear west bedroom 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.

BH2010/02676

17 Prince Albert Street Brighton

Internal alterations to remove existing metal frame and block up opening and reinstatement of original door including architraves.

Applicant: John McKeown & Associates

Officer: Jason Hawkes 292153

Approved on 18/10/10 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 architraves and skirting boards, including 1:20 scale sample elevations and 1:1 scale sample 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 sufficient 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.

BH2010/02699

11 Imperial Arcade Brighton

Display of 2no internally-illuminated fascia signs.

Applicant: Panasonic UK Ltd

Officer: Jason Hawkes 292153

Approved on 01/11/10 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.

BH2010/02718

45 East Street Brighton

Installation of plant equipment on roof at fourth floor including condensing units and associated pipework.

Applicant: H & M Hennes & Mauritz UK Ltd

Officer: Adrian Smith 01273 290478

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

All noise associated with the plant units 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 SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved design and access statement and plant noise assessment submitted on the 6th September 2010, the site plan and photographs submitted on the 25th August 2010, and drawing nos. 102A and 103A submitted on the 1st September 2010.

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

BH2010/02766

8 Hampton Street Brighton

Application for Approval of Details Reserved by Condition 2 and 3 of application BH2008/02432.

Applicant: Mr Ross Williams

Officer: Christopher Wright 292097

Approved on 21/10/10 DELEGATED

BH2010/02795

41 Western Road Brighton

Display of 1no internally illuminated fascia sign.

Applicant: Sportswift T/A Card Factory

Officer: Mark Thomas 292336

Approved on 25/10/10 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) BH10.06

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.

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.

7) UNI

7. The development hereby permitted shall be carried out in accordance with the approved drawing no. 26082010 received on 1st September 2010.

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

BH2010/02800

8 Ship Street Gardens Brighton

Alterations to roof to East incorporating increased ridge height and dormer to South. Alterations to existing South window at first floor level and installation of solar panels to main roof.

Applicant: Mr Hugh Salter

Officer: Christopher Wright 292097

Approved on 27/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH12.02

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.

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 development shall take place until the precise details, to include a section drawing and the method of fitting and attachment to the roof of the building, of the solar panel installation 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 20103/01 and 20103/02 received on 1 September 2010.

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

BH2010/02822

5 Clifton Place Brighton

Application for approval of details reserved by conditions 1-11 of application BH2010/01229.

Applicant: Mr Tim Shortfall

Officer: Adrian Smith 01273 290478

Approved on 27/10/10 DELEGATED

BH2010/02869

37 Duke Street Brighton

Demolition of existing retail unit and erection of new replacement unit with storage area and installation of gates.

Applicant: Stiles Harold Williams

Officer: Christopher Wright 292097

Refused on 27/10/10 DELEGATED

1) UNI

The proposed development would, by reason of the design, style and materials of the new shopfront and inadequate pediment and cornice details to the façade, have a discordant and incongruous visual impact which would not respect the context of its setting or preserve or enhance the historic character and appearance of the conservation area. As such the application is contrary to the requirements of policies QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD02: Shopfronts.

BH2010/02870

37 Duke Street Brighton

Demolition of existing retail unit, storage area and removal of gates.

Applicant: Stiles Harold Williams

Officer: Christopher Wright 292097

Refused on 28/10/10 DELEGATED

1) UNI

Policy HE8 of the Brighton & Hove Local Plan states that the demolition of a building within a Conservation Area, which makes a positive contribution to the character or appearance of the Conservation Area will only be permitted providing a) supporting evidence is submitted with the application which demonstrates that the building is beyond economic repair; b) viable alternative uses cannot be found for the building; and c) the redevelopment both preserves the character of the Conservation Area and would produce substantial benefits that would outweigh the building's loss. The existing building is not of merit, however to allow demolition where no acceptable replacement scheme has been identified would have a negative impact on the character and appearance of the Old Town Conservation Area. The proposal is considered contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2010/03180

26 Hampton Place Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/01904.

Applicant: Mrs Mercedes Cano

Officer: Paul Earp 292193

Approved on 29/10/10 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/01459

Cafe Delice 40 Kensington Gardens Brighton

Installation of extraction unit and external flue.

Applicant: SXF Limited

Officer: Jonathan Puplett 292525

Approved on 29/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extraction system hereby approved shall operate in accordance with the 'Acoustic Associates Sussex Limited' report 'Measurement of Existing Noise levels & Assessment of New Plant Machinery Noise' submitted on the 19th of August 2010.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with site plan submitted on the 23rd of July 2010, two drawings numbered CS-CD-01 submitted on the 29th of June 2010, supporting information submitted on the 27th of July, the 28th of July and the 19th of August 2010, drawing no. 214/P04 submitted on the 14th of October 2010, and odour control system specification

submitted on the 21st of October 2010.

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

4) UNI

The extraction system hereby approved shall only operate between the hours of 08.30 and 18.00.

Reason: To protect the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2010/01498

33-35 Prestonville Road Brighton

Change of Use of 3 no. Retail Units (A1) to form 2 no. two Bedroom Flats and 1 no. one Bed Flat incorporating demolition of existing rear extension and erection of new rear extension. Remodelling of existing road frontage.

Applicant: 1st For Fittings

Officer: Sue Dubberley 293817

Approved on 03/11/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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) BH05.04B

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 (or certificate from equivalent or successor assessment tool)

and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment 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 policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) 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.

7) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

8) BH16.01

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

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

Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. nos, 3261.EXG.01, EXG.02, EXG.03, EXG.04, PL.10, PL.12, PL.13, PL.15, submitted on 19 May 2010 and 3261.PL.11A and 14A submitted on 15 September 2010.

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

10) UNI

The waste minimisation measures shall be implemented in strict accordance with the Waste Minimisation Statement dated May 2010 received on 19/05/10.

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

BH2010/01827

45-47 Cheapside Brighton

Application for Approval of Details Reserved by Conditions 3,5,6,7,8 and 10 of application BH2008/03093.

Applicant: Westfield Investments

Officer: Sue Dubberley 293817

Approved on 02/11/10 DELEGATED

BH2010/01865

Theatre Royal 35 Bond Street Brighton

Removal and replacement of existing fire escape routes incorporating external associated fire precaution works.

Applicant: Brighton Theatre Royal

Officer: Helen Hobbs 293335

Approved on 18/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 replacement metal stairs, platforms and handrails hereby approved shall be painted black within one month of the date of installation and shall be maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. PE/00, PE/01, PE/02, PE/04, PP/01, PP/02 and PP/03 received on 18th August 2010 and drawing no. PE/PP/04 received on 12th October 2010.

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

4) UNI

No development shall take place until the following details have been submitted to and agreed in writing by the Local Planning Authority:

- i) An elevation at 1:20 scale and joinery sections at 1:1 scale of the proposed new timber sash window.
- ii) A written specification of the works for the repair and restoration of the roof gutter and parapet and for the replacement glazing to the existing timber sash

window.

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 HE 1 of the Brighton & Hove Local Plan.

BH2010/02300

75 Lewes Road Brighton

Change of Use from retail (A1) to café/snack bar and hot food take-away (A3/A5).

Applicant: Ali Merat Investments

Officer: Jonathan Puplett 292525

Refused on 20/10/10 DELEGATED

1) UNI

The proposed change of use would result in the loss of an active retail use and the resulting proportion of retail (Class A1) units in the centre being below 50%. The proposal would therefore undermine the primary shopping function and the vitality and viability of the Lewes Road shopping centre, contrary to policy SR5 of the Brighton & Hove Local Plan.

BH2010/02308

Top Floor Flat 47 Buckingham Road Brighton

Loft conversion incorporating rear dormer and rooflights.

Applicant: Miss Suzanne Roberts

Officer: Helen Hobbs 293335

Refused on 25/10/10 DELEGATED

1) UNI

The proposed rooflights, by reason of their inappropriate design, size, and positioning, would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer is overly large and would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan

BH2010/02309

Top Floor Flat 47 Buckingham Road Brighton

Loft Conversion incorporating rear dormer and rooflights, and alterations to layout.

Applicant: Miss Suzanne Roberts

Officer: Helen Hobbs 293335

Refused on 15/10/10 DELEGATED

1) UNI

The proposed rooflights, by reason of their inappropriate design, size, and positioning, would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer is overly large and would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been provided with the application with regards to the design of the proposed staircase, to demonstrate that the works would ensure the satisfactory preservation of this listed building. The proposal therefore fails to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2010/02344

The Royal Pavilion 4 - 5 Pavilion Buildings Brighton

Temporary ice rink on the Royal Pavilion Eastern lawns. Structure to include ancillary buildings for a restaurant, crèche, café, toilet facilities and skate hire. Proposed dates are 26th October 2010 to 23rd January 2011 including set up and break down, with resurfacing to be completed by 23rd February 2011.

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 03/11/10 PLANNING COMMITTEE

1) UNI

The use hereby permitted shall be discontinued and the ice rink and associated buildings/structures hereby permitted removed from the site on or before 23 January 2011. The land shall be restored to its condition immediately prior to the buildings being situated on the land within two months of 23 January 2011 in accordance with a scheme of work to be submitted and approved in writing by the Local Planning Authority.

Reason: The use and buildings hereby approved are not considered suitable as a permanent form of development, to safeguard the setting of the Royal Pavilion and its Estate, to protect the character and appearance of the Valley Gardens conservation area and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.

2) UNI

The ice rink hereby permitted shall not be open to customers except between the hours of 10.00 and 22.30.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The café hereby permitted shall not be open to customers except between the hours of 09.00 and 24.00 each day.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The total number of people on the ice rink at any one time shall not exceed 200.

Reason: To ensure provision of an appropriate amount of ancillary facilities, and to protect the amenity of its users and neighbouring residents in compliance with policies TR14, SU9 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The main floodlighting illuminating the rink hereby permitted, referred to in the Exterior Lighting Specification document received on the 1st September 2010, shall be switched off between the hours of 23.00 and 09.00 the following day.

Reason: To safeguard the amenities of the locality and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Prior to the ice rink being brought into use, picket-type boundary fencing shall be erected in accordance with drawing no NL100248 D entitled "plan showing picket fencing" submitted on 12th October 2010. The fencing shall be retained until cessation of the ice rink use.

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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be open to customers until the measures proposed to protect the steps leading to the eastern elevation of the Royal Pavillion (specified in the Method Statement and the Photo of the De Boer barriers received on the 29th July 2010) have been fully implemented. The steps shall thereafter be protected at all times for the duration of the development including during removal of the ice rink and buildings from the site.

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

8) UNI

The development hereby permitted shall not be brought into use 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 staff and visitors and shall be removed from the site on or before 23rd January 2011 following the cessation of the ice rink use.

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. NL100248D Sheets 4 and 6 and the Method Statement for protecting the stone steps leading up to the Pavillion submitted on 30 July 2010, Plant Area Blockplan, Plant Area 2 and the 'Trees, shrubbery and herbaceous borders protection measures and pruning works' document submitted on 10 August 2010 and VW001 submitted on 1 September 2010.

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

10) UNI

No development shall commence until fencing to BS5837 (2005) standard for the protection of trees during construction has been erected in accordance with drawing PLANT-AREA-BLOCKPLAN submitted on 29TH September 2010. The fencing shall be retained until completion of the construction period. The fencing shall be re-erected in accordance with drawing PLANT-AREA-BLOCKPLAN submitted on 29th September 2010 prior to the commencement of dismantling of the ice rink and shall be retained for the duration of those works.

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

11) UNI

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

BH2010/02657

26 Queens Gardens Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Nicholas Ebdon

Officer: Louise Kent 292198

Approved on 26/10/10 DELEGATED

BH2010/02696

16 Circus Street Brighton

Conversion of store on ground floor level to create one bedroom flat incorporating revised entrance and associated alterations.

Applicant: Mr H Ahmed

Officer: Aidan Thatcher 292265

Refused on 03/11/10 DELEGATED

1) UNI

The development would result in the loss of a small storage unit (Use Class B8) contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

2) UNI2

The proposed development, by virtue of the fenestration alterations, fails to integrate effectively with the host building and as such would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would result in a poor level of amenity for the proposed occupiers by virtue of inadequate light and ventilation and noise and disturbance from adjoining commercial premises. Therefore the application would be contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development fails to provide adequate external private amenity space for the proposed unit and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

6) UNI6

The proposal fails to demonstrate how the development would be efficient in the use of energy, water and materials and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

7) UNI7

The proposal fails to demonstrate adequate facilities for the storage of cycles and as such would be contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2010/02698

118-119 London Road Brighton

Display of 1no. fascia panel with internally illuminated logo to Northern elevation
1 no. fascia panel with internally illuminated logo to Western elevation and 1no. internally illuminated high level fascia panel and 1no. internally illuminated projecting sign to Western elevation.

Applicant: Alliance/Boots

Officer: Chris Swain 292178

Split Decision on 28/10/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

GRANT advertisement consent for the display of 1no. fascia panel with internally illuminated logo to Northern elevation, 1 no. fascia panel with internally illuminated logo to Western elevation and 1no. internally illuminated high level fascia panel to Western elevation subject to the following conditions and informatives:

1) UNI

REFUSE advertisement consent for the 1no. internally illuminated projecting sign to the Western elevation for the following reason:

The proposed projecting signage, by reason of its colour, illumination and positioning in the sight line of traffic lights is considered to result in an increased danger to users of the public highway. It is considered that confusion could arise between the signage and the traffic lights. Furthermore it could prejudice the safety of the pedestrian link. As such fails to comply with Local Plan policies TR7 and TR8.

BH2010/02712

18A Bond Street Brighton

Alterations to existing shop front including inward opening windows. Alterations to existing rear fire escape.

Applicant: Inn Brighton

Officer: Liz Arnold 291709

Approved on 20/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 surface mounted cable trunking on the exterior of the building shall be removed within 2 months of the date of this consent 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 01, 02 and 03 received on the 25th August 2010 and drawing no. 04A received on the 4th October 2010.

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

BH2010/02713

18A Bond Street Brighton

Alterations to existing shop front including inward opening windows. Alterations to existing rear fire escape.

Applicant: Inn Brighton

Officer: Liz Arnold 291709

Approved on 20/10/10 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 surface mounted cable trunking on the exterior of the building shall be removed within 2 months of the date of this consent 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.

BH2010/02725

26A West Hill Road Brighton

Demolition of existing garage and storage buildings. Erection of 2no three bedroom dwellings.

Applicant: Mr Gordon Thew

Officer: Jonathan Puplett 292525

Refused on 29/10/10 DELEGATED

1) UNI

The development would result in the loss of a small vehicle repair workshop and storage facility (Use class B2 and B8) contrary to policy EM6 of the Brighton & Hove Local Plan which seeks to retain small industrial, business and warehouse premises (Use Classes B1, B2 and B8) for employment purposes.

2) UNI2

Cumulatively, the proposed development of two three bedroom houses with accommodation split over three floors, and the substandard living accommodation particularly at second floor level, represents a scheme which is an overdevelopment of the site. Furthermore the site is of a relatively small size, awkward shape, and is surrounded by residential properties in close proximity which would adversely impacted. The scheme is therefore contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed houses, by reason of their siting, height, design and massing, would be detrimental to the amenities of adjoining and nearby residential occupiers by having an overbearing and enclosing impact. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed dwellings are poorly proportioned and detailed, and the submitted drawings include errors and inconsistencies. The scheme is therefore contrary to policies HE6, QD1 and QD2 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development would provide an unsatisfactory standard of residential accommodation for the future occupiers due to cramped rooms and layout throughout, and roof level accommodation which would be dictated by roof pitches that reduce the amount of usable floor area, again providing cramped accommodation. The scheme is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

6) UNI6

The proposed house layouts do not comply with Lifetime Homes Standards and the layouts could not be easily adapted to meet such standards. The proposal is therefore contrary to Policy HO13 of the Brighton & Hove Local Plan and the criteria set out in Planning Advisory Note 03: Accessible housing and Lifetime Homes.

7) UNI7

Policy SU2 of the Local Plan requires development to be efficient in the use of energy, water and materials. Supplementary planning Document 08: Sustainable Building Design, states residential development should include a sustainability checklist. Whilst a checklist has been submitted, no detailed information or justification of points is given; and it is considered that overall insufficient information has been submitted to demonstrate compliance with the above policy and guidance.

BH2010/02811

7 Winchester Street Brighton

Erection of single storey rear extension.

Applicant: Mr Giedrius Ceginskas

Officer: Liz Arnold 291709

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. HPGC01 received on 25th October 2010.

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

BH2010/02833

46 Park Crescent Terrace Brighton

Erection of two storey rear extension with extension to roof to replace existing single storey rear extension.

Applicant: Jeffery Gorbeck

Officer: Aidan Thatcher 292265

Approved on 01/11/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Should the Norway Maple tree within the garden of no. 47 Park Crescent terrace require pruning to facilitate the development, this shall be carried out to BS 3998 (1989) Tree Pruning Operations.

Reason: To protect the trees in the vicinity of the site in the interests of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan (unreferenced) and 02D received on 06/09/10.

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

WITHDEAN

BH2009/02847

85 Tivoli Crescent North Brighton

Single storey side extensions to north and south elevations and swimming pool and enclosure extension to rear.

Applicant: Mr & Mrs M Mousavizadeh

Officer: Steven Lewis 290480

Approved on 20/10/10 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) BH03.03

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

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

3) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of the swimming pool and enclosure building, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until details of the proposed machinery and equipment including their location and a scheme for the suitable treatment of all machinery and equipment against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter. The use of the machinery and equipment shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority.

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.

5) UNI

This decision is based on unnumbered Tim Cording existing plans received on 19/11/2009 and proposed plans submitted on 23/09/2010.

BH2010/00584

227 Preston Road Brighton

Change of Use of car showroom / workshop (SG04) to 2 No. Retail Units (A1) incorporating installation of external condenser unit, air conditioning units and an ATM Cash Machine.

Applicant: Sainsburys Supermarkets Ltd/Caffyns Plc

Officer: Adrian Smith 01273 290478

Refused on 20/10/10 PLANNING COMMITTEE

1) UNI

Policies TR1, TR7 and SR2 of the Brighton & Hove Local Plan require all new development proposals to provide for the demand for travel they create, without increasing the danger to users of adjacent pavements, cycle routes and roads. Where there are no acceptable solutions to problems that arise from development proposals, planning permission will be refused. The proposed loading/unloading bay, by virtue of its location directly on the main A23 Preston Road across a cycle lane and in front of a bus lane at a point where the dual carriageway narrows to a single lane, would significantly increase danger to vehicular, cycle and pedestrian traffic at this point. The proposed development would therefore result in a significant increase in highway safety risk, contrary to the above policies.

2) UNI2

Policies TR1 and SR2 of the Brighton & Hove Local Plan require all new development proposals to provide for the demand for travel they create, without resulting in highway danger, unacceptable traffic congestion or environmental disturbance. Policy TR19 and Supplementary Planning Guidance 04 'Parking Standards' provides maximum parking levels for development within the City whilst Policy QD27 seeks to protect the amenity of residents from, amongst others, speed, volume and type of traffic nuisance. The proposed development would significantly increase traffic movements in and around the site which, by virtue of its shortfall in onsite parking provision, would increase vehicular movements and parking levels in the surrounding streets, to the detriment of the residents of these streets and the overall character of the Preston Park Conservation Area. The proposal is therefore contrary to the above policies.

BH2010/02025

8 Cornwall Gardens Brighton

Conversion of existing garage into habitable room, including replacing garage doors with new sash window (retrospective).

Applicant: Mr Richard Spenner

Officer: Wayne Nee 292132

Approved on 20/10/10 DELEGATED

BH2010/02343

59 Bramble Rise Brighton

Demolition of existing garage and erection of a two storey side extension and creation of lower ground floor to rear. Erection of new rear terrace with steps to garden.

Applicant: Mr & Mrs Love

Officer: Charlotte Hughes 292321

Approved on 15/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 west facing first floor bedroom 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's P01, P02, P03/B, P04/B received on 26th July 2010 and drawing no. P05/A received on 11th August 2010.

BH2010/02507

29 Tivoli Road Brighton

Erection of enclosed porch to front entrance, and side/rear single storey extension.

Applicant: Dr M Austin

Officer: Mark Thomas 292336

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 2259/02 received on 13th September 2010.

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

BH2010/02612

7 Whitethorn Drive Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2010/01125.

Applicant: Mr N Law

Officer: Charlotte Hughes 292321

Approved on 20/10/10 DELEGATED

BH2010/02755

52 Bates Road Brighton

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

Applicant: Mr Tom Atkins & Mrs Rebecca Moberly

Officer: Wayne Nee 292132

Approved on 20/10/10 DELEGATED

BH2010/02860

7 Whitethorn Drive Brighton

Certificate of lawfulness for a proposed roof conversion incorporating rear dormers.

Applicant: Mr Nick Law

Officer: Charlotte Hughes 292321

Approved on 29/10/10 DELEGATED

BH2010/02906

391 Ditchling Road Brighton

Demolition of existing garage and conservatory and erection of new rear conservatory and side extension.

Applicant: Mr Secrett

Officer: Steven Lewis 290480

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 417/01 & 471/02 received on 10/09/2010.

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

BH2010/02971

97 Tivoli Crescent North Brighton

Demolition of existing garage and erection of two storey side and single storey rear extensions including rooflights. Erection of front porch.

Applicant: Mr Malcolm Leeming

Officer: Adrian Smith 01273 290478

Approved on 03/11/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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 the character of the area and adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. V2/OS/01, V2/02, V2/03 & V2/04 received on the 16th September 2010.

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

EAST BRIGHTON

BH2010/02348

5 Portland Place Brighton

External alterations to front elevation including reinstatement of ornate capitals to the Corinthian pilasters and new cornice details. Internal alterations associated with change of use from language school (D1) to residential dwelling (C3).

Applicant: House of English

Officer: Anthony Foster 294495

Approved on 01/11/10 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) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

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

3) 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.

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) BH13.12

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in

writing by the Local Planning Authority prior to any works commencing.

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

6) UNI

No works shall take place until full details of the proposed replacement corning and capitals including 1:20 scale sample elevations and 1:1 scale profiles to precisely match those existing on the West side of Portland Place 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.

BH2010/02443

City College Brighton & Hove Wilson Avenue Brighton

Construction of a single storey motor vehicle workshop and a linking canopy between new build and existing building. Construction of a new ramp and staircase to permit disabled access.

Applicant: City College Brighton & Hove

Officer: Kate Brocklebank 292175

Approved on 26/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.01

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.

3) BH05.09A

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

Reason: To ensure that 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.

4) UNI

The use hereby permitted shall not operate except between the hours of 08.00 to 21.00 on Mondays to Fridays and not at anytime on Saturdays, Sundays, Bank or Public Holidays.

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

5) 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 facade 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 neighbouring occupiers and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. P001 Revision C received on 19th August 2010, P002 Revision B received 5th August 2010, P005 Revision C, P010 Revision D, P011 Revision L, P013 Revision C, P020 Revision C, P021 Revision C received 12th October 2010, Tree root protection zone plan P902, Tree Survey Plan BH01, Tree constraints plans BH02, levels plan P010 Revision E submitted on 20th October 2010.

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

7) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a full Arboricultural method statement regarding protection of trees 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 in accordance with BS 5837 (2005) Trees in Relation to Construction.

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.

BH2010/02491

14 Chichester Place Brighton

Installation of UPVC windows to replace existing wooden windows and new UPVC rear door to replace existing wooden door.

Applicant: Mr R Anderson

Officer: Chris Swain 292178

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.A794.10 and an unnumbered drawing showing the proposed window design received on 9 August 2010, an unnumbered drawing showing the proposed door design received on 23 August and a drawing showing the proposed side window design received on 1 September 2010.

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

BH2010/02519

Flat 4 157 Marine Parade Brighton

Internal alterations to layout of flat and relocation of external boiler flue. (Part retrospective)

Applicant: Mr Anthony Cox

Officer: Jonathan Puplett 292525

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. BH/001 submitted on the 6th of August 2010, and an unnumbered drawing submitted on the 25th of August 2010.

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

BH2010/02520

Flat 4 157 Marine Parade Brighton

Internal alterations to layout of flat and relocation of external boiler flue. (Part retrospective)

Applicant: Mr Anthony Cox

Officer: Jonathan Puplett 292525

Approved on 20/10/10 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.

BH2010/02728

3 St Marys Square Brighton

Installation of photovoltaic solar tiles to South elevation.

Applicant: Mr Gareth Ashley

Officer: Chris Swain 292178

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing submitted on 25 August 2010.

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

3) UNI

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

Reason: To ensure the satisfactory preservation of East Cliff conservation area and to comply with policy HE6 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2008/02546

Sainsbury's Supermarket 93 Lewes Road Brighton

Application to vary condition 2 (delivery hours) of planning permission 92/0916/FP dated 15 July 1993, to allow deliveries from between 7am to 10pm Monday to Saturday, and increase delivery vehicles to 4 daily, on Sundays and

Bank Holidays with delivery hours remaining as existing.

Applicant: Mr Jaime Powell

Officer: Kathryn Boggiano 292138

Refused on 03/11/10 PLANNING COMMITTEE

1) UNI

The increased vehicle deliveries during the hours proposed by the application would result in additional noise nuisance to the detriment of the amenity of nearby residents contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan 2005.

BH2010/02646

12 Whippingham Street Brighton

Replacement of existing lean-to rear conservatory with single storey rear extension.

Applicant: Ms E Whittingham

Officer: Sonia Kanwar 292359

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 979.10.01 and 979.10.02 received on 19th August 2010.

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

BH2010/02740

109 Whippingham Road Brighton

Erection of a single storey rear extension and alterations to raise the roof of the existing two storey extension.

Applicant: Mr Rupert Bryant

Officer: Sonia Kanwar 292359

Approved on 21/10/10 DELEGATED

1) BH01.01

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 918/01, 02, 03, and 04 received on 26th August 2010.

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

BH2010/02809

14 Howard Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Matt Gould

Officer: Helen Hobbs 293335

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. HR784 and site plans received on 1st September 2010.

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

BH2010/02849

124 Elm Grove Brighton

Change of use from mixed use retail (A1) and residential unit (C3) to 2no self-contained flats with associated elevational alterations.

Applicant: Richard Payne

Officer: Aidan Thatcher 292265

Refused on 03/11/10 DELEGATED

1) UNI

There is insufficient evidence to demonstrate that the application site is no longer economically viable as an A1 (retail) use within the parade contrary to policy SR8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the fenestration alterations to the front elevation and the positioning of rooflights, fails to integrate effectively with the host building and as such would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2010/02864

2 Hanover Crescent Brighton

Internal alterations to layout of lower ground floor.

Applicant: Mr Phil Ryan

Officer: Sonia Kanwar 292359

Approved on 03/11/10 DELEGATED

1) BH01.05

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

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

2) UNI

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be traditionally constructed four panel painted timber doors to match exactly the joinery details and architrave of the existing doors. 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.

HOLLINGDEAN & STANMER

BH2008/02070

15 Crespin Way Brighton

Construction of 2 new flats and conversion of existing house to 2 flats.

Applicant: Mr Anthony Pratt

Officer: Liz Arnold 291709

Approved on 27/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH03.01

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) BH04.01A

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

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

5) 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.

6) BH11.01

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

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

7) 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.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new build residential development shall not commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the new build development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the new build 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.

9) UNI

Notwithstanding the drawing titled Elevation Proposed & Existing, the ridge height of the proposed building hereby approved shall be the same as the existing ridge height of nos. 15 and 17 Crespian Way.

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

10) UNI

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

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

11) UNI

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

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

12) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 15th March 2010 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 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.

13) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings Sheet 2 received on 17 June 2008, Sheet 1 Rev A received on 26 March 2009 and Elevation Proposed & Existing received on 13 May 2010.

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

14) UNI

No development shall take place until details of the subdivision of the rear garden areas to provide private amenity space for each residential unit has been submitted to and approved in writing by the Local Planning Authority. The amenity areas shall be implemented in full before the occupation of any of the units hereby approved and shall thereafter be retained in accordance with the approved details.

Reason: As insufficient information has been submitted, to ensure that adequate private amenity space for the created units will be provided and to comply with policy H05 of the Brighton & Hove Local Plan.

15) UNI

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

BH2010/00498

Former Esso Petrol Filling Station Hollingdean Road Brighton

Redevelopment of the site providing for the erection of a part 2, 3, 4 and 5 storey building comprising 24no residential units and associated external amenity space.

Applicant: Southern Primary Housing Ltd

Officer: Aidan Thatcher 292265

Approved after Section 106 signed on 27/10/10 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) 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) BH04.01A

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

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

4) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 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) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 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) BH05.10

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.

7) BH07.07

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

such.

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

8) BH07.11

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

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

9) BH11.01

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

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

10) 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.

11) UNI

Prior to the commencement of development, full details of the proposed passive ventilation system shall be submitted to and approved in writing by the Local Planning Authority. 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.

12) UNI

The north facing windows to the ground floor unit, fronting onto Hollingdean Road, shall be fixed shut and non-opening and shall be retained as such thereafter.

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.

13) UNI

The first, second and third floor east facing windows (with the exception of the square living room windows) shall not be glazed otherwise than with obscured glass and non-opening, unless the parts of the windows which can be opened are

more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

14) UNI

The projecting balconies to the first and second floors, closest to the eastern boundary of the site shall be fitted with an obscure glazed screen to the eastern elevation to a minimum height of 2.1m and thereafter permanently retained as such.

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

15) UNI

The existing crossovers and dropped kerb lines shall be reinstated in strict accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to improve the quality of the public realm, to create a safe pedestrian environment and to comply with policies QD1 and TR7 of the Brighton & Hove Local Plan.

16) UNI

The development shall be completed in strict accordance with the recommendations of the Noise Assessment prepared by Environmental Assessment Services Ltd, dated January 2007 (Revised January 2010) submitted on 22.02.10, that is acoustic double glazing on the north and west elevations, thermal double glazing on the south and east elevations, and acoustic ventilators for all habitable rooms (including balconies which incorporate full glazed enclosures) facing onto the north and west facades. The development shall be implemented in strict accordance with the approved details and retained as such thereafter.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

17) UNI

(i) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include 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) that any remediation scheme required and approved under the provisions of condition (i) 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).

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

18) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been

demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in strict accordance with any such approved details.

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

19) 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: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

20) UNI

Prior to occupation of any part of the development hereby approved, a verification report demonstrating completion of the works set out in the current planning application regarding contaminated land shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the current planning application to demonstrate that the site is fit for use.

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

21) UNI

Prior to the occupation of the development, a sample of the sustainable transport pack to be distributed to occupiers shall be provided to the Local Planning Authority for written approval. The packs shall then be distributed in strict accordance with the pack as agreed.

Reason: To ensure the information provided to future occupiers is sufficient and represents up-to-date information and to comply with policy TR1 of the Brighton & Hove Local Plan.

22) 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 area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

23) UNI

Notwithstanding the details provided on drawing no. 3218.PL.100A approved as part of this application, revised details of the cycle storage facility shall be submitted to and approved in writing by the Local Planning Authority. The revised facilities shall show a minimum of 32 accessible spaces. These facilities shall be fully implemented and made available for use in strict accordance with the approved details 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.

24) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash, paving) 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.

25) UNI

The development hereby approved shall not be occupied until the refuse and recycling 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.

26) UNI

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

Reason: In the interests of the protection of controlled waters (groundwater) as the site overlies a principal aquifer and is located within a Source Protection Zone 1 area and to ensure compliance with policies SU11 and SU3 of the Brighton & Hove Local Plan.

BH2010/01497

14a Upper Hollingdean Road Brighton

Erection of a 3 bedroom dwelling (Retrospective).

Applicant: Arci-Build Ltd

Officer: Kate Brocklebank 292175

Refused on 29/10/10 DELEGATED

1) UNI

The development is of an unacceptable standard of design and appearance by reason of the poor quality of the build finish, siting and location of the rooflights and flue pipes on the western lower roof slope and the overall roof covering combined with the height visible above the boundary which negatively impacts on neighbouring amenity by way of loss of outlook. It is therefore contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the development will accord to Lifetime Homes Standards contrary to policy HO13 of the Brighton & Hove Local Plan and Planning Advice Note 03 Accessible Housing and Lifetime Homes.

3) UNI3

The applicant has failed to demonstrate that the development will achieve Code Level 3 of the Code for Sustainable Homes contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 'Sustainable Building Design'.

4) UNI4

Notwithstanding the above reasons for refusal, there are a number of inaccuracies contained with the plans submitted which inhibited making a complete assessment of the development and the potential impact contrary to policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2010/01925

Home Farm House Stanmer Village Stanmer Brighton

Installation of conservation style rooflight into rear facing roofslope.

Applicant: Brighton & Hove Estates Conservation Trust

Officer: Chris Swain 292178

Approved on 15/10/10 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) BH13.10A

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

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

BH2010/02001

Hollingbury Park Playgroup Pavilion Ditchling Road Brighton

Application for Approval of Details Reserved by Conditions 1-12 inclusive of application BH2010/00331.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Split Decision on 01/11/10 DELEGATED

1) UNI

approval of the details reserved by conditions 3, 4 and 7 of approved application BH2010/00331, subject to compliance with the submitted details.

1) UNI

Refuse approval of the details reserved by condition 9, 10, 11 and 12 on the grounds of insufficient information.

BH2010/02415

1 Hollingbury Place Brighton

Reinstatement of original corner entrance.

Applicant: Hollingbury Wines

Officer: Sonia Kanwar 292359

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 10/04/02 received on the 2nd August 2010, drawings nos. 10/04/03 and drawings entitled 'Existing' and 'Ground Floor Plan' received on the 23rd August 2010, and drawing no. 10/04/01 received on the 11th October 2010.

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

BH2010/02486

12 Wigmore Close Brighton

Erection of single storey extension to front elevation and two storey/ one storey extension at rear elevation.

Applicant: Mr David Power

Officer: Sonia Kanwar 292359

Approved on 29/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be constructed to the side elevations of the extensions hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 06/0710a, b, c, d, e, g received on the 9th August 2010, and drawing no. 06/0710p received on 3rd September 2010.

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

BH2010/02616

The Park Village Park Village Road Falmer Brighton

Installation of railed access ramp, external vents and alterations to existing ground floor windows. (Part retrospective)

Applicant: University of Sussex

Officer: Helen Hobbs 293335

Approved on 26/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.009, 010 and 011 received on 18th August 2010.

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

BH2010/02632

36 Ashburnham Drive Brighton

Application to extend the time limit for implementation of previous approval BH2007/02438 for erection of a two storey side extension and rear dormer. Demolition of single storey side extension.

Applicant: Mr Barry Waight

Officer: Sonia Kanwar 292359

Approved on 15/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further 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.

4) UNI

The window in the western facing elevation 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings received on 18th August 2010.

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

6) UNI

The dormer cheeks shall be clad in tiles to match those of the existing roof.

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.

MOULSECOOMB & BEVENDEAN

BH2010/01793

St Albans Church Coombe Road Brighton

Demolition of existing church and erection of 9no new dwellings comprising 1no four bed house, 3no 3 bed houses, 1no two bed flat and 4no one bed flats.

Applicant: Mr Scott Ralph

Officer: Liz Arnold 291709

Approved after Section 106 signed on 28/10/10 DELEGATED

1) BH02.03

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

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

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) BH03.01

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) BH04.01A

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

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

5) 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) BH06.02

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) BH11.01

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

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

8) 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.

9) UNI

No development shall take place until full details of site levels of the proposed development relative to surrounding properties have been submitted to and approved in writing by the Local Planning Authority. All levels shall be in metric units and related to Ordnance Survey Datum. The development shall be constructed in accordance with the agreed details.

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

10) UNI

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) appearance;
- (iv) access; and
- (v) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

11) UNI

No development shall commence until a Construction Environmental

Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall include details of:-

- a) routing of construction vehicles so as to avoid the Air Quality Management Area set out in the Brighton & Hove City Council Air Quality Management Area Order 2008,
- b) hours and method of construction, dust and noise monitoring and mitigation, drainage and run-off mitigation, oil spillage mitigation, materials to be transported by sea, road/footpath closures.

The development shall be carried out in compliance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity and ensure the satisfactory transport of large quantities of infill material to the site, in compliance with policies TR1, TR7, SU2, SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

12) 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 an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim 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 Design Stage/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.

13) UNI

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

14) UNI

No development shall commence until fences for the protection of the Elm Tree located on Coombe Road, which will 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.

15) UNI

Any clearance of shrubs and trees on the site shall not take place during the bird nesting season (1st March - 31st July).

Reason: In the interest of nature conservation and to comply with policy QD17 of the Brighton & Hove Local Plan.

16) UNI

The buildings within the reserved matters submission shall not exceed 2 storeys in height, excluding the roof height, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development integrates effectively with its surroundings and to comply with policy QD2 of the Brighton & Hove Local Plan.

17) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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

QUEEN'S PARK

BH2010/01713

St Lukes Infant School Queens Park Rise Brighton

Internal alterations to layout of classrooms.

Applicant: Brighton & Hove City Council

Officer: Sonia Kanwar 292359

Approved on 15/10/10 GOVERNMENT OFFICE FOR THE WEST MIDLANDS

1) UNI

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

2) UNI

The works to which this Consent relates shall be begun not later than 3 years from the date of this letter.

BH2010/01833

St Marys Hall Eastern Road Brighton

Change of use from class D1 education to class B1 office use with residential accommodation and retention of swimming pool and tennis courts.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved after Section 106 signed on 18/10/10 DELEGATED

1) BH01.01

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

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

2) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings no.s SITE-LOC-01; SITE-BLK-01; 2010/SMH/PLO1; X-910-GF; X-910-01; X-920-GF; X-920-01; X-930-GF; X-930-01; X-940-GF; X-940-01; X-950-LG; X-950-GF; X-950-01; X-950-02; X-960-GF; X-970-LG; X-970-GF; X-970-01; X-970-02; X-980-GF; X-980-01; X-980-02; submitted on 30th June 2010.

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

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) UNI

No overflow parking shall be permitted on the existing tennis courts nor on any other areas of open space within the site.

Reason: In order to retain and protect existing areas of outdoor open space and recreational facilities and to comply with Policies QD20 and SR20 of the Brighton & Hove Local Plan.

5) UNI

The residential accommodation hereby approved in Venn House and Elliot House as indicated on Drawing no. SITE-BLK-01 shall only be occupied by employees of the applicants Brighton and Sussex University Hospitals Trust and their visitors.

Reason: The residential accommodation is not suitable as permanent residential accommodation and it would not comply with the Council's standards for provision of private amenity space or parking spaces set out in policies TR19 and HO5 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be commenced until details of the entry barriers indicated on the approved Decant Parking and Access Plan (Figure No.9 Transport Statement) to be installed on site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure satisfactory management of the shared access and parking arrangements for the proposed use and the adjoining junior school and to comply with policies TR1, TR2 and TR19 of the Brighton & Hove Local Plan.

7) UNI

None of the parking spaces hereby approved on the site shall operate on a pay and display basis.

Reason: To prevent speculative vehicular trips into and out of the site and to minimise congestion at the site access and egress points and to comply with policy TR1 of the Brighton & Hove Local Plan.

8) UNI

Prior to occupation of the buildings details of the sustainability measures to be taken shall be submitted in writing to the Local Planning Authority for approval. Details shall include details of new low energy lighting fittings and controls, voltage optimisation and sub-metering, zoning of circulation systems and thermostatic radiator valves, upgrading of roof insulation and water efficiency measures. The approved measures shall be fully implemented prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: In order to minimise the use of energy, water and materials and to comply with Policy SU2 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for 50 cycles for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in

writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

10) UNI

The parking spaces shown on the approved plans shall be marked out and retained for use only by the occupants of the site or their visitors.

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

BH2010/01937

13 Albion Street Brighton

Proposed roof conversion to form 2no new dwelling units comprising of 1no two bed unit and 1no three bed unit.

Applicant: Albion Street Developments

Officer: Sue Dubberley 293817

Approved on 20/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH04.01A

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

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

5) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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.

6) BH05.04B

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 (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment 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 policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

7) UNI

The waste minimisation measures shall be implemented in strict accordance with the Waste Minimisation Statement received on 24/06/10.

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

8) UNI

Prior to occupation of the flats the etched glass screens around the two roof terraces hereby approved shall be implemented and retained in perpetuity.

Reason: To protect the privacy of occupiers of adjoining properties to comply with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 0914/P/001, 105, 106, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 301, 302 and 0719/P/101, 102, 103, 104, received on 24 June 2010.

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

BH2010/02320

58 - 67 Grand Parade Brighton

Erection of two storey seminar, exhibition and research building on South-East corner of site with timber deck walkway to entrance.

Applicant: University of Brighton Estates & Facilities Management

Officer: Sue Dubberley 293817

Approved on 19/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. A-001, A200, A201 received on 27 July 2010 .

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

BH2010/02527

9 West Drive Brighton

Loft conversion incorporating rooflights to front side and rear, rear extension with orangery, double doors to rear, and alterations to fenestration to side elevation.

Applicant: Mr Crispin Mair

Officer: Sonia Kanwar 292359

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

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

3) UNI

The windows in the northern elevation of the orangery 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2948/A/100, A/200, A/300, A/PA4/200, A/PA4/240, A/PA4/300, A/PA4/340, A/PA4/400, A/PA4/440 submitted on 25th August 2010.

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

BH2010/02574

28 Canning Street Brighton

Installation of 2no rooflights to front elevation.

Applicant: Mr John Morrison

Officer: Sonia Kanwar 292359

Approved on 21/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved front elevation drawings and site location plan received on 27th August 2010.

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

BH2010/02614

1-3 The Colonnade Madeira Drive Brighton

Application for variation of condition 2 of application BH2010/01446 to allow the premises to open Monday - Thursday 10.00am - 6.30am the following morning, Friday from 10.00am continuing through until 6.30am Monday morning.

Applicant: Mr J Papanicola

Officer: Liz Arnold 291709

Approved on 14/10/10 DELEGATED

1) UNI

Amplified music or other entertainment noise from within the premises shall not be audible at any noise sensitive premises during hours of operation.

Reason: To safeguard the amenities of the locality against potential noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The premises shall not be open or in use except between the following hours:- Monday - Thursday 10.00am - 6.30am the following morning, Friday from 10.00am continuing through until 6.30am the following Monday morning.

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

BH2010/02620

119 St James's Street Brighton

Conversion of first, second and third floors and loft to form 2no bedsit/studio flat and 1no two bedroom maisonette. Installation of rooflights to front and rear, removal of external fire escape and replacement doors and windows to rear.

Applicant: Mr K Miah

Officer: Anthony Foster 294495

Refused on 26/10/10 DELEGATED

1) UNI

Due to the small size and layout of the proposed units the scheme is judged to provide an inappropriate and poor standard of accommodation and also a cramped and confined internal environment contrary to lifetime homes standards that would provide inadequate living conditions for future occupiers. The proposal is therefore contrary to policy QD27 and HO13 of the Brighton & Hove Local Plan.

BH2010/02648

Flat 1 100 St Georges Road Brighton

Replacement of existing front window with double doors to create access to flat roof incorporating installation of screening to form roof terrace at first floor level (retrospective).

Applicant: Mr Mark Burnard-Epstien

Officer: Helen Hobbs 293335

Refused on 15/10/10 DELEGATED

1) UNI

The proposed terrace and screening, by reason of their inappropriate design and positioning, together with the removal of the window, would form incongruous additions, detrimental to the character and appearance of the existing property, street scene and surrounding East Cliff Conservation Area. The development is therefore contrary to policies QD 1, QD 2, QD 14 & HE 6 of the Brighton & Hove Local Plan.

BH2010/02674

24 St James's Street Brighton

Alterations to ground floor façades including installation of new shopfront. (Part retrospective).

Applicant: Paydens Limited

Officer: Jonathan Puplett 292525

Approved on 29/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 ventilation extract and louvered door to the northern elevation of the building hereby approved shall be finished in a colour to match the painted rendered walls of the 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 climate control and ventilation system hereby approved shall operate in accordance with the Lawton Environmental Services Ltd Sound Criteria Statement submitted on the 12th of October 2010.

Reason: For the avoidance of doubt, to protect the amenity of neighbouring residents and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. SP/1237/08E, 13E,14B, 19C, 20A and 26 received on the 13th of October 2010, no. 09A received on the 14th of October 2010, and the Lawton Environmental Services Ltd Sound Criteria Statement submitted on the 12th of October 2010

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

BH2010/02686

5-12 Olivier Close Brighton

Replacement of existing windows and doors with doubled glazed UPVC including fanlights in replacement windows.

Applicant: Affinity Sutton

Officer: Helen Hobbs 293335

Approved on 18/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings received on 23rd August 2010.

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

BH2010/02687

Rear of Units 1-3 at 1-6 Grand Parade Brighton

Change of use from retail (A1) to hot food take away (A5) including new shop front and installation of extract duct.

Applicant: Regalrose Services Ltd

Officer: Sue Dubberley 293817

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) BH07.03

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

3) BH07.04

No development shall commence until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 1000 and midnight on Mondays to Saturdays, and 1000 and 2330 Sundays.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 002 and 004, received on 24 August 2010 and 001A and 003 received on 3 September 2010.

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

BH2010/02689

Units 6a & 6b Lower Promenade Madeira Drive

Change of Use from Artists Studios (B1) to Swimming Club Changing Facilities (D202).

Applicant: Brighton Swimming Club

Officer: Liz Arnold 291709

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

approved drawings no. 0103.PL.01 received on the 24th August 2010.
Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02805

1 Richmond Parade & 1 Albion Street Brighton

Replacement of windows and doors with UPVC units.

Applicant: Mrs Linda Beresford

Officer: Sonia Kanwar 292359

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings, Glasstec quotation ref SJW/1008004 and the site location plans received on the 1st September 2010.

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

BH2010/02840

16 - 17 Montague Place Brighton

Application for approval of details reserved by conditions 3, 8, 9, 10 and 12 of application BH2010/01109.

Applicant: First Call Property Ltd

Officer: Kate Brocklebank 292175

Approved on 26/10/10 DELEGATED

BH2010/02843

12 Freshfield Street Brighton

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

Applicant: Mr Clive Williams

Officer: Helen Hobbs 293335

Approved on 26/10/10 DELEGATED

BH2010/02886

Flats 1 & 2 48 Egremont Place Brighton

Removal of existing ground floor conservatory and erection of three storey rear extension.

Applicant: Mr Graham Thorn

Officer: Kate Brocklebank 292175

Refused on 03/11/10 DELEGATED

1) UNI

The proposed full width and full height rear extension will cause harm to the historic urban grain of this area of the conservation area and interrupt the common roof line causing harm to the character and appearance of the Queens Park Conservation Area. These factors will also cause harm to setting of the adjacent listed buildings to the north. Contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its excessive height, scale, bulk and siting abutting the side boundaries constitutes an unneighbourly and overbearing form of development. Without evidence to the contrary, the additional bulk and scale is also likely to result in a demonstrable reduction in the levels of natural

daylight/sunlight to the neighbouring second storey window of number 47 Egremont Place, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed living conditions of each unit are negatively impacted upon due to the limited levels of natural daylight to the second bedroom on the ground floor and the lack of amenity space for the maisonette. The development has therefore failed to meet the needs of and provide adequate living conditions for future occupiers, contrary to policies QD14, QD27 and HO5 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2010/01695

Ketts Ridge Ovingdean Road Brighton

Alterations to an existing dwelling house incorporating a redesigned first floor and roof.

Applicant: Mr & Mrs K Christie

Officer: Jonathan Puplett 292525

Approved on 02/11/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved drawings nos. A-10, 11, 12, 13, 14, 15, and 16 submitted on the 25th of May 2010, nos. A-1A, 19A, 22A, 26A, 27A, 55, 56, 61, 65, and 66 submitted on the 4th of August 2010, nos. A-20B, 60A, 70A, 71, 75 and 76 submitted on the 13th of September 2010, and nos. A21-D, 23E, 24D and perforated panel specification submitted on the 4th of October 2010.

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the front balcony hereby approved shall not be brought into use until the 'Vision 32' perforated metal screen shown on drawing no. A-24D and detailed in a specification submitted on the 4th of October 2010 is in situ. This screen shall be retained as such thereafter.

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.

BH2010/02135

46 Wivelsfield Road Brighton

Erection of extension to rear ground and lower ground level, with formation of decking above.

Applicant: Mr Oliver Armfield

Officer: Sonia Kanwar 292359

Approved on 15/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Access to the flat roofs over the extensions hereby approved shall be used for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, patio or similar amenity area, except for the area named "deck" enclosed by balustrade/privacy screen outlined on approved drawing no. 15 received on the 13th October 2010.

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.

5) UNI

The studio hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 46 Wivelsfield Road as a dwelling and shall not be used as a separate planning unit.

Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 423/02A received on the 12th July 2010, drawing no. 1 and 2 received on the 12th August 2010, drawing no. 3A received on the 3rd September 2010, drawings nos. 11, 12 and 14 received on the 24th September 2010, and drawing no. 15 received on the 13th October 2010.

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

7) UNI

The window and door to the north eastern elevation shall not be glazed otherwise than with obscure 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.

BH2010/02249

Land to the rear of 11 Longhill Road Brighton

Application for Approval of Details Reserved by Conditions 5,7 and 13 of application BH2009/02158.

Applicant: Ms Helen Sywak

Officer: Anthony Foster 294495

Approved on 03/11/10 DELEGATED

BH2010/02408

68 - 70 High Street Rottingdean Brighton

Application to extend time limit for implementation of previous approval BH2007/00617 for redevelopment of site to provide 9 three-bedroom town houses with integral garages, built in 2 blocks, with accommodation on four floors. Provision of 4 visitor parking spaces.

Applicant: Denes Motors

Officer: Liz Arnold 291709

Approved on 02/11/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) 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) BH04.01A

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

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

5) BH06.01

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

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

6) 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) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

8) BH11.01

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

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

9) 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.

10) 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.

11) 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.

12) 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 an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim 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 Design Stage/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.

13) UNI

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

14) UNI

Prior to commencement of development, details of boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall incorporate retention of the existing boundary flint wall and maintenance repairs to this wall as necessary. Development shall proceed in

accordance with the approved details, and the boundary treatment shall be retained as such thereafter.

Reason: To ensure adequate containment of the site in the interests of security and to ensure an appropriate appearance in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD7 HE3 and HE6.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered plan of existing floor layout, unnumbered site plan and southern terrace layout and elevation plan, and block plan and northern terrace layout and elevation and Design and Access Statement received on 14 February 2007 and Sustainability Checklist and Waste Management Statement received on 5 April 2007.

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

16) UNI

Notwithstanding the detail shown on the plans hereby approved, no development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights with reference to OS Datum levels and cross-sections and proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in strict accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, and due inconsistencies within the plans hereby approved, and to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/02449

6 The Waterfront Brighton Marina Brighton

Display of 2no internally illuminated fascia signs, 1no internally illuminated projecting sign, 1no internally illuminated window menu, and window manifestation signage. (Retrospective).

Applicant: Ask Restaurants

Officer: Sonia Kanwar 292359

Approved on 18/10/10 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) 10.03

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

4) 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.

5) 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.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

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

7) 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.

BH2010/02528

7 Waterfront Brighton Marina Brighton

Display of internally illuminated fascia signs, projecting sign, free standing menu box, externally illuminated pole sign and non-illuminated windbreaks.

Applicant: Ask Restaurants

Officer: Sonia Kanwar 292359

Approved on 03/11/10 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) 10.03

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

4) 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.

5) 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.

6) 10.06

No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

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

7) 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.

BH2010/02529

7 Waterfront Brighton Marina Brighton

Installation of windbreaks to railings.

Applicant: Ask Restaurants

Officer: Sonia Kanwar 292359

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 165142-02A, 04A, 05A and ZBNL020810 received on the 25th August, and 165142-06 received on the 8th September.

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

BH2010/02532

16 Ashdown Avenue Saltdean Brighton

Application for Approval of Details Reserved by Condition 4d of BH2007/01316 Appeal Decision.

Applicant: Mr N Ajim

Officer: Sue Dubberley 293817

Approved on 21/10/10 DELEGATED

BH2010/02539

Flat 3 43 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr Andrew Lansdown

Officer: Sonia Kanwar 292359

Approved on 28/10/10 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.

BH2010/02563

McDonalds Restaurants Ltd Brighton Marina Village Brighton

Display of 4no internally illuminated roof mounted fascia signs, 1no internally illuminated totem sign, 1no internally illuminated height restriction totem sign, 2no single triple-display rotating signs, 2no double triple-display rotating signs and 1no customer order display unit.

Applicant: McDonalds Restaurants

Officer: Chris Swain 292178

Approved on 03/11/10 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.

BH2010/02564

McDonalds Restaurants Ltd Brighton Marina Village Brighton

Refurbishment of restaurant including removal of signage, removal of booth and replace with green aluminium cladding, replacement of existing soffits and fascias, removal of booth canopy's and alterations to layout of patio area and associated works.

Applicant: McDonalds's Restaurant Ltd

Officer: Chris Swain 292178

Approved on 28/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0912-0611-01A, 0912-0611-02A, 0912-0611-03A, 0912-0611-07B, 0912-0611-09A, 0912-0611-15A and 0912-0000-05B submitted on 12 August 2010 and 0912-0611-04C submitted on 15 September 2010.

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

BH2010/02568

17 The Vale Brighton

Excavation of raised garden area and erection of garage with flat roof.

Applicant: Mr Steve Honeysett

Officer: Helen Hobbs 293335

Refused on 22/10/10 DELEGATED

1) UNI

The proposed garage would be constructed in close proximity to an apple tree protected by an Area Tree Preservation Order. The development would result in an adverse alteration to the soil level surrounding the tree to the detriment of the tree's future health. This would be contrary to policy QD16 of the Brighton & Hove Local Plan which seeks to protect preserved trees.

BH2010/02584

46 Wivelsfield Road Brighton

Erection of garden wall on South and East boundary and landscaping to level garden (part-retrospective).

Applicant: Mr Oliver Armfield

Officer: Sonia Kanwar 292359

Approved on 15/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 1 and 2 received on 12th August 2010, drawing no. 9 received on 20th August 2010, drawing 3A received on the 3rd September and drawings nos. 4, 5, 6, 7 and 8 received on the 24th September 2010.

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

3) UNI

The development hereby permitted shall be completed within three months of the date of this permission unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of adjoining properties given the current state of the site and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/02667

21 Saltdean Drive Saltdean Brighton

Alterations to front garden to form additional parking space.

Applicant: Mr Barry Mather

Officer: Helen Hobbs 293335

Approved on 21/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.10

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.001-1, 001-2 and 001-4 received on 20th August 2010.

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

BH2010/02757

Haus Allistone Vicarage Lane Rottingdean Brighton

Removal of iron railings at front (retrospective).

Applicant: Mr & Mrs Michael Bennett

Officer: Helen Hobbs 293335

Approved on 28/10/10 DELEGATED

1) UNI

Within 2 months of the date of this decision documentary evidence should be produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that the replacement wall shown on drawing no. 10-03/103B is erected within 6 months of this consent.

Reason: to preserve the character and appearance of the conservation area and to comply with policy HE8 of the Brighton & Hove Local Plan.

BH2010/02803

6 Arlington Gardens Brighton

Creation of raised deck in area to front.

Applicant: Mr Michael Milburn

Officer: Chris Swain 292178

Refused on 26/10/10 DELEGATED

1) UNI

The proposed terrace, by reason of its height, positioning, design and materials would relate poorly to the existing property, detracting from the appearance and character of the property and the Arlington Gardens street scene, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02804

1 & 2 Northgate Cottages Falmer Road Rottingdean Brighton

Application for approval of details reserved by conditions 5 and 8 of application BH2008/03707.

Applicant: Mr Kim Strasman

Officer: Kate Brocklebank 292175

Split Decision on 03/11/10 DELEGATED

1) UNI

The sample panel has not been constructed on site. As such the terms of the condition cannot be met.

BH2010/02806

11 Ainsworth Avenue Brighton

Erection of two storey side extension incorporating dormers.

Applicant: Mr & Mrs D Plant

Officer: Liz Arnold 291709

Refused on 27/10/10 DELEGATED

1) UNI

The proposed two storey extension, by virtue of its design, massing and siting on the shared common boundary with no. 9 Ainsworth Avenue, will significantly reduce the visual gap between the two neighbouring properties which will be of detriment to the visual amenities of Ainsworth Avenue street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed two storey extension, in conjunction with the front and rear dormer window, by virtue of its design, including a large flat roof section, and massing would result in a visually intrusive and bulky addition to the side of the property

which is unsympathetic to the design of the existing dwelling and the visual amenities of Ainsworth Avenue. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2010/02841

Wayfaring Down 9 Longhill Road Ovingdean

Application for approval of details reserved by conditions 2 of appeal reference no. APP/Q1445/D/09/2115379.

Applicant: Mrs Louise Phillips

Officer: Anthony Foster 294495

Approved on 27/10/10 DELEGATED

BH2010/02901

1 & 2 Northgate Cottages Falmer Road Rottingdean Brighton

Application for approval of details reserved by condition 3 of application BH2008/03708.

Applicant: Mr Kim Strasman

Officer: Kate Brocklebank 292175

Refused on 03/11/10 DELEGATED

1) UNI

The sample panel has not been constructed on site. As such the terms of the condition cannot be met.

BH2010/03110

49 Roedean Crescent Brighton

Non Material Amendment to BH2009/03150 to omit proposed loft conversion, use of front extension as kitchen and alterations to windows.

Applicant: Dr M Gholami

Officer: Sonia Kanwar 292359

Approved on 27/10/10 DELEGATED

WOODINGDEAN

BH2010/02050

19 Warren Way Brighton

Change of Use from (A1) retail sales to (A5) hot food takeaway incorporating new shop front and installation of extract duct.

Applicant: Domino's Pizza Group Ltd

Officer: Liz Arnold 291709

Refused on 29/10/10 DELEGATED

1) UNI

The change of use of 19 Warren Way from class A1 retail use to A5 Takeaway will have an adverse effect on the vitality and vibrancy of the Warren Way local centre and will undermine its retail function, contrary to policy SR6 of the Brighton & Hove Local Plan.

2) UNI2

The applicant has failed to demonstrate that the proposal would not result in unacceptable levels of increased parking demand within the vicinity of the site, contrary to policies TR1 and TR2 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to provide a suitable level of accessible covered secure cycle parking and therefore fails to provide for the travel demands that it creates, contrary to policies TR1 and TR14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards (SPGBH4).

4) UNI4

The proposed shopfront, by virtue of its design, window proportioning and sub-divided appearance, would have an adverse impact upon the visual amenities of the host property, the related terrace, the Warren Way Local Shopping Centre and the wider area. The proposal is therefore contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

BH2010/02370

52 Downland Road Brighton

Certificate of lawfulness for proposed hip to gable loft extension with rear dormer and rooflights to front elevation.

Applicant: Mr Mark Bean

Officer: Liz Arnold 291709

Refused on 21/10/10 DELEGATED

BH2010/02642

21 Chalkland Rise Brighton

Certificate of Lawfulness for a proposed loft conversion incorporating 3no dormers and associated Velux windows.

Applicant: Mr Tom Garner

Officer: Chris Swain 292178

Refused on 26/10/10 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended due to the proposed roof alterations exceeding the 50m³ volume allowance for the property.

2) UNI2

The applicant has provided insufficient information to accurately determine the volume of all the roof alterations and such the development is not considered permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

BH2010/02791

52 Downland Road Brighton

Hip to gable loft extension with front and rear dormers and rooflights to front elevation (Part-Retrospective)

Applicant: Mr Mark Bean

Officer: Liz Arnold 291709

Refused on 21/10/10 DELEGATED

1) UNI

The proposed front dormer window is out of character with the street scene, does not relate to the existing fenestration at ground level and includes large areas of cladding either side of the window and as a result is of detriment of the parent dwelling, the Downland Road street scene and contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on roof alterations and extensions (SPGBH1).

2) UNI2

The proposed rooflights, in conjunction with the proposed front dormer window and existing front projecting hipped roof form, result in clutter to the front roofslope of the property. In addition the eastern sited rooflight will be sited in close proximity to the proposed dormer window. The proposal will be of detriment to the character and appearance of the host property, the Downland Road street scene and the wider area, contrary to policy QD14 of the Brighton & Hove Local

Plan and Supplementary Planning Guidance on roof alterations and extensions (SPGBH1).

3) UNI3

The proposed rear dormer window, by virtue of its excessive size and design, which includes large areas of cladding, is considered to be overly bulky, oversized, poorly designed and poorly related to the existing building and therefore of detriment to the character and appearance of the existing property and the wider area. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BRUNSWICK AND ADELAIDE

BH2009/02751

64 Brunswick Street West Hove

Display of non-illuminated fascia sign and non-illuminated hanging sign. (part -retrospective).

Applicant: No 7 Ltd

Officer: Clare Simpson 292454

Refused on 21/10/10 DELEGATED

1) UNI

The fascia sign by virtue of its size, design, colour and material is considered to dominate the front of the building and would detract from the historic character of the listed building and wider Brunswick Town Conservation Area. There is insufficient information to assess the other signs detailed in the application. The signs are contrary to policies TR7, QD12, QD27, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2010/01782

39 Salisbury Road Hove

Application for removal and variation of conditions of application BH2009/00696. Variation of condition 2 to allow unrestricted D1 use of ground floor. Removal of condition 11 to allow rear access doors to be open or in use within unrestricted hours. Removal of condition 12 to allow occupation of the ground floor without submitting details of the management of the rear outdoor space.

Applicant: Brightwell Homes

Officer: Guy Everest 293334

Approved on 20/10/10 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) 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.

3) 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.

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

The boundary screening shall be completed in accordance with the details approved under condition 7 prior to occupation of the ground floor community facility and be retained as such thereafter.

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

6) UNI

The lower sections of windows to the rear elevation at first, second and third floor levels, as indicated on approved drawing no. BRX 201 02, 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 the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

7) UNI

Access to the flat roof areas at first, second and third floor levels to the rear of the building 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 policy QD27 of the Brighton & Hove Local Plan.

8) UNI

The rear outdoor space and rear access doors shall not be open or in use except between the hours of 09.00 and 18.00 Monday to Friday, 10.00 and 16.00 on Saturdays and at no times on Sunday's or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. BRX/100/02, BRX/200/02, BRX/201/02, BRX/202/03, BRX/203/05, BRX/204/01, BRX/205/01 & BRX/207/02 submitted 10th June 2010.

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

10) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, a scheme for the soundproofing of the building shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

11) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. 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.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this permission:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units shall be submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units shall be submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

13) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

14) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, details of the ground floor community facility details of boundary screening along the eastern (rear) boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority.

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

15) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, a scheme for landscaping shall be submitted to and approved in writing, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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

16) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, 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 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

17) UNI

Within three months of the date of this permission, unless otherwise agreed in writing, the applicant must secure 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.

18) UNI

Excluding use as a children's day nursery or crèche and excluding the communal cycle, refuse, recycling stores and access to upper floor levels, the ground floor of the building shall only be used for uses falling within Class D1 of the Schedule to the Town and Country (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) unless prior written consent is obtained from the Local Planning Authority for any community uses falling outside this Class.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the retention of a community facility within the area to serve the local community and to safeguard the amenities of the occupiers of adjoining properties and to comply with policies HO20, SO10 and QD27 of the Brighton & Hove Local Plan.

BH2010/01973

28 - 29 Western Road Hove

Application for Approval of Details Reserved by Conditions 3,4,8,9 and 10 of application BH2006/04058.

Applicant: H R Investments (South East) LLP

Officer: Paul Earp 292193

Approved on 29/10/10 DELEGATED

BH2010/02108

10 Wilbury Road Hove

Demolition of 8no garage units at rear of 10 Wilbury Road and erection of 2no one bedroom single storey dwelling units.

Applicant: HR Investments

Officer: Charlotte Hughes 292321

Refused on 27/10/10 DELEGATED

1) UNI

The proposal would result in an unacceptable intensification in the residential use of the site and would consolidate development within the rear garden, which would fail to respect the local context and be out of keeping with the urban grain of this locality. This would be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan which seek to ensure all new developments comply with good design standards. It would further be detrimental to the historic

character of The Willett Estate conservation area, contrary to policy HE6 of the Local Plan.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan seeks to protect the residential amenity of future occupiers of new development, together with existing and adjacent users. It is considered that the proposal would fail to provide a suitable form of accommodation for future residents, who would experience limited outlook from the internal accommodation and the terrace, overshadowing and loss of sunlight from surrounding trees, and a lack of privacy due to the close proximity of the car park and rear elevations of surrounding residential properties. The proposal is therefore contrary to policy QD27 of the Local Plan.

BH2010/02396

Site Adjoining 72 Farm Road Hove

Change of use from ancillary storage for retail to self-contained retail unit (A1) with erection of additional storey with pitched roof with ancillary storage and office area.

Applicant: Rog-man Butchers

Officer: Christopher Wright 292097

Refused on 19/10/10 DELEGATED

1) UNI

The proposed development is not acceptable in principle because the application does not demonstrate that there is a need for the development and that no suitable site can be identified within the existing shopping centre to justify the creation of a new retail unit on its edge. As well as setting a potentially harmful precedent, the proposal would cause detriment to the vitality or viability of the existing established shopping centre in Western Road, Hove. As such the application is contrary to the aims of policy SR1 of the Brighton & Hove Local Plan, which are to ensure that new retail development supports and enhances existing shopping centres.

2) UNI2

The location and characteristics of the application site, particularly the absence of a public footway in front of the proposed development site, mean it is not well located with convenient, attractive and safe pedestrian linkages to existing shopping frontages. As such the application is contrary to policies TR7 and SR1 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development provides inadequate refuse and recycling facilities and would result in the loss of existing, covered refuse storage facilities utilised by the retail business undertaken at 72 Farm Road. As such refuse and recycling receptacles would not be kept clear of highway views and would impair the character and appearance of the Brunswick Town Conservation Area, to the detriment of visual amenity and contrary to policies QD27 and HE6 of the Brighton & Hove Local Plan.

BH2010/02427

Flat 4 52 Brunswick Square Hove

Internal alterations to layout of flat.

Applicant: Miss Susan Sinclair

Officer: Jason Hawkes 292153

Approved on 19/10/10 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.

BH2010/02668

Flat 1 Crescent Court 28-29 Adelaide Crescent Hove

Internal and external alterations to rear garages including new rooflights, windows and doors and roller shutters to create home office.

Applicant: Ms Denise Pritchard

Officer: Charlotte Hughes 292321

Approved on 27/10/10 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.

BH2010/02669

Flat 1 Crescent Court 28-29 Adelaide Crescent Hove

Internal and external alterations to rear garages including new rooflights, windows and doors and roller shutters to create home office.

Applicant: Ms Denise Pritchard

Officer: Charlotte Hughes 292321

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 915/01 & 915/02 received on 20th August 2010 and 915/05 received on 18th October 2010.

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

BH2010/02700

34 Brunswick Place Hove

Removal of cement mortar to front entrance steps and landing and installation of black and white tiling and white marble nosings.

Applicant: 34 Brunswick Place (Hove) Ltd

Officer: Adrian Smith 01273 290478

Approved on 18/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 details submitted, the layout, material, colour and texture of the surfacing tiles and nosing hereby permitted shall match exactly that of the

existing steps at No.32 Brunswick Place, including the detail around the railing fixings in the treads, the grout width and surface level.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PH1111/1 & PH1111/2 submitted on the 23rd August 2010.

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

BH2010/02701

34 Brunswick Place Hove

Removal of cement mortar to front entrance steps and landing and installation of black and white tiling and white marble nosings.

Applicant: 34 Brunswick Place (Hove) Ltd

Officer: Adrian Smith 01273 290478

Approved on 18/10/10 DELEGATED

1) BH01.05

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

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

2) UNI

Notwithstanding the details submitted, the layout, material, colour and texture of the surfacing tiles and nosing hereby permitted shall match exactly that of the existing steps at No.32 Brunswick Place, including the detail around the railing fixings in the treads, the grout width and surface level.

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

BH2010/02753

12 - 13 Brunswick Terrace Hove

Replacement of existing roof covering to front pitched roof with Welsh slate (Retrospective)

Applicant: Hannah House Freehold Ltd

Officer: Paul Earp 292193

Approved on 15/10/10 DELEGATED

CENTRAL HOVE

BH2010/02203

Flat 3 Windsor Lodge 26 - 28 Third Avenue Hove

Replacement of ground floor timber framed windows with white UPVC windows.

Applicant: Mrs Claire Turner

Officer: Charlotte Hughes 292321

Approved on 28/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the photographic schedule and window specifications received on 16th July 2010.

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

BH2010/02405

183 - 185 Church Road Hove

Conversion of first floor office and store room and second floor flat into 2no two bedroom flats, 2no one bedroom flats and 2no self contained office suites, with dormers to rear roof slope.

Applicant: L Maechlar & Collette & John Marenko

Officer: Clare Simpson 292454

Approved on 26/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH04.01A

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

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

4) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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) BH05.04B

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 (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment 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 policy 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) BH12.03

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.

8) BH12.05A

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

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

9) UNI

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

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no11,447 received on 21st October as amended on the 25th October 2010 and sustainability checklist received on the 31st August 2010 .

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

11) UNI

Prior to occupation of the first floor flats, the existing air conditioning units and associated servicing on the front elevation of the building shall be permanently removed from the building and the elevations made good.

Reason: To ensure the removal of the redundant plant and preserve the character and appearance of the building and wider street scene in accordance with policy HE6 of the Brighton & Hove Local Plan.

BH2010/02512

Tesco Store Church Road Hove

Display of 35 no Non-Illuminated fascia signs and 17 no post or pole mounted signs incorporating Internally Illuminated panel signs.

Applicant: Tesco Stores Ltd

Officer: Adrian Smith 01273 290478

Split Decision on 27/10/10 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

1) UNI

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the appearance of the building or the historic character or setting of a conservation area. The proposed thirteen vinyl signs to the Church Road and east side return frontage would, by reason of their number, scale and appearance, form unnecessary visual clutter that would be detrimental to the

appearance of the building and the character and setting of the adjacent Old Hove Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

2) UNI2

Policies QD12 and HE9 of the Brighton & Hove Local Plan state that advertisements and signs should be sensitively designed and located, kept to a minimum, and carefully designed so that they do not have an adverse impact on the appearance of the building or the historic character or setting of a conservation area or listed building. The proposed three banner signs to be located adjacent to the east side boundary wall would, by reason of their number, scale and appearance, form unnecessary visual clutter that would be detrimental to the character and setting of the adjacent Grade II listed Church and the Old Hove Conservation Area, contrary to local plan policies HE9, QD12 and SPD07 'Advertisements'.

BH2010/02548

Flat 2 Victoria Court 16 Grand Avenue Hove

Replacement of aluminium windows to East and South elevations (Retrospective).

Applicant: Mrs Diane Overs

Officer: Wayne Nee 292132

Approved - no conditions on 26/10/10 DELEGATED

BH2010/02660

Flat 21 Victoria Court 16 Grand Avenue Hove

Installation of replacement windows.

Applicant: Miss S Bryen

Officer: Wayne Nee 292132

Approved on 25/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the supporting documents and unnumbered drawings received on 20 August 2010 and 02 September 2010.

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

BH2010/02703

Flat 24 Benham Court Kings Esplanade Hove

Replacement of existing door with UPVC door.

Applicant: Mr J Price

Officer: Mark Thomas 292336

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. #:4330/2 received on 3rd September 2010 and #:4330/4 received on 9th September 2010.

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

BH2010/02856

20-21 Connaught Road Hove

Non Material Amendment to BH2009/03035 to reinstate slate roof as per no.20.

Applicant: Mr Patrick Goubel

Officer: Guy Everest 293334

Refused on 15/10/10 DELEGATED

BH2010/03032

11 The Drive Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/01120.

Applicant: 11 The Drive (Hove) Limited

Officer: Christopher Wright 292097

Approved on 20/10/10 DELEGATED

GOLDSMID

BH2010/01895

Sussex County Cricket Club Eaton Road Hove

Application for Approval of Details Reserved by Conditions 2,3,4,6,7,8,10,11,12,13 and 18 of application BH2009/02276.

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 19/10/10 DELEGATED

BH2010/02011

Sussex County Cricket Club Eaton Road

Erection of new South West stand incorporating approximately 1700 seats, a club reception and shop, bar and food facilities, public WCs, plant and store rooms.

Applicant: Sussex County Cricket Club

Officer: Paul Earp 292193

Approved on 29/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.01

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.

3) BH05.05A

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good'

- have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

4) BH05.06A

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 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. AD- 02a, 27, 28, 29, 30, 31 received on 1 July 2010.

6) UNI

Notwithstanding details shown of the plans hereby approved, no adverts are to be permitted on the outer face of the stand (southwest) above ground floor level. Adverts at upper level would be visible from the street and adversely impact on the character and appearance of the adjacent Willett Estate Conservation Area.

Reason: To protect the character and appearance of the adjacent Willett Estate Conservation Area and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2010/02400

2 Montefiore Road Hove

Change of use of office building (B1) to Clinical Diagnostic and Treatment Centre with overnight patient accommodation (C2).

Applicant: BOSIC

Officer: Jason Hawkes 292153

Approved on 15/10/10 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) 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) 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.

4) UNI

Prior to the occupation of the building, an additional Travel Plan which includes clear and unambiguous objectives and modal split targets, together with a time-bound programme of implementation, monitoring and regular review and improvement, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details.

Reason: To ensure that the scheme provides sustainable modes of transport for its staff and patients and to comply with policy TR1 of the Brighton & Hove Local Plan.

5) UNI

The number of overnight patients at any one time shall not exceed 25 patients.

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

6) UNI

The premises shall not be open to visiting members of the public and there shall be no clinical assessment of patients or admissions of day patients except between the hours of 0700 and 2100 daily.

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

7) UNI

At no time shall the proposed use include accident or emergency admissions.

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.PL/100/001(P2), 102(P1), 103(P1), 104(P1), 105(P1), 106(P1), 107(P1), 108(P1), 109(P1), 110(P1), 111(P1), 112(P1), 113(P1) & 114(P1) received on the 2nd August 2010.

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

9) UNI

The premises shall only be used as a clinical diagnostic and treatment centre with overnight patient accommodation and for no other purpose (including any other purpose in Class C2) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2010/02475

Blue Willow 7 Lansdowne Road Hove

Conversion of roof space to form 3no 1 bedroom flats. External alterations including two storey rear and side infill extension and roof alterations including raising of ridge height, removal of central chimney, new dormers to East, North and West elevations and roof lights to South elevation. Alterations and additions

to windows and doors on all elevations.

Applicant: Brunswick Property Ltd

Officer: Charlotte Hughes 292321

Approved on 27/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH03.02

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.

4) BH04.01A

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

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

5) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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.

6) BH05.04B

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 (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes

Refurbishment 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 policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's 10 (Existing Elevations 1 & 2, Front Elevation Option 3), 11 (Proposed Elevations 2, Proposed Roof Plans), 8 (Proposed Floor Plans 2), 5 (Proposed Elevations 3), S2 (Section) received on 13th October 2010, drawing no's 1.02A and 1.02G received on 30th September 2010, drawing no. 1 (Existing Floor Plans) and 12 (Block Plan) received on 12th August 2010 and drawing no's 10 (Proposed Floor Plans 2) and 5 (Existing Elevations 1) received on 6th August 2010.

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

9) 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 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

The height of the development hereby approved in relation to the adjoining property, Wavertree House, shall be constructed in strict compliance with contextual drawing no.102/G received on the 30th September 2010 and the ridge height of the development shall not exceed 10m.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development in relation to the adjoining property and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

11) UNI

The windows of the development hereby permitted shall be white painted timber and shall be maintained in this colour and composition unless any variation has been 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 and QD14 of the Brighton & Hove Local Plan.

BH2010/02608

St Michaels Lodge Lansdowne Road Hove

Certificate of Lawfulness for existing use as a residential dwelling.

Applicant: Poor Servant of the Mother of God

Officer: Steven Lewis 290480

Approved on 28/10/10 DELEGATED

BH2010/02711

91 Goldstone Villas Hove

Certificate Of Lawfulness Proposed to change the use of existing HMO (C4) at first floor to a residential self contained flat (C3).

Applicant: Westlake Residential LLP

Officer: Adrian Smith 01273 290478

Approved on 20/10/10 DELEGATED

BH2010/02872

40 Wilbury Avenue Hove

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

Applicant: Lauren Gregory

Officer: Mark Thomas 292336

Approved on 25/10/10 DELEGATED

BH2010/02970

Ground Floor Flat 22 Newtown Road Hove

Replacement of existing timber windows and door with double glazed UPVC units.

Applicant: Sheila Turley

Officer: Mark Thomas 292336

Approved on 02/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. N56PW/HP/02, 03, 04, 05, 06, 17, window specification document and photographs received on 16th September 2010.

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

HANGLETON & KNOLL

BH2010/02837

27 Hangleton Close Hove

Erection of single storey rear extension.

Applicant: Mr R Standen

Officer: Wayne Nee 292132

Approved on 15/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01/047 received on 03 September 2010.

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

BH2010/02838

1 West Way Hove

Alterations and extension of existing extract duct. (Retrospective)

Applicant: Mr Moon Tong Lee

Officer: Christopher Wright 292097

Approved on 27/10/10 DELEGATED

1) UNI

Noise associated with plant and machinery (specifically the extraction system itself and any associated odour control equipment) 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(A) below the existing LA90 background noise level. The Rating Level and existing background noise levels shall be determined in accordance with the guidance provided in BS 4142:1997.

Reason: In order to safeguard adjoining occupiers' amenity and comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

NORTH PORTSLADE

BH2010/02716

9 Southon Close Portslade

Application for approval of details reserved by condition 2 of BH2008/03981 appeal decision.

Applicant: Mrs D Metcalfe

Officer: Mark Thomas 292336

Refused on 27/10/10 DELEGATED

1) UNI

Insufficient information has been submitted to approve the details reserved by the planning condition.

Informatives:

1. This decision is based on unnumbered drawing received on 24th August 2010.

BH2010/02807

91 Wickhurst Rise Portslade

Certificate of Lawfulness for a proposed single storey rear extension, addition of an entrance porch and parking.

Applicant: Mr Philip Paine

Officer: Wayne Nee 292132

Approved on 27/10/10 DELEGATED

BH2010/02812

29 Stanley Avenue Portslade Brighton

Erection of garage with roof garden to front of property.

Applicant: Mr & Mrs Hobden

Officer: Charlotte Hughes 292321

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved location and block plan received on 3rd September 2010 and drawing 1 received on 2nd September 2010.

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

BH2010/02873

15 Graham Crescent Portslade Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs G Jackson

Officer: Steven Lewis 290480

Approved on 25/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 961/1 & 961/2A submitted on 08/09/2010.

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

BH2010/03099

10 Oakdene Avenue Portslade

Non Material Amendment to BH2008/02658 for the reuse of existing window in elevation facing neighbour and glazed to make obscured.

Applicant: Mr A Strong

Officer: Wayne Nee 292132

Approved on 27/10/10 DELEGATED

Report from: 14/10/2010 to: 03/11/2010

SOUTH PORTSLADE

BH2010/02877

First Floor Flat 32 St Andrews Road Portslade

Loft conversion incorporating Velux windows to front elevation and dormers at rear elevation.

Applicant: Mr Matthew Lovell

Officer: Mark Thomas 292336

Approved on 29/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

1. The development hereby permitted shall be carried out in accordance with the approved drawing no. LO/01 and unnumbered drawing received on 8th September 2010.

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

HOVE PARK

BH2010/02005

30 Hove Park Road Hove

Installation of part pitched and part flat roof to rear extension with ridge skylights, rooflight to rear elevation and alterations to patio doors and windows. Installation of raised deck.

Applicant: Mr & Mrs Murray

Officer: Guy Everest 293334

Approved on 19/10/10 PLANNING COMMITTEE

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) 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed to the eastern elevation of the building 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 development hereby permitted shall be carried out in accordance with the approved drawings no. ADC 349/, ADC 349/05 A, ADC 349/06 A & ADC 349/07 submitted 30th June 2010.

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

4) UNI

Access to the flat roof over the single-storey rear extension 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.

BH2010/02174

106 Woodland Drive Hove

Construction of rear dormer.

Applicant: Mr Phil Moore

Officer: Charlotte Hughes 292321

Refused on 18/10/10 DELEGATED

1) UNI

The dormer window, by virtue of its excessive size and inappropriate design, results in a bulky and incongruous addition to the roof which causes harm to appearance of the host property and the surrounding area, including the Woodland Drive conservation area. The development is therefore considered to be contrary to the aims and objective of the policies QD1 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Extensions and Alterations.

BH2010/02593

Ground Floor Flat 13 Leighton Road Hove

Erection of single storey rear extension to ground floor flat with lean-to roof and rooflights.

Applicant: Ms Helen Dewhurst

Officer: Steven Lewis 290480

Approved on 29/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 102, 103, 104, 200, 300, 301, 302, 400, 500 and proposed windows and door details received on 16/08/2010.

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

BH2010/02621

20a The Drove Way Hove

Erection of enclosed swimming pool at ground level. Creation of new terrace and solarium to existing flat roof, incorporating extension of existing stair tower to East and construction of new stair tower to North.

Applicant: Mrs Atar

Officer: Christopher Wright 292097

Approved on 15/10/10 DELEGATED

1) BH01.01

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

4) UNI

No development shall commence until a Method Statement to ensure the retention of the tree adjacent to the northwest curved elevation of the swimming pool extension and adjacent to the common boundary with 22a The Drove Way, has been submitted to and approved by the Local Planning Authority. Details should include method of root protection and pile and beam foundations, and, if required, extent of lopping.

Reason: To protect the tree which is to be retained, in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved waste management and minimisation statement and drawing nos. DW.01, DW.03, DW.05, DW.12, DW.13, DW.14, DW.15, DW.16, DW.17, DW.18, DW.19 and DW.20 received on 18 August 2010. For the avoidance of doubt and in the interests of proper planning.

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

BH2010/02709

287 Dyke Road Hove

Erection of single storey detached building to West.

Applicant: Care Management Group

Officer: Charlotte Hughes 292321

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.10/012/01/A received on 9th September 2010.

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

BH2010/02770

87 Woodland Avenue Hove

Installation of Velux Cabrio rooflight to South elevation.

Applicant: Mr Nick Attrell

Officer: Mark Thomas 292336

Approved on 20/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 477/04 Rev A received on 27th August 2010.

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

BH2010/02801

2 Bishops Road Hove

Erection of single storey rear extension at ground floor level and single storey rear extension at first floor level. Alterations to existing rear dormer and new dormer to front.

Applicant: Mr Phillip Drake

Officer: Christopher Wright 292097

Refused on 29/10/10 DELEGATED

1) UNI

The proposed extensions to the rear elevation would, by reason of their design, form, bulk and siting, detract from the character of the existing dwelling and give the rear elevation a discordant and poorly composed appearance which would be detrimental to visual amenity. As such the development is contrary to the design guidance given in SPGBH1: Roof alterations and extensions, and policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dormer roof extension to the front roof slope would, by reason of the proportions, design and siting, occupy a large proportion of the roof slope and have a cramped appearance as well as being unduly dominant over the ground floor below. The development would, as a consequence, give rise to visual harm and a poorly composed façade that would be detrimental to the street scene. As such the proposal is contrary to the design guidance given in SPGBH1: Roof alterations and extensions, and policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02857

142 Old Shoreham Road Hove

Erection of second floor extension above existing commercial use at ground & first floor levels to create a 1no two bed flat incorporating front and rear facing terraces, separate access stairwell and new glazed entrance canopy. New glazed canopy for existing office entrance.

Applicant: Mr Lawrence Giles

Officer: Adrian Smith 01273 290478

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the existing building has been painted to match the finish of the approved extension, and thereafter shall be maintained as such.

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 by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Checklist have been fully implemented, and such measures shall thereafter be retained as such.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA523/01, TA523/10A & TA523/11B received on the 8th September 2010; and amended drawing nos. TA523/12D, TA523/13C, TA523/14C & TA523/15D received on the 3rd November 2010.

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

7) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use

by the occupants of, and visitors to, the development at all times.

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

BH2010/02977

25 The Drove Way Hove

Creation of new second floor and associated works.

Applicant: Mr A Standing

Officer: Adrian Smith 01273 290478

Approved on 03/11/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 1 rev A, 2 rev C, 3 rev B, 4 rev C and 5 rev B received on the 20th September 2010.

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

BH2010/03176

57 Dyke Road Avenue Hove

Application for Approval of Details Reserved by Condition 2 of application BH2010/02052.

Applicant: Mr & Mrs D Whitehouse

Officer: Paul Earp 292193

Approved on 03/11/10 DELEGATED

WESTBOURNE

BH2010/02424

35 New Church Road Hove

Extension of existing car park to provide 13no additional spaces.

Applicant: Sussex Partnership NHS Foundation Trust

Officer: Guy Everest 293334

Approved on 29/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) 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 construction works within the root protection areas shall be in accordance with BS 5837 (2005) and comprise a porous surface and incorporate a no-dig method of construction that incorporates a load suspension layer as outlined in the hereby approved Quaife Woodlands Arboricultural Report (dated 1st October 2010) and accompanying 'Appendix F'.

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 and Supplementary Planning Document 06 Trees and Development Sites.

5) UNI

No development shall take place until the existing trees along the eastern boundary of the site shall be protected to BS 5837 (2005) Trees in Relation to Construction as outlined in the hereby approved Quaife Woodlands Arboricultural Report (dated 1st October 2010) and accompanying 'Figure 2'. The protection measures shall be retained throughout construction works in accordance with the approved details.

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 and Supplementary Planning Document 06 Trees and Development Sites.

6) UNI

The laying of all underground cables shall be carried out in accordance with the hereby approved Quaife Woodlands Arboricultural Report (dated 1st October 2010).

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 and Supplementary Planning Document 06 Trees and Development Sites.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. JHB/10/241 submitted on 8th August 2010.

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

BH2010/02717

12 - 18 Richardson Road Hove

Installation of new external doors to front of shop.

Applicant: Miss Elaine Davids

Officer: Guy Everest 293334

Approved on 25/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 001 submitted on 13th September 2010.

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

BH2010/02734

19 - 20 Westbourne Villas Hove

Loft conversion with front and rear dormers and erection of second floor rear extension to create additional 3no self-contained flats. Removal of existing fire escape and balconies replaced with metal railings.

Applicant: Baron Homes Corporation Ltd

Officer: Jason Hawkes 292153

Refused on 01/11/10 DELEGATED

1) UNI

The proposed front dormers, by virtue of their size and design, would form incongruous and unsightly features, detrimental to the appearance of the building and are out of character with appearance of the street scene of Westbourne Villas. Additionally, the proposed rear tile hung extension, by virtue of its excessive size, inappropriate design and materials, would also form an incongruous and unsympathetic feature poorly related to the appearance of the host building and would also be detrimental to the visual amenity of the surrounding area. The proposal would not preserve or enhance the character and appearance of the conservation area and would be contrary to the objectives of development plan policies QD1, QD2, QD14 & HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

2) UNI2

Due to the position and bulk of the second floor rear extension, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to a first floor bedsitting room at 20 Westbourne Villas which relies on a rear facing window as its main source of light and outlook. The proposal would therefore lead to a loss of amenity and would be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2010/02751

11 Westbourne Street Hove

Conversion of existing house incorporating loft conversion with rooflights to form 2no one bedroom flats and 1no two bedroom maisonette.

Applicant: Miss Joe French

Officer: Mark Thomas 292336

Approved on 01/11/10 DELEGATED

1) BH01.01

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

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

2) BH04.01A

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

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

3) UNI

Notwithstanding the submitted drawings no development shall take place until full details of the proposed refuse and recycling facilities, including elevational drawings, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: As insufficient information has been submitted and 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) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received 8th September 2010 and Sustainability Checklist received on 10th September 2010.

BH2010/02773

36 Sackville Gardens Hove

Certificate of lawfulness for proposed loft conversion incorporating replacement and additional rear rooflights, front and side rooflights and relocation of soil vent pipe from front to rear.

Applicant: Mr Steven Carter

Officer: Mark Thomas 292336

Approved on 25/10/10 DELEGATED

BH2010/02813

Flat 3 104 Montgomery Street Hove

Erection of single storey rear extension.

Applicant: Ms Amanda Godfrey

Officer: Christopher Wright 292097

Approved on 27/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 3033.01 and 3033.02 received on 1 September 2010 and drawing no. 3033.03 Revision A received on 13 October 2010.

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

WISH

BH2010/01887

Rear of 60-62 Boundary Road Hove

Application for Approval of Details Reserved by Conditions 3,4,5,6 and 7 of application BH2008/03884.

Applicant: Mr Ali Merat

Officer: Guy Everest 293334

Approved on 01/11/10 DELEGATED

BH2010/02691

17-19 Worcester Villas Hove

Application for approval of details reserved by condition 2 of application BH2009/02879.

Applicant: A Mahatme

Officer: Jason Hawkes 292153

Approved on 21/10/10 DELEGATED

BH2010/02979

Land Rear of 8 - 16 St Leonards Road Hove

Non Material Amendment to BH2009/01365 to alter internal layout of plot no.2 so as to match floor plan of plots 1 and 3, and change the proposed windows from timber to white UPVC.

Applicant: Rosemar Developments Ltd

Officer: Jason Hawkes 292153

Approved on 25/10/10 DELEGATED

