

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

BH2012/00541

6 Church Close Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Peter Catt

Officer: Wayne Nee 292132

Approved on 04/05/12 DELEGATED

BH2012/00588

1 Crowhurst Road Brighton

Erection of canopy over home shopping van loading area.

Applicant: Asda Stores Ltd

Officer: Aidan Thatcher 292265

Approved on 04/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. P01, P02, P03 and P04 received on 09.03.12.

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

BH2012/00767

4 Brangwyn Crescent Brighton

Application to extend time limit for implementation of previous approval BH2009/01762 for proposed two storey rear extension.

Applicant: Mr Brian & Mrs Sandra Vigar

Officer: Jonathan Puplett 292525

Approved on 04/05/12 DELEGATED

1) BH01.01

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

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

2) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door

other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

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

3) BH03.03

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

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

4) UNI

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

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

BH2012/00953

Place Farm House Ladies Mile Road Brighton

Increase in residents from 18 to 20 (Retrospective).

Applicant: Mr Dennis Tomlinson

Officer: Anthony Foster 294495

Approved on 16/05/12 DELEGATED

1) UNI

The number of residents to be cared for on the premises shall not at anytime exceed 20.

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

BH2012/01004

11 Beechwood Avenue Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/00084.

Applicant: Mr Robin Davey

Officer: Liz Arnold 291709

Approved on 30/04/12 DELEGATED

BH2012/01151

4 Overhill Drive Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer and hip to gable extensions on the North and South sides. Rooflights to front elevation.

Applicant: Mr Danny Infield

Officer: Pete Campbell 292359

Approved on 15/05/12 DELEGATED

BH2012/01152

4 Overhill Drive Brighton

Certificate of lawfulness for erection of single storey rear extension with pitched roof.

Applicant: Mr Danny Infield

Officer: Pete Campbell 292359

Approved on 16/05/12 DELEGATED

PRESTON PARK

BH2012/00302

109 Preston Drove Brighton

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

Applicant: Mrs Dorrie Dowling

Officer: Louise Kent 292198

Approved on 04/05/12 DELEGATED

1) BH01.01

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

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

2) BH02.05

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

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

3) 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) BH12.05A

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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CH460/002 & 003 received on 6 February 2012 and CH460/004 Rev. A and 005 received on 24 April 2012.

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

6) UNI

No development shall take place until reasonable facilities have been arranged within the County Planning Authority, including rights of regular access to a person, or persons, authorised by that Authority, during any construction work in order to prepare archaeological records. At least three weeks notice in writing shall be given to the County Planning Authority, and their nominated representatives, of the date when work on site is likely to start.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in

accordance with requirements within PPS5 "Planning for the Historic Environment" and Policy HE12 of the Brighton & Hove Local Plan.

BH2012/00458

136 Havelock Road Brighton

Replacement of existing windows with double glazed timber sash windows to front elevation. (Retrospective)

Applicant: Patricia Keltz

Officer: Pete Campbell 292359

Approved on 02/05/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. CSWC1109-2, CSW-003, photo ref. CSWC1109-1 and a Design and Access Statement received on 17/02/2012.

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

BH2012/00469

Flats 1, 3, 5, 6, 23 Preston Park Avenue Brighton

Replacement of existing timber windows and door with double glazed UPVC windows and door to front elevation.

Applicant: Philip Keating & Deborah Quinsee

Officer: Pete Campbell 292359

Refused on 27/04/12 DELEGATED

1) UNI

The proposed replacement windows by way of a change from timber frames to UPVC would harm the appearance and character of the building, street scene and Preston Park Conservation Area. The application would be contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/00552

4A Preston Park Avenue Brighton

Installation of solar panels to flat roof. (Part retrospective)

Applicant: Mr Andy Roberts

Officer: Aidan Thatcher 292265

Approved on 04/05/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. SOLDOM04798-GA A received on 09.03.12.

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

BH2012/00585

1 Lancaster Road Brighton

Erection of a single storey side and rear extension.

Applicant: Mr Adam Bailey

Officer: Liz Arnold 291709

Approved on 01/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 south facing windows/glass blocks hereby permitted shall be obscure glazed and non-opening and thereafter permanently retained as such.

Reason: To safeguard the safety of users of the adjacent alleyway and to safeguard the privacy of the occupiers of the adjoining property and to comply with policies TR7, 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 no. 1031/001B received on the 3rd April 2012 and drawing no. 1031/010B received on the 4th April 2012.

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

BH2012/00630

Flat F 18 Highcroft Villas Brighton

New velux window to roof pitch on north (street) elevation and new lantern light to flat roof at fourth floor above street level.

Applicant: Mr Andrew Mann

Officer: Pete Campbell 292359

Approved on 09/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 1 and windows specification information received on 01/03/2012.

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

BH2012/00794

7 Havelock Road Brighton

Erection of a single storey side infill extension incorporating a pitched roof and 2no. rooflights. Revised fenestration.

Applicant: Ms C Challiner

Officer: Wayne Nee 292132

Approved on 16/05/12 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 2596/1 and 2596/2 received on 15 March 2012.

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

REGENCY

BH2011/02895

4 Clifton Road Brighton

Internal and external alterations and associated refurbishment works with new landscaping to front and rear gardens.

Applicant: Mr James Pitman

Officer: Jason Hawkes 292153

Approved on 26/04/12 DELEGATED

1) BH01.05

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

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

2) BH13.11

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

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

3) BH13.14

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed

within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

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

8) UNI

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

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

9) UNI

No development shall commence until details, including a 1:10 scale elevation and 1:1 scale sections of any secondary glazing or double glazing proposed for the bathrooms, have been submitted to and approved by the local planning authority in writing. The works shall be carried out and completed fully in accordance with the approved details and maintained as such thereafter.

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

10) UNI

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

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

BH2011/03785

11 Dyke Road Brighton

Change of Use from nightclub Sui Generis to indoor recreation maze (D2) for a 5 year temporary permission and incorporating external lanterns and associated works.

Applicant: Liquid Lounge UK Limited

Officer: Clare Simpson 292454

Approved on 15/05/12 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The use hereby permitted shall be discontinued and the land reverted to its former use and the following features shall be permanently removed from the site within five years of the date of this permission.

I. The ground floor timber stairs, stair partition wall and balustrade,

II. Entrance counter

III. Maze partitioning at ground and first floor

IV. Removal of soundproofing works undertaken in accordance with condition 8 below

Reason: The applicant has applied for a temporary change of use and several elements of the proposed internal alterations are not suitable as permanent structures within the listed building, and in order 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.BT/DR/02B and 'staircase alterations' received on the 20th March 2012 and revised Courtyard Roof Detail Revision A and longitudinal section received on 23rd April 2012.

Reason: For the avoidance of doubt and in the interests of proper planning, to secure adequate protection of the listed building in compliance with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The use hereby granted a five year temporary consent shall be for a indoor recreation maze only and for no other purpose including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or

any provision equivalent to that class in any statutory instrument revoking and/or re-enacting that order, with or without modification).

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

5) UNI

Prior to the premises coming in to use as a indoor recreation maze, a revised management plan shall be submitted to and approved by the Local Planning Authority in writing. The plan shall outline how outdoor queuing will be addressed in order to minimise noise and disturbance to neighbouring occupiers. The management plan shall be brought in to operation on commencement of the use and reviewed annually in consultation with the Local Planning Authority.

Reason: To protect the amenity of neighbouring occupiers in accordance with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

6) UNI

The external lanterns hereby granted consent shall be undertaken in accordance with approved drawing 'torch lantern detail revision a' received on the 30th April 2012. The works shall be implemented in strict accordance with the approved 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.

7) UNI

The works to the new staircase shall be carried out in accordance with the drawing Staircase alteration 'revision B' received on the 30th April 2012.

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

8) UNI

Prior to the premises coming in to use as an indoor recreation maze, the sound proofing details outlined in method statement received on the 27th April 2012 shall be undertaken in its entirety. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To prevent the breakout of noise and to protect the residential amenity of neighbouring occupiers in accordance with policy SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Prior to the premises coming in to use as a indoor recreation maze the paint on the existing painted areas, brick restoration and details of new paintwork for the existing rendered areas shall be undertaken in full and in accordance with the Rainbow International South East Method statement received on the 26th April 2012 and supplementary emails dated 2nd May 2012.

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

10) UNI

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

highway. Existing redundant cabling shall be removed from elevations fronting the highway before the use of the building is commenced.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and HE1 of the Brighton & Hove Local Plan.

BH2011/03786

11 Dyke Road Brighton

Internal and external alterations to enable use as indoor recreational maze incorporating external lanterns, fascia sign and associated works.

Applicant: Liquid Lounge UK Limited

Officer: Clare Simpson 292454

Approved on 11/05/12 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

The use hereby permitted shall be discontinued and the land reverted to its former use and the following features shall be permanently removed from the site within five years of the date of this permission.

- I. The ground floor timber stairs, stair partition wall and balustrade,
- II. Entrance counter
- III. Maze partitioning at ground and first floor
- IV. Removal of soundproofing works undertaken in accordance with condition 5 below

Reason: The applicant has applied for a temporary change of use and several elements of the proposed internal alterations are not suitable as permanent structures within the listed building, and in order to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway. Existing redundant cabling shall be removed from elevations fronting the highway before the use of the building is commenced.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and HE1 of the Brighton & Hove Local Plan.

4) UNI

The removal of paint on the existing painted areas, brick restoration and details of new paintwork for the existing rendered areas shall be undertaken in full and in accordance with the Method statement received on the 2nd May 2012 before the premises coming in to use.

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

5) UNI

The works to the new staircase shall be carried out in accordance with the drawing 'Staircase alteration revision B' received on the 30th April 2012.

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 details of the proposed front signage, including colour, materials, and method of fixing, have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in accordance with the approved details and retained 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.

7) UNI

Prior to the premises coming in to use as an indoor recreation maze, the sound proofing details outlined in method statement received on the 27th April 2012 shall be undertaken in its entirety. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

8) UNI

The external lanterns hereby granted consent shall be undertaken in accordance with approved drawing 'Torch/Lantern detail A' received on the 30th April 2012. The works shall be implemented in strict accordance with the approved details and maintained as such thereafter.

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

BH2012/00262

16 Little Preston Street Brighton

Application for approval of details reserved by conditions 4, 5, 10 and 14 of application BH2010/00526.

Applicant: Mr F Miah

Officer: Jason Hawkes 292153

Split Decision on 08/05/12 DELEGATED

1) UNI

Approve the details pursuant to conditions 4, 10 & 14 of application BH2010/00526 subject to full compliance with the submitted details.

1) UNI

Does not Approve the details pursuant to condition 5 for the following reason:
A Final Code Certificate confirming that the residential unit built has achieved code 3 of the Code for Sustainable Homes is required to discharge this condition.

BH2012/00341

5E Sussex Heights 14 St Margarets Place Brighton

Replacement of existing steel and timber windows and doors with new upvc double glazed units.

Applicant: Judith Gardiner

Officer: Mark Thomas 292336

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 window sectional drawings and floor plan received on 7th February 2012, and photos and unnumbered window elevational drawing received on 20th March 2012.

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

BH2012/00479

Unit 40 Churchill Square Brighton

Installation of a condenser unit on roof of shopping centre within existing condenser compound.

Applicant: Royal Bank of Scotland - Natwest

Officer: Steven Lewis 290480

Refused on 14/05/12 DELEGATED

1) UNI

The application fails to demonstrate a suitable methodology for the assessment of impact relating to potential noise and disturbance to neighbouring residents. The full impact of proposed air conditioning unit is unknown, the requirements for noise attenuation measures are therefore uncertain and the development could have a potential for high degree of noise and disturbance to adjacent residential occupiers. This is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2012/00616

Area Above 16-19 Brighton Place & 54-55 Market Street Brighton

Conversion of vacant area to form 2no 1 bed self contained flats and 1no 2 bed self contained maisonette and associated works.

Applicant: West Register (Property Investments) Ltd

Officer: Adrian Smith 290478

Approved on 03/05/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until an Ecohomes Design Stage Certificate (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.

5) UNI

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

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

6) UNI

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

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 001F, 004-1F, 004-2F & 006F received on the 24th February 2012; and drawing nos. 002G, 003G & 005G received on the 8th March 2012.

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

8) UNI

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.

9) UNI

The rooflights hereby approved shall be of traditional proportions, design and construction and have steel or cast metal frames fitted flush with the roof covering,

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

10) UNI

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

- (a) 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.

11) UNI

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

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

BH2012/00710

12-15A Kings Road Brighton

Alterations to shopfront and to rear elevations including removal of fire escape and installation of new and replacement windows and rooflights. (Part retrospective)

Applicant: Charter Apartments Ltd

Officer: Christopher Wright 292097

Refused on 01/05/12 DELEGATED

1) UNI

The design and detailing of the proposed entrance doors and side screens to the front elevation of nos. 12-13 King's Road is not considered appropriate to the character and historic appearance of the façade of the building and would be detrimental to visual amenity and the character of the Old Town Conservation Area. The façade of nos. 12-13 King's Road is of a different appearance and character to that of the adjoining building, nos. 14-15A King's Road, which has a later Victorian style. As such the proposal is contrary to the requirements of policies QD10, QD14 and HE6 of the Brighton & Hove Local Plan, and SPD02: Shopfront design.

2) UNI2

For reasons including the width, proportions and degree of protrusion above the plane of the rear roof slope, together with the siting, which is readily visible from Little East Street and Bartholomews, the rear rooflight to nos. 14-15A King's Road is unduly dominant and incongruous with the form and character of the host building and its historic appearance and has a detrimental impact on visual amenity and the roofscape of the Old Town Conservation Area. As such the development is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the guidance contained in SPGBH1: Roof alterations and extensions.

BH2012/00745

10E Bedford Towers Kings Road Brighton

Enclosure of existing balcony with double glazed upvc windows.

Applicant: Mrs Kelly Murphy

Officer: Mark Thomas 292336

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 'Technical Specification' document received on 12th March 2012 and drawing no. RS-BT10E-2b received on 20th April 2012.

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

BH2012/00763

Flat 3 14 Clarence Square Brighton

Erection of rear extension to third floor over existing flat roof incorporating a balcony. Removal of fire escape stairs and platform and removal of uPVC door and replace with new timber sash window.

Applicant: Coral Pfluger

Officer: Mark Thomas 292336

Approved on 01/05/12 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) BH12.03

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

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

4) UNI

The bathroom windows to the south and east elevation hereby permitted 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.

5) UNI

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

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

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

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 17th April 2012.

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

BH2012/00785

110 Western Road Brighton

Installation of new shop front.

Applicant: Arun Estate Agencies Limited

Officer: Robert McNicol 292322

Approved on 16/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 2012/10/01A received on 26 March 2012.

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

BH2012/00799

13B Clifton Terrace Brighton

Internal and external alterations to basement flat including replacement of doors and fire surround and relocation of boiler and flue outlet.

Applicant: Ms Sibilla Whitehead

Officer: Christopher Wright 292097

Approved on 10/05/12 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.

BH2012/00855

38, 39 & 41 Middle Street Brighton

Application for variation of condition 1 of application BH2011/01010 (Creation of roof terrace above 38-39 Middle Street for temporary period of one year) to allow the 1 year temporary time period to begin from the date of the current expiration (27/05/2012).

Applicant: Mr Martin Friel

Officer: Jason Hawkes 292153

Approved on 15/05/12 DELEGATED

1) UNI

The use of roof terrace hereby permitted shall be discontinued permanently and the site restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 26th May 2013.

Reason: The Local Planning Authority considers it appropriate to allow the use only for a limited period to monitor the effect of the activity on the surrounding area and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.P02B received on 4th April 2011, approved under BH2011/01010.

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

3) UNI

The roof terrace hereby permitted shall not be open to customers except between the hours of 10am - 8pm each day of the week.

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

4) UNI

The box hedge along the eastern boundary of the roof terrace shall be maintained at a height of no less than 1.5m, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the appearance of the development and to safeguard the amenities of the locality and to comply with policies QD1, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No alcohol shall be served on the roof terrace except to persons seated and consuming food prepared and purchased from the premises or as a result of waiter/ess service.

Reason: In the interest of public order and crime prevention and to protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

The roof terrace hereby permitted shall not be open to customers until all hard and soft landscape works have been carried out and completed in accordance with the details approved under BH2011/01010. They shall thereafter be maintained for the duration of the use of the roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the appearance of the development and to safeguard the amenities of the locality and to comply with policies QD1, SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc) shall be installed or operated at any time on the site without the prior written consent of 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.

BH2012/01099

28 Sillwood Street Brighton

Certificate of lawfulness for the existing use of ground, first and second floors as self contained units.

Applicant: Geneva Investment Group Ltd

Officer: Christopher Wright 292097

Approved on 15/05/12 DELEGATED

ST. PETER'S & NORTH LAINE

BH2010/03759

The Astoria 10-14 Gloucester Place Brighton

Demolition of existing Grade II listed building and construction of new office block consisting of 2no storeys at rear and 6no storeys at front incorporating café and community rooms on ground floor at front of development.

Applicant: H30 Media Ltd

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 14/05/12

1) UNI

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

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

2) UNI

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the windows within the west elevation of the two storey element shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

The café use hereby permitted and shown on drawing no. P-030 Revision 2 received on 20th January 2011 shall not be open to customers except between the hours of 07:00 and 23:00 daily.

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

7) UNI

The external courtyard and roof terrace hereby permitted shall not be used except between the hours of 08:00 and 22:00 daily.

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

8) UNI

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

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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

13) UNI

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.

14) UNI

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

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

15) UNI

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.

16) UNI

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

include hard surfacing, 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.

17) UNI

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

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

18) UNI

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

19) UNI

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

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

20) UNI

No development shall commence until details, including sections of measures to preclude overlooking from the roof terrace over the two storey element have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter retained as such.

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

21) UNI

Notwithstanding the approved drawings, no development shall commence until details of the cradle equipment to be fitted to the roof of the six storey element for maintenance of the façade have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter retained as such.

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

22) UNI

No development shall commence until details showing the type, location and timescale for implementation of the compensatory bird boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

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

23) UNI

No development shall commence until details of the construction of the green roofs has been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

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

24) UNI

Unless otherwise agreed in writing, no development shall commence until details of the proposed green walling and maintenance programme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details.

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

25) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Office and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all office development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all office development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

26) UNI

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

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

27) UNI

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

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

28) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all cafe development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all cafe development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

29) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

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

30) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. P-001 revision 1 site and location plan, P-002 revision 1 existing site plan, P-004 revision 1 existing elevations, P-005 revision 1 existing building survey, P-006 revision 1 existing basement and ground floor, P-007 existing first and mezzanine, P-008 existing second floor plan, P-009 revision 1 proposed site section and elevations, P-010 revision 1 proposed site plan, P-011 revision 1 proposed basement plan, P-012 revision 1 proposed ground floor plan, P-013 revision 1 Proposed First Floor Plan, P-014 revision 1 Proposed Second Floor Plan, P-015 revision 1 Proposed Third Floor Plan, P-016 revision 1 Proposed Fourth Floor Plan, P-017 revision 1 Proposed Fifth Floor Plan, P-019 revision 1 Proposed Roof Plan, P-020 revision 1 Proposed Section A-A, P-021 revision 1 Proposed Section B-B, P-022 revision 1 Proposed Section C-C, P-023 revision 1 Proposed Section D-D, P-024 revision 1 Proposed Section X_X, P-025 revision 1 Proposed Gloucester

Place Elevation, P-026 revision 1 Proposed Blenheim Place Elevation, P-027 revision 1 Proposed Business Unit Courtyard Elevation & Rear Elevation, P-028 revision 1 Proposed North Elevation, P-031 revision 1 Existing Landscaping/ Tree Layout, P-032 revision 1 Proposed Landscaping/Tree Layout received on 6th December 2010, P-003 revision 2 existing site sections and elevations received on 14th December 2011, P-030 Revision 2 proposed ground floor uses plan received on 20th January 2011, P-033 illustrative screen cap projection received on 4th February 2011.

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

BH210/03760

The Astoria 10-14 Gloucester Place Brighton

Demolition of existing Grade II listed building.

Applicant: H30 Media Ltd

Officer: Kate Brocklebank 292175

Approved on 15/05/12 PLANNING COMMITTEE

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

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

3) UNI

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

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

BH2011/03818

2 Ashdown Road Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7, 9, 12, 14, 20 and 21 of application BH2008/02170.

Applicant: Pearl Developments (Brighton) LLP

Officer: Liz Arnold 291709

Split Decision on 10/05/12 DELEGATED

1) UNI

Approve the details pursuant to conditions 3, 5, 7, 9, 12, 14, 20 and 21 of approved application BH2008/02170, subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 4 are not approved for the following reasons:
The submitted Victorian Red Square Edge Paviers sample is considered acceptable for use within the front part of the driveway. However no samples have been submitted for approval in respect of construction of the proposed two new dwellings as required by condition 4 and the details cannot therefore be approved.

BH2012/00215

133 Ditchling Road Brighton

Installation of raised decking to rear, with screening/side fencing.

Applicant: Dr Angela Smith

Officer: Pete Campbell 292359

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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)000, (20)000A, (31)000C and (41)000C received on 26/01/2012, (41)001 received on 02/02/2012 and (21)000E received on 29/02/2012.

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

BH2012/00351

The Royal Pavilion 4-5 Pavilion Buildings Brighton

Internal alterations incorporating refurbishment of existing main reception area with removal of existing partitions.

Applicant: The Royal Pavilion

Officer: Chris Swain 292178

Approved Secretary of State on 16/05/12

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.

BH2012/00434

Block K Brighton Station Site Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 5, 6, 11, 12, 14, 15 and 17 of application BH2008/01148.

Applicant: TimeC1328 Ltd

Officer: Liz Arnold 291709

Split Decision on 16/05/12 DELEGATED

1) UNI

Approve the details pursuant to conditions 2, 3, 5, 6, 11, 14, 15 and 17 of approved application BH2008/01148, subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 12 are not approved for the following reasons:
The details submitted in respect of condition 12 are acceptable however the condition cannot be approved until an acceptable verification report, demonstrating completion of the works set out in the submitted documents listed, has been received.

BH2012/00496

40 Clifton Street Brighton

Loft conversion incorporating 2no dormers to rear and 2no rooflights to front.

Applicant: Mrs Sally Jones

Officer: Pete Campbell 292359

Refused on 30/04/12 DELEGATED

1) UNI

The proposed dormers by reason of their size, positioning on the roofslope and proximity to the roof ridge appear as an awkward addition to the roof and detract from the appearance of the property and the wider West Hill Conservation Area. This

would be contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan, and advice contained in SPGBH1 'Roof Alterations and Extensions'

BH2012/00532

Parking Bays 17-22 Bromley Road Parking Bays 1-2 Canterbury Drive, Brighton

Change of use of 8no highways car parking spaces to 8no residential car parking spaces.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 14/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 location plan and layout plan received on the 19th of March 2012.

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

BH2012/00666

90 Centurion Road Brighton

Loft conversion incorporating rear dormer with balcony and rooflights to front. Installation of triple sash rear window at first floor level and bi-folding doors to rear at garden level.

Applicant: Kindred Rose

Officer: Anthony Foster 294495

Refused on 27/04/12 DELEGATED

1) UNI

The proposed dormer, by virtue of its size and design, would form an inappropriate and incongruous addition which would result in material harm to the appearance and character of the existing property. Furthermore, the proposal would be detrimental to the character and appearance of the West Hill Conservation Area. The proposal is therefore contrary to Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1.

2) UNI2

Cumulatively, the proposed alterations, by virtue of their size, design and finish, would form an inappropriate and incongruous addition which would result in material harm to the appearance and character of the existing property. Furthermore, the proposal would be detrimental to the character and appearance of the West Hill Conservation Area. The proposal is therefore contrary to Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and SPGBH1.

BH2012/00674

60 Castle Square Brighton

Display of internally illuminated and non-illuminated fascia signs, externally illuminated hanging signs and internally illuminated ATM signs.

Applicant: The Royal Bank of Scotland Group

Officer: Aidan Thatcher 292265

Approved on 11/05/12 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.

BH2012/00793

51 Richmond Road Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Aldous

Officer: Pete Campbell 292359

Refused on 11/05/12 DELEGATED

1) UNI

The proposed extension would by reason of its height and design adversely impact upon the appearance and character of the dwelling, the neighbouring properties and the visual amenity of the Round Hill Conservation Area and as such is contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan

2) UNI2

The proposal, by reason of its height and location along the south west boundary edge would incur an increased sense of enclosure to the neighbouring property of no.49 Richmond Road and as a consequence harm the amenity of the occupants. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan, which seeks to protect amenity.

WITHDEAN

BH2011/00197

Waterhall Farm Waterhall Road Brighton

Erection of livestock building.

Applicant: Mr David Gorringer

Officer: Steven Lewis 290480

Approved on 02/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 roof of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority; shall be only covered in Natural Grey coloured fibre cement roof sheeting and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance to the development in the interests of the landscape character and appearance of the South Downs National Park and to comply with policies QD1 and NC7 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved Smith Gore Site and Block Plans and drawings no.1394/01 & 1394/02 received on 24/01/2011.

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

BH2012/00546

54 Windmill Drive Brighton

Demolition of garage and rear conservatory and alterations to existing bungalow to form a two storey house with pitched roof and associated works including erection of single storey side extension, alterations to fenestration, cladding to first floor extension and rendering to ground floor.

Applicant: Boyes Building & Development Ltd

Officer: Guy Everest 293334

Approved on 03/05/12 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until detailed 1:50 sample elevations and sections of the hereby approved development have been submitted to and approved in writing by the Local Planning Authority. The elevations and sections shall include details of windows and doors and their cills, eaves, thresholds and steps. Development shall be carried out in accordance with the approved details.

Reason: As insufficient information has been submitted to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: As insufficient information has been submitted to ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 80, 81, 82, 83, 84, 97, 99, 100, 101, 102, 103, 104, 105, 106 & 107 29th March 2012.

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

5) UNI

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

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

BH2012/00563

3 Croft Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/03595.

Applicant: Mr Olivier Wall

Officer: Christopher Wright 292097

Approved on 27/04/12 DELEGATED

BH2012/00645

3 Preston Village Mews Middle Road Brighton

Conversion of garage into habitable living space and installation of new timber front window, side window and timber doors to rear.

Applicant: Mr Steve Beaumont

Officer: Mark Thomas 292336

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. B131/100A, B131-101A received on 1st March 2012 and unnumbered window and door sectional and elevation drawings received on 16th March 2012.

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

BH2012/00681

63 Surrenden Road Brighton

Internal and external alterations and refurbishment incorporating part single and part two storey rear extension with green roofs, replacement windows and doors, erection of a detached garage at rear of garden, landscaping and other associated works.

Applicant: Mr Sean McGovern

Officer: Adrian Smith 290478

Approved on 14/05/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the roofs to the extensions hereby permitted shall be completed as green roofs in accordance with the approved plans and full details that have previously been submitted to and approved in writing by the Local Planning Authority, and shall thereafter be retained as such at all times.

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

4) UNI

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

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

All new and replacement windows within the existing building (with the exception of the glass block windows proposed in the southern side elevation) 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.

7) UNI

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.

8) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, 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, QD15 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.001 & 010 received on the 7th March 2012; and amended drawing nos. 011A, 012A, 013A, 015A & 016A received on the 8th May 2012.

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

10) UNI

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

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

BH2012/00850

62 Fernwood Rise Brighton

Ground floor level extension at rear with hip to gable roof extension to facilitate loft conversion incorporating rooflights to front and side elevations, Juliet balcony to rear and formation of garden room at lower ground floor level with associated external alterations.

Applicant: Mr Ben Lane

Officer: Mark Thomas 292336

Approved on 11/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 104 A, 105 A, 106 A received on 20th March 2012.

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

BH2012/00922

16 Lauriston Road Brighton

Non Material Amendment to BH2011/03285 to change the material of the rooflight from wood to UPVC.

Applicant: Ms Christine McCorquodale

Officer: Jason Hawkes 292153

Approved on 15/05/12 DELEGATED

BH2012/00966

29 Surrenden Road Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2012/00263.

Applicant: Mr Chie Nwawudu

Officer: Christopher Wright 292097

Approved on 08/05/12 DELEGATED

BH2012/01201

152 Tivoli Crescent North Brighton

Non Material Amendment to BH2011/02965 to change the material used from mild steel balustrads to glass to match adjoining neighbours new balcony and to afford wind protection.

Applicant: Mr Henry Osborne

Officer: Steven Lewis 290480

Approved on 08/05/12 DELEGATED

EAST BRIGHTON

BH2011/03864

19 Portland Place Brighton

Certificate of Lawfulness for a proposed conversion of ground floor flat and maisonette above to form a single dwelling.

Applicant: Mr Matt Andrews

Officer: Louise Kent 292198

Approved on 16/05/12 DELEGATED

BH2012/00369

11 Chichester Close Chichester Place Brighton

Replacement of timber sash windows with UPVC windows with Georgian bars.

Applicant: Mark Furnell

Officer: Pete Campbell 292359

Refused on 16/05/12 DELEGATED

1) UNI

The replacement windows would be harmful to the appearance and character of both the building and the East Cliff Conservation Area by virtue of the proposed window frame materials and design, and are contrary to SPD 09 and policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/00574

34 Walpole Road Brighton

Enlargement of existing front dormer, installation of new windows to west elevation. Refurbishment of rear garden including new decking, steps to garden level and railings and replacement of existing garage roof.

Applicant: Mr Simon Burgess

Officer: Liz Arnold 291709

Approved on 26/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 1170-P-01-P1 received on the 23rd February 2012, drawing nos. 2012, 1170-W-007-T2, 1170-W-011-T2 and 1170-W-013-T2 received on the 20th March 2012 and drawing nos. 1170-W-012-T3 and 1170-W-008-T4 received on the 16th April 2012.

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

BH2012/00607

32 College Gardens Brighton

Replacement of wooden windows with upvc.

Applicant: Mr Ian Snow

Officer: Pete Campbell 292359

Refused on 03/05/12 DELEGATED

1) UNI

The replacement windows would be harmful to the appearance and character of both the building and the East Cliff Conservation Area by virtue of their design, and

materials, and are contrary to SPD 09 and policy HE6 of the Brighton & Hove Local Plan.

BH2012/00650

Sussex Eye Hospital Eastern Road Brighton

Replacement of existing single glazed crittall windows and 2no doors with double glazed aluminium windows and doors.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Wayne Nee 292132

Approved on 14/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 windows hereby permitted shall match as closely as possible the frame thickness of the existing windows on the building, and shall be retained as such.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the surrounding area, and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. ASU001, 002, 003, and 004 received on 19 March 2012, and drawing no. SK/01 received on 03 May 2012.

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

BH2012/00744

11 Peel Road Brighton

Certificate of lawfulness for a proposed single storey rear extension with pitched roof and rooflights.

Applicant: Mrs Taline Haytayan

Officer: Sue Dubberley 293817

Approved on 04/05/12 DELEGATED

HANOVER & ELM GROVE

BH2011/03642

Land to the rear of 234 and 234A Freshfield Road Brighton

Outline application with all matters reserved for the erection of 2no semi detached bungalows.

Applicant: Arnlan Properties Ltd

Officer: Sue Dubberley 293817

Refused on 14/05/12 DELEGATED

1) UNI

The application has failed to demonstrate that the proposal would meet Level 5 of the Code for Sustainable Homes as a minimum or that the use of materials and methods to minimise overall energy use have been incorporated in to siting, layout and design. The proposal is therefore contrary to policy SU2 of the Brighton & Hove

Local Plan and to the Supplementary Planning Document 08: Sustainable Building Design.

2) UNI2

The application has not established the presence or otherwise of protected species at the site and has failed demonstrate that the proposal would not be liable to cause demonstrable harm to such protected species and their habitats. The proposal is therefore contrary to policy QD18 of the Brighton & Hove Local Plan, the National Planning Policy Framework and to ODPM Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System.

BH2012/00234

125 Lewes Road Brighton

Change of use of basement level of estate agents (A2) to residential flat. Erection of single storey rear extension at basement level and formation of a front entrance at basement level with associated alterations.

Applicant: Mr Wang

Officer: Sue Dubberley 293817

Approved on 30/04/12 DELEGATED

1) BH01.01

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

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

2) BH02.07

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

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

3) BH03.03

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

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

4) BH06.02

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

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

5) 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.

6) UNI

The front railings to enclose the front stairwell hereby permitted shall exactly match the design of the existing railings along the joint boundary between nos. 126 and 127 Lewes Road and shall be painted black within 2 weeks of their erection and shall be retained as such.

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

7) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan (unreferenced) received on 7 February 2012 and drawing nos.419-11/1, 2, 3, 4, 5, and 6 received on 30 January 2012.

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

BH2012/00534

53A & 53B Gladstone Place Brighton

Replacement of existing timber windows with upvc windows to front and rear elevations.

Applicant: Brighton & Hove City Council

Officer: Pete Campbell 292359

Approved on 15/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 a site location plan and window specification information received on 24/02/2012, 10 supporting photographs received on 15/03/2012 and further window specification information received on 19/03/2012.

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

3) UNI

Notwithstanding the approved plans, the front basement bay windows shall have concealed trickle vents and shall be retained as such.

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

BH2012/00558

135 Bonchurch Road Brighton

Raising of ridge line of the main roof and removal of flat section. Installation of 2no. rooflights to front elevation.

Applicant: Mr P Aftanas

Officer: Chris Swain 292178

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.111B135/01 and 111B135/02 and a Design and Access Statement received on 21 February 2012.

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

BH2012/00559

135 Bonchurch Road Brighton

Erection of a single storey rear extension incorporating 2no. rooflights

Applicant: Mr P Aftanas

Officer: Chris Swain 292178

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 to the hereby approved 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 drawings no111B135/01 and 111B135/02 and a Design and Access Statement received on 21 February 2012.

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

BH2012/00711

31 Melbourne Street Brighton

Erection of three storey block containing 5no self contained flats on vacant land.

Applicant: Mrs Alyousif

Officer: Anthony Foster 294495

Refused on 30/04/12 DELEGATED

1) UNI

The proposed development, by reason of its design, siting and height, would result in an incongruent and overly dominant appearance with the neighbouring development to the south of the site and the development currently under construction to the north of the site causing harm to the character of the street scene contrary to Brighton & Hove Local Plan policies QD1, QD2, QD3 and HO4.

2) UNI2

The scale and bulk of the proposed development to the rear of the site where it abuts the north boundary is considered to result in an unneighbourly form of development which, in the absence of evidence to the contrary, is considered likely to have an adverse effect on neighbouring amenity to the adjacent ground floor flat

under construction to the north of the site by way of loss of light/overshadowing and resulting in an overbearing impact. The proposed balcony on the south west corner of the building is considered likely to give rise to adverse overlooking to number 32a Melbourne Street. The development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the applicant to enter into a legal agreement to make an appropriate contribution towards local sustainable transport infrastructure and an amendment to the existing TRO. In the absence of such an agreement in this respect, the scheme is contrary to policies TR1, TR7, TR19, and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 Parking Standards.

BH2012/00817

Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton

Application for Approval of Details Reserved by Condition 26 of application BH2010/01054.

Applicant: Denne Construction

Officer: Aidan Thatcher 292265

Approved on 10/05/12 DELEGATED

HOLLINGDEAN & STANMER

BH2011/01587

Tithe Barn The Manor House Moulsecoomb Place Lewes Road Brighton

Erection of timber deck area and balustrading to replace existing ramps with new door onto deck replacing existing window and replacement of existing door with new window and erection of flint faced retaining wall.

Applicant: University of Brighton

Officer: Jonathan Puplett 292525

Approved on 09/05/12 DELEGATED

1) BH01.01

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

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

2) UNI

The new timber balustrades and handrails shall be stained black to match the weatherboarding of the barn.

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

3) UNI

The new part glazed and part boarded doors shall match exactly in their joinery details the existing main front entrance doors of the barn and shall be painted in the same colour.

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

4) UNI

The new windows shall match exactly the existing windows and the weatherboarding shall be made good and painted and stained to match exactly the existing.

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

5) UNI

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

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

6) UNI

No development shall take place until a sample panel of flintwork and its brick quoining has been constructed on the site and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2011/01588

Tithe Barn The Manor House Moulsecomb Place Lewes Road Brighton

Erection of timber deck area and balustrading to replace existing ramps with new door onto deck replacing existing window and replacement of existing door with new window and erection of flint faced retaining wall.

Applicant: University of Brighton

Officer: Jonathan Puplett 292525

Approved on 09/05/12 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 new timber balustrades and handrails shall be stained black to match the weatherboarding of the barn.

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

3) UNI

The new part glazed and part boarded doors shall match exactly in their joinery details the existing main front entrance doors of the barn and shall be painted in the same colour.

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

4) UNI

The new windows shall match exactly the existing windows and the weatherboarding shall be made good and painted and stained to match exactly the existing.

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

5) UNI

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

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

6) UNI

No development shall take place until a sample panel of flintwork and its brick quoining has been constructed on the site and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2011/01635

Bramber House University of Sussex Refectory Road Falmer Brighton

Display of 1no internally illuminated static fascia sign and 3no non-illuminated graphics panels to West side of Bramber House.

Applicant: The Southern Co-Operative

Officer: Louise Kent 292198

Approved on 30/04/12 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.

BH2011/02592

12 Rushlake Road Brighton

Erection of a detached single storey building incorporating workshop, bedroom and shower room in rear garden.

Applicant: Mr Michael Rowe

Officer: Aidan Thatcher 292265

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.09A

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 additional accommodation, including workshop, hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 12 Ruslake Road 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. Site Location Plan (unreferenced), Block Plan (unreferenced), 01/1106515, 02/1106515, 03/1106515, 04/1106515, 06/1106515/07/1106515 and 0341106515 received on 01.09.11.

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

BH2011/03601

20 Davey Drive Brighton

Erection of raised decked area to rear (Retrospective).

Applicant: Mr Ross John Everett

Officer: Chris Swain 292178

Refused on 08/05/12 DELEGATED

1) UNI

The raised terrace area results in significant overlooking and loss of privacy towards the rear gardens of neighbouring adjoining properties, and also to the rear elevation of the adjoining property, No.22 Davey Drive, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The raised terrace area by reason of its height, depth and design results in an overly dominant addition that has a detrimental overbearing impact, and creates an unacceptable sense of enclosure to the two immediately adjoining properties, Nos. 18 and 22 Davey Drive, contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The raised terrace area by reason of excessive scale, design, siting and materials would result in an unsympathetic and incongruous alteration that relates poorly to the existing building and detracts from the appearance and character of the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/00560

38 Coldean Lane Brighton

Erection of single storey side extension.

Applicant: Mr Nick Collins

Officer: Pete Campbell 292359

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 1212/1 rev A received on 27/02/2012, a site plan and a location plan received on 06/03/2012 and drawing no. 1212/1 received on 08/03/2012

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

BH2012/00581

21 Rushlake Road Brighton

Erection of a single storey rear extension

Applicant: Ken Amys

Officer: Chris Swain 292178

Approved on 30/04/12 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

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 hereby approved 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 110R21/01 and 110R21/02 and a Design and Access Statement received on 23 February 2012 and drawing nos. 110R21/03 Revision A and 110R21/04 Revision A received on 25 April 2012.

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

BH2012/00604

Wild Park House Home Farm Road Brighton

Change of use from former building contractors office (B1) to car wash and valet servicing.

Applicant: Mr Sokol Marashi

Officer: Wayne Nee 292132

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Prior to the commencement of the development on site, details of the surface water drainage and outfall disposal shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority.

Reason: In the interest of highway safety and for the benefit and convenience of the public at large and to comply with Local Plan policies TR1, TR7 and TR8.

3) UNI

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

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 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. 1202.01, 1202.02, and 1202.03 received on 08 March 2012.

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

5) UNI

All vehicles that are washed shall be cleaned using jet washes only.

Reason: To conserve the amount of water used to wash cars in accordance with policy SU2, SU4 and SU5 of the Brighton & Hove Local Plan.

BH2012/00615

Land to Rear of 275-280 Selsfield Drive Brighton

Installation of grasscrete parking facilities.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Refused on 03/05/12 DELEGATED

1) UNI

The applicant has failed to justify the loss of public open space and has not demonstrated that the development is of national importance or essential to meet social, environmental and/or economic needs which cannot be located elsewhere. Furthermore the works would have a damaging impact upon the recreational, community and amenity value of the open space. This is contrary to policy QD20 of the Brighton & Hove Local Plan.

2) UNI2

The loss of open space is considered to have a harmful impact upon the character and appearance of the area. The development would result in an incongruous appearance and would fail to emphasise or enhance the character of the area. This is contrary to policies QD1, QD2, QD20 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The application fails to demonstrate that the proposed development would maximise the use of public transport, walking and cycling. This is contrary to Policy TR1 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that there would be safe vehicular access to and from the proposed parking spaces; Thorndean Road is approximately 5 metres wide with unrestricted on-street parking available. Were vehicles to be in situ opposite the proposed spaces it appears that safe access and egress would not be possible. This is contrary to Policy TR7 of the Brighton & Hove Local Plan.

BH2012/00730

Cockcroft Building University of Brighton Lewes Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/02481.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 02/05/12 DELEGATED

BH2012/00771

56 Hollingbury Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/03577.

Applicant: Ms Claire Sansom

Officer: Aidan Thatcher 292265

Refused on 09/05/12 DELEGATED

1) UNI

The applicant has submitted insufficient information to enable the approval of the details reserved by condition 3. Further information relating to the exact profile and height of the proposed wall is required.

MOULSECOOMB & BEVENDEAN

BH2012/00332

Flat 2 41 Bear Road Brighton

Insertion of access gate to side boundary wall and installation of fencing to rear garden.

Applicant: Tomasz Maciuszek

Officer: Chris Swain 292178

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 a site plan, three annotated photographs and an annotated manufacturer's brochure received on 7 February 2012, drawing no.206-03/1 received on 7 March 2012 and a block plan received on 8 March 2012.

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

BH2012/00384

Former Falmer High School Lucraft Road Brighton

Construction of a temporary car park (4 years) accommodating 680 parking spaces and accessed via the A270 junction and existing tunnel under the railway-line, for use up to 50 times in any 12 month period in connection with events taking place at the American Express Community Stadium, along with erection of a temporary building (4 years) to accommodate The Bridge Community Education Centre.

Applicant: The Community Stadium Limited

Officer: Kathryn Boggiano 292138

Approved on 02/05/12 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be discontinued by the 31 May 2016, and the land restored in accordance with a restoration scheme to be submitted to and approved in writing by the Local Planning Authority. The restoration scheme shall include details of the timeframe for the restoration works.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only and in accordance with policies QD1, QD2, QD4 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The car park hereby approved shall not be brought into use until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall contain details of how the car park will be managed by the applicant on days when the car park is not used in connection with the American Express Community Stadium and details of how car parking for the users of The Bridge Community Education Centre will be provided (in accordance with the requirements of condition 8) whilst preventing any other un-authorised parking by

people not attending The Bridge Community Education Centre. The management of the car park shall be carried out fully in accordance with the approved details.

Reason: In order to prevent use of the car park on non-match/event days by people not attending the Bridge Community Education Centre and to comply with policies TR1, TR7 and TR19 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the building hereby approved shall be constructed entirely in accordance with the material details shown on plan ref: 11598 301 C which was received on the 19 April 2012.

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

5) UNI

No works shall take place within 15 metres of the south western and south eastern boundaries until details of a protection fence on the south western and south eastern boundary have been submitted to and approved in writing by the Local Planning Authority. The fence shall be implemented in accordance with the approved details.

Reason: In order to protect the ancient woodland and Site of Nature Conservation Importance during construction works and to comply with policy NC4 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until a scheme for the disposal of surface water has been submitted and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason: The site is located within the groundwater source protection zone 1 for the Falmer Public Water Supply. The discharge of surface water needs to be of a high quality so as not to cause a detrimental impact through pollution and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

7) UNI

The car park hereby approved shall not be brought into use for the American Express Community Stadium until the building hereby approved has been constructed and made available for use for The Bridge Community Education Centre. The building shall be permanently retained for use by The Bridge Community Centre until the 31st of May 2016.

Reason: In order to ensure that accommodation is provided for The Bridge Community Education Centre and that there is no loss of community facilities and to comply with Policy HO20 of the Brighton & Hove Local Plan.

8) UNI

The number of times the car park hereby approved shall be used in connection with the American Express Community Stadium shall not exceed 50 times in any 12 month period. At all other times, the car park shall not be used for any other

purpose apart from parking in connection with The Bridge Community Education Centre, and parking for The Bridge Community Education Centre shall not exceed the use of 10 of the standard car parking spaces at any one time, and 3 disabled parking spaces.

Reason: The application has been assessed on the basis of the maximum number of times it could be used as being 50 times in any 12 month period. Any increased frequency of use has not been considered in terms of its impact on the local highway network and highway safety and neighbouring amenity, and in relation to policies TR1, TR7, TR19 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The car park hereby approved shall not be used for private or taxi drop off in connection with events at the American Express Community Stadium.

Reason: In order to limit the number of vehicles within the car park and using the tunnel under the railway-line from the A270, to those vehicles which are which are parking within the car park hereby approved and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

10) UNI

The number of vehicles parked within the car park at any one time shall not exceed 680.

Reason: In order to prevent block parking on the site and to ensure that a fire appliance would be able to access the site in a safe manner if needed in an emergency and to comply with policies TR7 and TR18 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 'Parking Standards'.

11) UNI

Three disabled parking spaces shall be made permanently available to users of The Bridge Community Education Centre. The car park hereby approved shall not be brought into use for the American Express Community Stadium until the aforementioned disabled car parking spaces have been laid out in accordance with the approved plans and retained as such thereafter until the 31 May 2016.

Reason: In order to ensure that there disabled parking spaces are provided for The Bridge Community Education Centre and to comply with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

12) UNI

The car park hereby approved shall not be brought into use for the American Express Community Stadium until a Stewarding Plan has been submitted to and approved in writing by the Local Planning Authority. The Stewarding Plan will include details of the stewarding for match days and non-match days. The use and management of the car park shall be implemented fully in accordance with the approved details.

Reason: To ensure the safe access and egress of vehicles to the site and to reduce conflict with pedestrians and cyclists and to protect the residential amenity of surrounding residents and to comply with policies TR1, TR7 and QD27 of the Brighton & Hove Local Plan.

13) UNI

When the car park is used in connection with the American Express Community Stadium, the only vehicular access and egress shall only be via the A270 and tunnel under the railway-line and shall not be via Lucraft Road.

Reason: In order to prevent the use of Lucraft Road by vehicles and to prevent noise and disturbance to nearby residents as a result of vehicles using Lucraft Road

plus other residential roads within Moulsecoomb and to comply with policies TR1, TR7 and QD27 of the Brighton & Hove Local Plan.

14) UNI

On match days, the car park hereby approved shall only be made available to spectators attending a match at the American Express Community Stadium, who have purchased a pre-paid ticket to park in the car park.

Reason: In order to restrict vehicular trips to the car park and surrounding area and to comply with policies TR1, TR2, TR7 and QD27 of the Brighton & Hove Local Plan.

15) UNI

The car park hereby approved shall not be brought into use for the American Express Community Stadium until a minimum of 24 disabled spaces have been marked out and made available for use for spectators/visitors of the Stadium.

Reason: In order to ensure that there disabled parking spaces are provided for American Express Community Stadium and to comply with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

16) UNI

The car park hereby approved shall not be brought into use for the American Express Community Stadium until a scheme detailing the interim methods of transportation and the routes from the car park at the former Falmer High School (ref: BH2012/00384) to the Stadium, for people with limited mobility, has been agreed in writing with the Local Planning Authority. The details shall include a timeframe for implementation and specification for the temporary ramp and access route along with the temporary access route which will be in place while the permanent ramp is under construction. The scheme shall be implemented fully in accordance with the approved details.

Reason: In order to provide an accessible route between the car park and the American Express Community Stadium and to comply with policy TR1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note No.4 'Parking Standards'.

17) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the car park hereby approved shall only be in use between the hours of 7am and 11.30pm.

Reason: In order to protect the amenity of nearby residents and to minimise noise pollution in compliance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

18) UNI

The development shall be carried out fully in accordance with the Tree Protection Measures contained within The Method Statement for the Alteration of Levels submitted on the 18 April 2012.

Reason: In order to protect the tree during the development and to comply with policy QD16 of the Local Plan.

19) UNI

No lighting shall be installed until a lighting report containing details of the location, height, technical specification, LUX levels, lighting diagrams and an assessment of the impact of the lighting on bats and any necessary mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved details and retained as such thereafter until the 31st of May 2016.

Reason: In the interests of residential amenity and the visual amenity of the South Downs National Park and to ensure that the lighting does not negatively impact on bats, and to comply with policies SU9, QD2, QD8, QD18, QD26, QD27, and NC8 of the Brighton & Hove Local Plan.

20) UNI

The car park hereby approved shall not be brought into use in connection with the American Express Community Stadium, until the publicity material (including details of the distribution/advertising of such material), advising users of the car park that the most appropriate route when travelling from the west on the A27 will be via the Hollingbury junction rather than the B2123 junction, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to reduce the use of the A27/B2123 junction and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

21) UNI

Apart from the 9 lighting columns on the perimeter of the car park, and the one floodlight within the car park which is directly to the north west of the temporary building, no other floodlights within the car park shall be illuminated except for the times when the car park is in use by the American Express Community Stadium.

Reason: In the interests of visual amenity of the South Downs National Park and to ensure that the lighting does not negatively impact on bats, and to comply with policies QD8 and NC8 of the Brighton & Hove Local Plan.

22) UNI

When the car park is not in use by the American Express Community Stadium, the 9 lighting columns on the perimeter of the car park and one floodlight within the car park which is directly to the north west of the temporary building, shall only be illuminated between 7am and 10pm. Unless otherwise agreed in writing by the Local Planning Authority, when the car park is in use by the American Express Community Stadium, all lighting columns within the site shall only be illuminated between the hours of 7am to 11.30pm.

Reason: In the interests of visual amenity of the South Downs National Park and to ensure that the lighting does not negatively impact on bats, and to comply with policies QD8 and NC8 of the Brighton & Hove Local Plan.

23) UNI

No fencing, bollards or rails shall be installed on the site until details of such fencing, bollards and rails have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented fully in accordance with the approved details prior to the car park being first brought into use.

Reason: In order to protect the visual appearance of the area and to comply with policies QD2 and NC8 of the Brighton & Hove Local Plan.

24) UNI

The car park hereby approved, shall not be brought into use by the American Express Community Stadium until details of how the 3 Sheffield cycle stands for the Bridge Community Education Centre will be covered, has been submitted to and approved in writing by the Local Planning Authority. The 3 Sheffield stands shall be implemented fully in accordance with the approved details prior to the car park first being used by the American Express Community Stadium and made available thereafter until 31 May 2016.

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.

25) UNI

The use of this car park hereby approved plus the use of the adjacent Brighton Aldridge Community Academy site, for parking to serve the American Express Community Stadium, shall not exceed 1,000 car parking spaces at any one time.

Reason: The application has been assessed on the basis of no more than 1,000 cars being parked on the two sites and no more than 1,000 cars accessing the site from the A270 via the railway-bridge, and an increased number of trips has not been considered in terms of the impact on the local highway network and highway safety and neighbouring amenity, and in relation to policies TR1, TR7, TR19 and QD27 of the Brighton & Hove Local Plan.

26) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 11598 001, 11598 101, 11598 201 received on 10 February 2012, ED120/24 and ED120/258 received on 15 February 2012, 22082 222 A, 22082 110B received on 4 April 2012, 22082 203 B 22082 204 C, 22082 217 C received on 5 April 2012 and 11598 002, 11598 103 C, 11598 301 Rev C received on 19 April 2012.

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

QUEEN'S PARK

BH2010/03696

6 - 8 St James's Street Brighton

Installation of acoustic panelling to fixed freezer unit and waste storage area within service yard. Removal of Dawson's chiller unit and storage containers. Removal of existing palisade fencing and erection of new acoustic fencing and gates to service yard. (Part Retrospective)

Applicant: Wm Morrisons Supermarket Plc

Officer: Chris Swain 292178

Approved on 01/05/12 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be carried out in accordance with drawings No. 09109-PL106 and 09109-PL-105, a Design and Access Statement, a Waste Management Statement, a Heritage Statement and an Acoustic Report (dated 25 November 2010) received on 26 November 2010, an acoustic report (dated 4 March 2011) received on 23 March 2011, and drawing No.09109-PL112-Rev D received on 11 January 2012.

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

2) UNI

Within 30 days of the grant of this planning permission the external surfaces of the existing freezer unit shall be fully clad in accordance with the specification set out in the second paragraph of the submitted Acoustic Report by Belair Research Limited dated 4th March 2011. The cladding shall be retained as such thereafter.

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

3) UNI

Within 30 days of the grant of this planning permission the existing Dawson's chiller and the external container units shall be permanently removed from the service yard unless expressly agreed in writing by the Local Planning Authority.

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

4) UNI

No development shall take place until samples of the materials (including colour of paintwork) to be used in the construction of the external surfaces of the fencing/cladding 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.

5) UNI

The delivery bay (including freezer unit and bin store) shall only be accessed by members of staff or vehicles between the hours of 07.00-20.30 on Mondays to Saturdays and Bank Holidays and between the hours of 09.00-16.00 on Sundays. The gates to the delivery bay hereby approved shall only be open during these hours.

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

BH2010/03717

6 - 8 St James's Street Brighton

Variation of condition 5 of permission BN84/0222/F (Erection of supermarket complex comprising of 1no floor of retail space with 1no level of open car parking for 96 cars) for delivery hours to be extended to 07.00 to 20.30 on Monday to Saturday (including Bank Holidays) and 09.00 to 16.00 on Sunday. (Part Retrospective)

Applicant: Wm Morrisons Supermarket PLC

Officer: Chris Swain 292178

Approved on 01/05/12 PLANNING COMMITTEE

1) UNI

Deliveries shall not be made except between the hours of 07.00 and 20.30 Monday to Saturday and between 09.00 and 16.00 on Sunday.

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.

2) UNI

The delivery bay (including freezer unit and bin store) shall only be accessed by members of staff or vehicles between the hours of 07.00-20.30 on Mondays to Saturdays and Bank Holidays and between the hours of 09.00-16.00 on Sundays. The gates to the delivery bay hereby approved shall only be open during these hours.

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

3) UNI

There shall be no more than four deliveries on a Sunday.

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

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997. In addition, having reference to BS7445:2003, there should be no significant low frequency tones produced by the plant.

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

5) UNI

The proposed car park shall be kept open for use by the public at all hours as may be reasonably be required by the Local Authority having regard to its parking policy and to the level of demand for the car parking out of shopping hours.

Reason: To accord with policies TR1, TR2 and TR7 of the Brighton & Hove Local Plan.

6) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent amending Order, the retail space shall be used primarily for the sale of foodstuff and other convenience goods.

Reason: To ensure that the use of the premises accords with the principle use of the area and policy SR1 of the Brighton & Hove Local Plan.

7) UNI

Delivery vehicles shall not be parked within the service area overnight.

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

8) UNI

The development hereby permitted shall be carried out in accordance with drawing No. 09109-PL105 received on 26 November 2010, an acoustic report (dated 14 April 2011) received on 18 April 2011, an email from the planning agent outlining details of existing deliveries received on 18 July 2011, a Quiet Delivery Statement received on 17 January 2012 and an email from the planning agent outlining justification for the extended delivery hours received on 18 January 2012.

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

BH2011/03077

27 Richmond Place Brighton

Conversion of first and second floor offices to form 1no two bedroom and 1no three bedroom maisonettes.

Applicant: Mr S Logue

Officer: Jonathan Puplett 292525

Approved on 16/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) 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) BH06.02

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

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

5) 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.

6) UNI

All of the replacement windows approved to the Richmond Street frontage of the building shall be installed prior to the first occupation of the residential dwellings hereby approved. The replacement windows shall meet the acoustic requirements and specifically the losses stated in the Andersen Acoustics report, 1492_001R_1-0_RNM dated 22 February 2012. The windows shall be retained as such thereafter.

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

7) UNI

The passive ventilation system shown in drawing no. 0915/12/A shall be installed and functioning prior to the first occupation of the residential dwellings hereby approved. The ventilation system shall be retained as such thereafter.

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

8) UNI

No development shall take place until 1:20 elevation drawings and 1:1 sample joinery sections of the proposed replacement windows 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.

9) UNI

The development hereby permitted shall be carried out in accordance with the Waste Minimisation Statement, Sustainability Checklist and drawings nos. 0915/2, 3, 4, 5, 6 and 7 received on the 12th of October 2011, drawing no. 0915/1 received on the 13th of October 2011, the noise report received on the 24th of February 2012 and drawing no. 0915/12/A received on the 14th of May 2012.

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

10) UNI

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

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

BH2011/03160

20 Old Steine Brighton

Conversion of offices to form 7no flats incorporating reinstatement of rear lightwell and associated internal and external alterations.

Applicant: SRE Trading

Officer: Sue Dubberley 293817

Approved on 14/05/12 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.30779/10, 11, 12,, 13A, 14, 15A,16 and 17 received on 18 October 2011.

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

3) UNI

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

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

4) UNI

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

Reason: To safeguard the appearance of the listed building, Valley Gardens Conservation Area and the visual amenities of the locality and to comply with policies QD1, QD27, HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the seven flats 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 of these six flats 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) UNI

No development shall commence until a scheme for the soundproofing of the rear of the building, which ensures internal noise levels during day and night periods in those habitable rooms located at the rear of the building are compliant with the guidance of BS8233, 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 future occupiers of the proposed flats, to ensure a satisfactory appearance to the development and to comply with policies SU10, HE1 and QD27 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until details demonstrating how the passive internal ventilation system will work, ensuring all rear habitable rooms are provided with the required ventilation of 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 future occupiers of the proposed flats, to ensure a satisfactory appearance to the development and to comply with policies SU10, HE1 and QD27 of the Brighton & Hove Local Plan.

8) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment rating for the seven flats proposed 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 the seven flats proposed on the first and second floors 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

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.

10) UNI

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

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

BH2011/03162

20 Old Steine Brighton

Conversion of offices to form 7no flats incorporating reinstatement of rear lightwell and associated internal and external alterations.

Applicant: SRE Trading

Officer: Sue Dubberley 293817

Approved on 14/05/12 DELEGATED

1) BH01.05

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

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

2) BH13.02

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

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

3) 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.

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

Notwithstanding the window details shown on drawing number 30779/19, the new sash windows hereby approved shall not have horns to the meeting rails.

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

7) UNI

No development shall commence until full details of a scheme for the soundproofing of the rear of 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 and shall thereafter be retained as such.

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

8) UNI

No development shall commence until details demonstrating how the passive internal ventilation system will work, ensuring all rear habitable rooms are provided with the required ventilation of 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 ensure a satisfactory impact upon the listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/00543

Flat 1, 27 New Steine Brighton

Demolition of existing lean-to and garden shed at rear and erection of a single storey rear extension and associated works.

Applicant: Mr Jeremy Diaper

Officer: Aidan Thatcher 292265

Approved on 02/05/12 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) 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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. NS.01, .02, .03, .04, .05, .06, .07, .08, .09 and .10 received on 27.02.12.

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

BH2012/00553

105 St Georges Road Brighton

Installation of metal louvres to rear.

Applicant: Boots

Officer: Louise Kent 292198

Approved on 11/05/12 DELEGATED

1) BH01.01

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

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

2) BH07.08

The air conditioning plant shall be used at the premises except between the hours of 08.00 and 18.30 on Monday to Saturday and not at anytime on Sundays, Bank or Public Holidays.

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

3) UNI

The metal louvre in the development hereby permitted shall be painted with an external paint colour to match the paint colour of the rendered wall on the rear elevation of the site.

Reason: To ensure a satisfactory appearance to the development in interests of the visual amenities of the area and to comply with policies HE6, 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. P206/2 & P206/3 received on 27 February 2012.

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

BH2012/00564

54-55 Marine Parade Brighton

Replacement of concrete slab to front balcony and associated refurbishment works.

Applicant: 54/55 Marine Parade Residents Association (Brighton) Ltd

Officer: Liz Arnold 291709

Approved on 26/04/12 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

3) UNI

Notwithstanding drawing no. 41232/200RevB and an e-mail from William Grumitt, the fixing of the railings to be retained into the cast concrete slab hereby approved shall match the existing fixing.

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

BH2012/00761

26 East Drive Brighton

Certificate of lawfulness for proposed external works to rear elevation including alterations to existing windows and doors and repair and restoration works to external walls.

Applicant: Mr Jonathan Webb

Officer: Jonathan Puplett 292525

Approved on 30/04/12 DELEGATED

BH2012/00809

12 Charles Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/02361.

Applicant: Mr Paul Samouel

Officer: Anthony Foster 294495

Approved on 03/05/12 DELEGATED

BH2012/00831

44 Down Terrace Brighton

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

Applicant: Mr Matthew Denham

Officer: Louise Kent 292198

Approved on 16/05/12 DELEGATED

ROTTINGDEAN COASTAL

BH2011/03586

Land Adjoining Badgers Walk Ovingdean Road Brighton

Erection of buildings to provide two loose boxes, a hay store and a tack room with enclosing fence and yard. (Retrospective)

Applicant: Mr P McDonnell

Officer: Liz Arnold 291709

Approved on 14/05/12 DELEGATED

1) UNI

Notwithstanding the Chalk Grassland Management Plan received on the 22nd November 2011, an amended Management Plan shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of the permission, demonstrating how the grassland will be maintained at a height of no less than 5cm at any time to ensure overgrazing is avoided. The amended plan should not include the use of fertilizers or cultivation at any time. The maintenance of the Wanderdown Road Open Space Site of Nature Conservation Importance shall be carried out in strict accordance with the approved plan.

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

2) UNI

Details of no less than 5 bat boxes and a plan showing their proposed location shall be submitted to and approved in writing by the Local Planning Authority within 2 months of the date of permission. The boxes shall be installed in strict accordance with the details submitted within 3 months of the approval of the details.

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

3) UNI

No vehicular access to the development hereby approved shall be permitted through the Site of Nature Conservation Importance at any time. All vehicle access to and from the buildings shall be via the garden area of Badgers Walk.

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

BH2011/03587

Land Adjoining Badgers Walk Ovingdean Road Brighton

Change of Use of grazing land to domestic manege. (Retrospective)

Applicant: Mr P McDonnell

Officer: Liz Arnold 291709

Refused on 14/05/12 DELEGATED

1) UNI

The change of use from grazing land to a domestic manege, as a result of the loss of important habitat, has had an adverse impact upon the nature conservation features of the Wanderdown Road Open Space Site of Nature Conservation Importance contrary to policy NC4 of the Brighton & Hove Local Plan.

BH2011/03943

Flat 3 28 Sussex Square Brighton

Enlargement of timber window and installation of metal fire escape balcony and steps with railings to rear elevation.

Applicant: Vanessa Minns

Officer: Pete Campbell 292359

Approved on 11/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 unreferenced drawing received on 05/03/2012 and a site plan, a block plan, a design and access statement and a heritage statement received on 22/12/2011.

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

3) UNI

No works shall take place until further details of the post and railings, (including 1:20 sample elevations and 1:1 profiles), to the fire escape have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

The joinery details including all timber profiles of the window enlargement hereby approved shall match exactly those of the lower ground floor window.

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

5) UNI

The fire escape balcony platform and steps shall be constructed with a grid patterned floor which allows light to pass through the structure.

Reason: To protect the amenity of the occupants of the properties below and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2011/03944

Flat 3 28 Sussex Square Brighton

Enlargement of timber window and installation of metal fire escape balcony and steps with railings to rear elevation.

Applicant: Vanessa Minns

Officer: Pete Campbell 292359

Approved on 11/05/12 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 post and railings, (including 1:20 sample elevations and 1:1 profiles), to the fire escape have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The joinery details including all timber profiles of the window enlargement hereby approved shall match exactly those of the lower ground floor window.

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

BH2012/00401

7 Royles Close Rottingdean Brighton

Replacement of existing flat roofs with new pitched roofs.

Applicant: Mr Peter Funnell

Officer: Louise Kent 292198

Approved on 26/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 11/061/01 & 02 received on 21 February 2012.

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

BH2012/00521

23 Arundel Drive West Saltdean Brighton

Erection of single storey side extension and raising of ridge height to accommodate new floor creating chalet bungalow and associated works.

Applicant: Mr Paul Howard

Officer: Pete Campbell 292359

Refused on 26/04/12 DELEGATED

1) UNI

The proposed works by reason of a gambrel roof design, large side box dormers and poor fenestration details would appear overly bulky and consequently have a significantly detrimental impact upon the visual appearance and character of both the property and the street scene of Arundel Drive West. This would be contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Guidance 1 Roof Alterations and Extensions.

2) UNI2

The proposed dormer windows to the north elevation of the property would both overlook the neighbouring property of no.25 Arundel Drive West and by reason of their number give the impression of overlooking, even if obscure glazed. As a result the proposal would detrimentally impact upon the residential amenity of the neighbouring occupants. This would be contrary to policy QD27 of the Brighton & Hove Local Plan 2005 which seeks to protect amenity.

BH2012/00538

55 Lenham Avenue Saltdean Brighton

Erection of two storey side extension.

Applicant: Leigh Sanders

Officer: Sue Dubberley 293817

Approved on 01/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.291/12/01, 02, 03, 04, 05, 06 received on 7 March 2012.

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

BH2012/00613

30 Lustrells Close Saltdean Brighton

Erection of a single storey rear infill extension incorporating installation of balustrading and new access doors to form roof terrace over new extension and existing garage.

Applicant: Mr & Mrs Walker

Officer: Chris Swain 292178

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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.01 received on 29 February 2012, a site/block plan received on 5 March 2012 and drawing no. 02 received on 30 April 2012 and drawing no. 02 received on 30 April 2012.

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

BH2012/00623

34 Roedean Crescent Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/03501.

Applicant: Mr Damian Sablon

Officer: Jonathan Puplett 292525

Refused on 08/05/12 DELEGATED

1) UNI

The submitted archaeological details which relate to the formation of the front extension and rear patio are acceptable. No details have however been submitted relating to the proposed swimming pool. The condition requires details of the archaeological works required in relation to the entire approved scheme.

BH2012/00702

Garden Flat 23 Arundel Road Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2011/03068.

Applicant: Miss Andrea Latorre

Officer: Louise Kent 292198

Approved on 16/05/12 DELEGATED

BH2012/00707

St Lukes Surgery Suites 20 & 21 Grand Ocean Longridge Avenue Saltdean Brighton

Erection of steel sculptures to front elevation

Applicant: Explore Living

Officer: Jonathan Puplett 292525

Approved on 15/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 statement, visuals and unnumbered drawings received on the 8th and 23rd of March 2012.

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

BH2012/00719

8 Arundel Place Brighton

Replacement of existing timber windows with metal windows, alterations to main pedestrian entrance, removal of existing external fire escape and associated external alterations.

Applicant: Ideal Networks

Officer: Anthony Foster 294495

Approved on 14/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 100, IDEAL.GFExt.001 Rev B, FFExt.002 Rev B, elev.004, Heritage Windows and Doors brochure received on 8 March 2012, and drawings no. IDEAL.sect.005 Rev A, GFprop.010 Rev D, FFprop.011 Rev H, PROP.elev.013 Rev C, PROP.sect.015 Rev A, Design and Access Statement, Daikin Product brochure received on 19 March 2012.

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

BH2012/00748

18 Lenham Road West Brighton

Erection of timber decking with balustrading over existing terrace to rear. (Part retrospective)

Applicant: Mr Philip Smith
Officer: Anthony Foster 294495

Refused on 27/04/12 DELEGATED

1) UNI

As existing the extended decked area results in the overlooking of neighbouring gardens and rear elevations of neighbouring properties, resulting in significant harm to the privacy and amenity of neighbouring occupiers contrary to Policies QD14 and QD27.

BH2012/00749

5 Coombe Vale Saltdean Brighton

Demolition of existing garage and erection of a side extension incorporating roof extension over to match existing roof, construction of rear dormer and alterations to existing entrance porch.

Applicant: Joe Gladwell
Officer: Wayne Nee 292132

Refused on 04/05/12 DELEGATED

1) UNI

Notwithstanding the absence of an existing dormer to which the drawings refer to, the proposed rear dormer by reason of its size, bulk and design is considered to form an unacceptable alteration to the roof slope of the property. Furthermore the windows and Juliet balcony arrangement on the proposed dormer would result in increased overlooking and a significant loss of privacy for residents of neighbouring properties. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPGBH1.

BH2012/00790

40 Roedean Crescent Brighton

Demolition of existing dwelling and erection of new 3 storey five bed house.

Applicant: Ms Marion Sparks

Officer: Liz Arnold 291709

Approved on 14/05/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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.

4) 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.

5) UNI

Notwithstanding the Waste Minimisation Statement submitted on the 14th March 2012 no development shall take place until a written revised Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be

recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: As insufficient information has been provided regarding the demolition of the existing dwelling and 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.

6) 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.

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.

8) UNI

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

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

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

10) UNI

No development shall commence until an Arboriculturist Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing measures to protect the existing trees and hedges located along the northern boundary of the site, to British Standard BS 5837 (2005) Trees in Relation to Construction.

Reason: To protect the trees and hedges which are to be retained on the site and those in the vicinity of the site and to comply with policy QD16 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

The rear terrace and balcony areas hereby approved shall not be brought into use until the screens, to be located on the eastern and western sides, have been constructed 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.

13) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. E01, E02, E03, E04, E05, E06, P01, P02, P03, P04, P05, P06, P07, P08 and P09 received on the 14th March 2012, drawing no. 001 received on the 8th May 2012 and drawing no. P10a received on the 9th May 2012.

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

14) UNI

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

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

15) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(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.

16) 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.

17) 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 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.

BH2012/00814

24 Roedean Crescent Brighton

Non Material Amendment to BH2011/03824 to substitution of the picture window to the master bedroom with a Juliette balcony and inward opening doors and with side windows attached.

Applicant: Mr David Bean

Officer: Pete Campbell 292359

Approved on 09/05/12 DELEGATED

BH2012/00823

46 Oaklands Avenue Saltdean Brighton

Addition of pitched roof and relocation of balcony to existing first floor extension, revised fenestration and associated works.

Applicant: Ms Dawn Forshaw

Officer: Louise Kent 292198

Approved on 14/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No permitted development (windows and doors on south elevation). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the 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 the adjoining property 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. 001A, 002A, 101E, & 102F received on 19 March 2012.

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

5) UNI

No development shall take place until details of a privacy screen on the southern side of the proposed balcony has been submitted to the Local Planning Authority. The screen shall be completed before the balcony hereby approved is brought into use.

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.

BH2012/00824

43 Roedean Crescent Brighton

Erection of extensions to front at ground and first floor level including first floor balcony, with external alterations including creation of a front gable.

Applicant: Mr Graham Clevely

Officer: Liz Arnold 291709

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA645/01, TA645/Ex02, TA645/Ex03, TA645/Ex04, TA645/Ex05, TA645/Ex06, TA645/10RevA, TA645/Pr10, TA645/Pr11RevA, TA645/Pr12, TA645/Pr13, TA645/Pr14, TA645/Pr15RevA and TA645/Pr16 received on the 19th March 2012.

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

BH2012/00957

5 Chailey Avenue Rottingdean Brighton

Application for Approval of Details Reserved by Condition 15 of application BH2010/03947.

Applicant: Mrs Lynda Hyde

Officer: Liz Arnold 291709

Approved on 03/05/12 DELEGATED

BH2012/00958

Boatyard Brighton Marina Brighton

Non Material Amendment to BH2011/01977 to location of proposed fixed crane to suit Marina operational requirements.

Applicant: Premier Marinas Ltd

Officer: Jonathan Puplett 292525

Approved on 14/05/12 DELEGATED

BH2012/01094

88 Dean Court Road Brighton

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

Applicant: Mrs Bevely Lawrence

Officer: Liz Arnold 291709

Approved on 08/05/12 DELEGATED

BH2012/01170

32 Longhill Road Brighton

Non Material Amendment to BH2011/03418 to amend heights/widths to 4 nr windows/screens of previously approved application. Addition of 3 nr glazed door balustrades as attached detail.

Applicant: Mr & Mrs M Jones

Officer: Liz Arnold 291709

Refused on 09/05/12 DELEGATED

1) UNI

The alteration in size of glazed openings and the creation of Juliet balconies would result in a material change to the design and appearance of the approved scheme. A formal assessment would need to be made to look at the impact of the design alteration and the impacts upon the amenity of neighbouring properties. This would need to be assessed under a planning application.

WOODINGDEAN

BH2011/03743

Woodingdean Business Park Sea View Way Brighton

Application for variation of condition 25 of application BH2011/00362 to allow HGV's (with the exception of articulated vehicles) to enter the site and service the units. Original permission BH2008/00955 (continuation of master plan, with construction of 6 light industrial (B1) units in two buildings and the provision of 30 parking spaces and associated landscaping).

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 30/04/12 DELEGATED

1) UNI

Prior to the commencement of development, details of measures to ensure that the development achieves a "Very Good" or "Excellent" BREEAM (or equivalent) rating 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.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policy SU2 of the Brighton & Hove Local Plan.

2) UNI

Articulated vehicles will not enter the phase 4 site except to complete a reversing manoeuvre.

Reason: To ensure that the servicing of the development complies with the requirements of policy EM7 of the Brighton & Hove Local Plan.

3) UNI

The development hereby approved shall be completed in accordance with the landscaping details approved under application BH2011/02988 approved on 01.12.11 and be retained as such thereafter.

Reason: To enhance the appearance of the development and provide a suitable relationship with the adjacent streetscape and neighbouring properties, and in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15, and NC8.

4) UNI

All planting, seeding or turfing comprised in the approved details 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 and provide a suitable relationship with the adjacent streetscape and neighbouring properties, and in the interests of the visual amenities of the area, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD15, and NC8.

5) UNI

The development hereby approved shall be carried out in strict accordance with the tree protection measures submitted under application BH2011/00736 and approved on 14.06.11. These fences shall be maintained in good repair 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 and to comply with policy QD15 of the Brighton & Hove Local Plan.

6) UNI

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

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policies SU2 and QD27 of the Brighton & Hove Local Plan.

7) UNI

The development hereby permitted shall be carried out in strict accordance with the cycle parking scheme submitted under application BH2011/00736 and approved on 14.06.11 and be retained as such thereafter.

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

8) UNI

The development hereby permitted shall be carried out in strict accordance with the boundary treatment submitted under application BH2011/02639 and approved on 06.03.12 and be retained as such thereafter.

Reason: To ensure adequate containment and treatment of the site boundaries in the interests of security and safety, to ensure an appropriate appearance and in the interests of the visual and other amenities of the area and neighbouring residential properties, in accordance with Brighton & Hove Local Plan policies QD1, QD2, QD7, QD27 and SU10.

9) UNI

The car and motorcycle parking spaces and loading areas shall be permanently marked out as shown on the approved plans prior to the first occupation of any of the units hereby approved, including the designation of wheelchair user spaces, and thereafter shall be retained and used for such purposes only.

Reason: To ensure adequate parking provision and the effective provision for the needs of those with mobility impairment, in accordance with Brighton & Hove Local Plan policies TR1, TR18 and TR19.

10) UNI

The development hereby approved shall be completed in strict accordance with the contamination information submitted under application BH2011/02734 and approved on 08.12.11.

Reason: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters, and to ensure that the site investigations and remediation undertaken is sufficient to prevent pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

11) UNI

No material shall be deposited at the site other than clean, uncontaminated naturally occurring excavated material, brick and concrete rubble only.

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

12) UNI

The development hereby approved shall be carried out in strict accordance with the scheme for the suitable treatment of all plant and machinery submitted under application BH2011/02734 approved on 08.12.11. The development shall be carried out in strict accordance with the approved details and retained as such thereafter.

Reason: In the interests of the living conditions of neighbouring properties in accordance with Brighton & Hove Local Plan policies SU9, SU10 and QD27.

13) UNI

The development hereby approved shall be carried out in strict accordance with the details as set out in the Travel Plan submitted under application BH2011/02639 and approved on 06.03.12. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. Should the travel plan reviews indicate a need for additional wheelchair user parking to be provided on the site, this shall be implemented through the conversion of existing spaces, in agreement with the Local Planning Authority.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

14) UNI

The development hereby approved shall be carried out in strict accordance with the Site Waste Management Plan submitted under application BH2011/00736 and approved on 14.06.11 and be retained as such thereafter.

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

15) UNI

The development hereby approved shall be carried out in strict accordance with the external lighting and floodlighting details submitted under application BH2011/02734 and approved on 08.12.11 and be retained as such thereafter.

Reason: To ensure that the external lighting within the development does not result in detriment to neighbouring properties, in accordance with policies SU9, QD27, and NC8 of the Brighton & Hove Local Plan.

16) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

17) UNI

During the course of development and construction, no works involving the use of plant or machinery shall be operated on the site except between the hours of 0700 and 1900 Mondays to Fridays and between 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays. Subsequently, loading and unloading operations within the site shall accord with the above hours.

Reason: To safeguard the amenities of neighbouring residential properties, in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

18) UNI

Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with plans approved by the Local Planning Authority.

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

19) UNI

No open storage shall take place within the curtilage of the site without the prior permission of the Local Planning Authority.

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

20) UNI

No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building but within the curtilage of the site without the prior permission of the Local Planning Authority.

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

21) 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 accordance with the approved details.

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

22) UNI

The premises shall be used for B1 (b), B1 (c) and B8 uses and for no other purpose (including any other purposes in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To ensure that the development is not used for B1 (a) uses unless these are ancillary to the main B1 (b), B1 (c) or B8 use of the development in order to comply with the development objectives for the overall site and to safeguard the amenities of the occupiers of nearby residential properties in accordance with policies EM1 and QD27 of the Brighton & Hove Local Plan.

23) UNI

Unless otherwise agreed in writing with the Local Planning Authority, there shall be no expansion of the units hereby approved to increase their size by combining the units within one another.

Reason: To ensure any Class B8 units remain for genuine small starter business occupiers only and to comply with policy EM1 of the Brighton & Hove Local plan.

24) UNI

There shall be no use of any of the units, either partially or wholly, as a trade counter.

Reason: To ensure any Class B8 units remain for genuine small starter business occupiers only and to comply with policy EM1 of the Brighton & Hove Local plan.

25) UNI

The development hereby approved shall be completed in strict accordance with the materials approved under application BH2011/02639 on 06.03.12 and thereafter retained as such.

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

BH2012/00576

182 Cowley Drive Brighton

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

Applicant: Mrs Marie Oatley

Officer: Louise Kent 292198

Refused on 02/05/12 DELEGATED

1) UNI

The extension, due to its bulk, siting, height, and design, is not well designed in relation to the existing property and adjoining terraced properties. As such, it would form an unsympathetic and incongruous addition and would be detrimental to the character and appearance of the existing property and the adjoining terraced properties, contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its siting, height, design and massing, would result in a loss of outlook to 184 Cowley Drive, and would have an overbearing impact on that property. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by that property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/00658

Play Area Bexhill Road Brighton

Application for Approval of details reserved by condition 3 of application BH2011/03443. (Development is in the South Downs National Park).

Applicant: Brighton & Hove City Council Parks Projects Team

Officer: Liz Arnold 291709

Approved on 26/04/12 DELEGATED

BH2012/00664

116 The Ridgway Brighton

Certificate of lawfulness for proposed garage extension to side elevation and erection of single storey outbuilding to side elevation.

Applicant: Mr Jobie Edwards

Officer: Sue Dubberley 293817

Approved on 03/05/12 DELEGATED

BH2012/00721

553 Falmer Road Brighton

Hip to gable roof extension with new front rooflights and first floor rear extension with dual pitched roof and Juliet balcony.

Applicant: Mr & Mrs Wick

Officer: Aidan Thatcher 292265

Refused on 10/05/12 DELEGATED

1) UNI

The proposed design would cause harm to the character and appearance of the existing dwelling and the wider street scene and as such would be contrary to policies QD1, QD2, QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 01.

BRUNSWICK AND ADELAIDE

BH2012/00191

Palmeira Mansions 29 Church Road Hove

Installation of cavity drain membrane to all walls within basement area and installation of acoustic floating floor system to all upper floors.

Applicant: Anston Properties Ltd

Officer: Christopher Wright 292097

Approved on 09/05/12 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.

BH2012/00273

19 Brunswick Place Hove

Application for approval of details reserved by conditions 3, 4, 11, 12, 13, 15, 16 and 17 of application BH2010/03969.

Applicant: Oriel Homes Ltd

Officer: Steven Lewis 290480

Approved on 09/05/12 DELEGATED

BH2012/00292

19 Brunswick Place Hove

Application for approval of details reserved by conditions 8, 9, 11, 12 and 13 of Listed Building application BH2010/03966.

Applicant: Oriel Homes Ltd

Officer: Steven Lewis 290480

Approved on 09/05/12 DELEGATED

BH2012/00350

Flat 2A 26 Brunswick Terrace Hove

Internal alterations to layout of flat and refurbishment works. (Retrospective)

Applicant: Mr David Cooper

Officer: Steven Lewis 290480

Approved on 01/05/12 DELEGATED

BH2012/00372

Ground floor flat 15 Brunswick Terrace Hove

Internal alterations to layout of flat.

Applicant: Ellman Henderson

Officer: Christopher Wright 292097

Approved on 03/05/12 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.

BH2012/00433

61 Brunswick Place Hove

Internal structural repair works to third floor flat and roof space, with formation of new hatch to access roof space.

Applicant: Deacon and Co

Officer: Mark Thomas 292336

Approved on 03/05/12 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.

BH2012/00459

130 Western Road Hove

Installation of condenser enclosed by barrier to rear and automatic sliding doors to front elevation with associated external alterations. (Retrospective).

Applicant: Southern Co-operative

Officer: Steven Lewis 290480

Approved on 03/05/12 DELEGATED

1) 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. In addition, there shall be no significant low frequency tones present.

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.

BH2012/00573

Ground Floor 43 Church Road Hove

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

Applicant: Ellman Henderson

Officer: Mark Thomas 292336

Refused on 01/05/12 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within conservation areas should preserve or enhance the character or appearance of the area. Policy HE9 states that advertisements and signs within conservation areas should incorporate materials which respect the character/appearance of the building and/or area and should not have an adverse effect on the architectural and historic character or appearance of the building or conservation area. Further guidance is contained within Supplementary Planning Document 07: Advertisements. The proposed fascia and projecting signs would feature unsympathetic and incongruous materials and finish which would significantly detract from the character and appearance of the recipient property and the wider Brunswick Town conservation area. The proposed signage is therefore contrary to the aforementioned policy.

BH2012/00755

Palmeira Mansions 31 Church Road Hove

Application for Approval of Details Reserved by Condition 2 of application BH2011/03137.

Applicant: The English Language Centre

Officer: Christopher Wright 292097

Approved on 04/05/12 DELEGATED

BH2012/00792

Flat 2 93 Lansdowne Place Hove

Demolition of wooden sheds and erection of single storey conservatory to rear and associated alterations.

Applicant: Miss Emily Jenkins

Officer: Mark Thomas 292336

Approved on 11/05/12 DELEGATED

1) BH01.05

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

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

2) UNI

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

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

BH2012/00825

Flat 2 93 Lansdowne Place Hove

Demolition of wooden sheds and erection of new single storey conservatory to rear and associated alterations.

Applicant: Miss Emily Jenkins

Officer: Mark Thomas 292336

Approved on 11/05/12 DELEGATED

1) BH01.01

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

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

2) UNI

The French doors and fixed side panels to the eastern elevation of the conservatory hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. EMBUILD B01v2, B02v2, B03v2, B04v2, B05v2, B06v2 and excerpt of door brochure by 'Jeld-Wen' received on 19th March 2012 and drawings no. EMBUILD P02v3 and EMBUILD P04v2 received on 26th March 2012.

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

BH2012/00938

Flat 4 31 Adelaide Crescent Hove

Internal alterations to layout of flat (Retrospective).

Applicant: Mr Mony Hoque

Officer: Robert McNicol 292322

Refused on 16/05/12 DELEGATED

1) UNI

The works include an en-suite bathroom requiring steps from the bedroom which the Local Planning Authority consider incongruous within the room. Additionally, the door, frame and door position details are inappropriate. The works thereby have had an adverse effect on the architectural appearance and historic character of the interior of the Grade II* Listed Building. It is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/01300

Tim Jones House Rochester Gardens Hove

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2011/00857 (appeal decision APP/Q1445/A/11/2155439).

Applicant: EMC Ltd

Officer: Steven Lewis 290480

Approved on 16/05/12 DELEGATED

CENTRAL HOVE

BH2012/00608

8 George Street Hove

Display of non-illuminated fascia sign and projecting sign.

Applicant: Scope

Officer: Mark Thomas 292336

Approved on 01/05/12 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.

BH2012/00656

Ground Floor Flat 15 Connaught Road Hove

Erection of single storey conservatory to rear.

Applicant: Mr Jamie Stobbie

Officer: Mark Thomas 292336

Approved on 11/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 118C15/02, 118C15/03 received on 5th March 2012.

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

BH2012/00672

12A Clarendon Villas Hove

Demolition of existing single storey rear extension and erection of new single storey rear extension.

Applicant: Mr David Miele

Officer: Mark Thomas 292336

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 11.11.02/3 received on 6th March 2012.

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

BH2012/00769

51 Marlborough Court 46-48 The Drive Hove

Replacement of existing timber windows and doors with new upvc double glazed units.

Applicant: Mr Walker

Officer: Helen Hobbs 293335

Approved on 04/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 13th March 2012.

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

BH2012/00796

Marlborough Court 46-48 The Drive Hove

Installation of gas pipe to rear elevation.

Applicant: Southern Gas Network

Officer: Mark Thomas 292336

Approved on 01/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 external pipework hereby approved shall be painted to match the colour of the external brickwork of the building to which the pipe would be fixed.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 02 C, 03 B received on 15th March 2012.

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

BH2012/00832

20 The Drive Hove

Demolition of third floor and construction of new third and fourth floors incorporating mezzanine floors to create 4no self contained flats and associated works. (part retrospective)

Applicant: Richmond Hotels Ltd

Officer: Clare Simpson 292454

Approved on 15/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Other than the new 4th floor metal casements with leaded lights, the new windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents and reveals to match exactly the originals, including the frame and glazing bar dimensions and cill and reveal details. The fourth floor front metal casements shall be single glazed true leaded lights with concealed trickle vents.

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

5) UNI

The new accommodation hereby approved shall not be occupied until the development hereby approved has been fully completed in all respects in accordance with the approved drawings and with details submitted to and approved by the local planning authority in accordance with the conditions attached to this permission.

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

6) UNI

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

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

7) UNI

The following details shall be submitted to and approved by the local planning authority before works commence:-

- i. Sample elevations and sections at 1:20 scale and joinery sectional profiles at 1:1 scale of all types of new windows;
- ii. Details of the proposed new rooflights, which shall be of 'conservation style' constructed of steel or cast metal and fitted flush with the adjoining roof surface and shall not project above the plane of the roof;
- iii. Sections and sample elevations at 1:1 scale of all decorative moulded faience, brick and stone work;
- iv. Details and samples of all materials (roofing tiles, facing bricks, cladding material, window glass, etc.) to be used on the exterior of the development, which shall match those of the existing building as closely as possible;
- v. Details including elevations at 1:20 scale and sections at 1:1 scale of the proposed new railings to the front garden wall and the roof terrace, which shall be of cast iron painted black;
- vi. A landscaping scheme for the front garden, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, walls and railings;
- vii. details of bin storage and its screening, which shall be adequate to serve the building and shall not be located in the front garden; and the works shall fully carried out and completed in accordance with these approved details before any of the units hereby approved are first occupied and maintained as such thereafter.

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

8) UNI

The existing commemorative blue plaque on the front elevation shall not be removed or replaced and shall be retained in place thereafter.

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

9) UNI

The four vehicle parking bays shown adjacent to the garden amenity space on the approved drawing 1138-P-006-G 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.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1138-P-005-G, 006-G, 007-F, 008-F, 010-F, 011-F, 012-A, 013A, 014A, 015A received on the 20th March 2012.

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

11) UNI

Unless otherwise agreed in writing, the extent of the demolition of the building shall be limited to that as shown on drawings 1138-P-002-G, 003-G and 004-G received on the 20th March 2012.

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

BH2012/00833

20 The Drive Hove

Demolition of third floor. (retrospective).

Applicant: Richmond Hotels Ltd

Officer: Clare Simpson 292454

Approved on 15/05/12 DELEGATED

1) UNI

Unless otherwise agreed in writing, construction works on the new third floor and roof accommodation as approved under application BH2012/00832 shall commence with six months of the date of permission.

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

BH2012/00998

143 - 145 Church Road Hove

Non Material Amendment to BH2010/03709 to relocate the awning casing to recess below fascia sign, design of awnings amended. Upstand installed to shop front as indicated. Increase number of sliding/folding leafs.

Applicant: Loungers Ltd

Officer: Guy Everest 293334

Approved on 30/04/12 DELEGATED

BH2012/01097

Basement 204 Church Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2010/03414

Applicant: The Hardwick Hartley Partnership

Officer: Steven Lewis 290480

Approved on 01/05/12 DELEGATED

GOLDSMID

BH2012/00520

38 Hovedene 95 Cromwell Road Hove

Replacement of rear balcony windows.

Applicant: Ms Hazel Waddup

Officer: Robert McNicol 292322

Approved on 26/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 product specification received on 22 February 2012 and photographs received on 19 March 2012.

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

BH2012/00594

7 Wilbury Crescent Hove

Erection of first and second floor rear extensions.

Applicant: Ms Jo Ralling

Officer: Guy Everest 293334

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 7WC_01 & 7WC-02 received on 28th February 2012.

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

BH2012/00634

Flat 3 24 Wilbury Gardens Hove

Replacement of existing timber windows with upvc windows.

Applicant: Mr Jonathan Carter

Officer: Robert McNicol 292322

Refused on 08/05/12 DELEGATED

1) UNI

The proposal is not considered to be well designed or detailed, to use materials sympathetic to the parent building or to take account of the character of the area. It is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/00671

Gill House Conway Street Hove

Sub-division of existing offices into 6no units with external alterations including relocation of external staircase, new balustrade to existing balcony, installation of new and additional double glazed windows, creation of cycle and bin storage areas and two additional parking spaces.

Applicant: Harket Property LLP

Officer: Steven Lewis 290480

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 shall not be occupied until cycle parking areas have been provided in accordance with the approved plans and College Cycle Shelter specifications. The facilities shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and to comply with Local Plan policies TR1, TR14, TR19 and Supplementary Planning Guidance Note 4 (parking).

3) UNI

The development shall not be occupied until parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1, TR19 and Supplementary Planning Guidance Note 4 (parking).

4) UNI

The development hereby permitted shall be carried out in accordance with the approved Gerald Moore RIBA drawings nos. 1052/11/P/01, 1052/11/P/02, 1052/11/P/03, 1052/11/P/04 & 1052/11/P/05 received on 06/03/2012, Window Details, Jackson's Fencing Drawing No. 00 J1/01064.

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

BH2012/00791

33 Lorna Road Hove

Erection of three storey rear extension to replace existing and loft conversion incorporating front and rear rooflights.

Applicant: 01 Property Letting Ltd

Officer: Clare Simpson 292454

Refused on 09/05/12 DELEGATED

1) UNI

The proposed extension due to its bulk, form and massing is considered to relate poorly to the existing building. The existing property would be unduly dominated by the addition and the scale of development would fail to respect the existing character and appearance of the building. The development would also harm the design and appearance of the rear elevation of the wider terrace. The proposal is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its bulk, form and massing would be intrusive and un-neighbourly causing an increase sense of enclosure to neighbouring properties and harming outlook. The development would be contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/00839

106 Goldstone Road Hove

Erection of timber balcony with associated screening to rear elevation (part retrospective).

Applicant: Kim Griffiths

Officer: Christopher Wright 292097

Approved on 11/05/12 DELEGATED

1) UNI The development hereby permitted shall be carried out in accordance with the approved drawing nos. 106/001, 106/002, 106/003, 106/004 and 106/005 received on 16 March 2012; and drawing no. 106/006 received on 30 March 2012. Reason: For the avoidance of doubt and in the interests of proper planning.

2) UNI

The proposed works to raise the height of the balcony balustrades with horizontal trellis timber screening, shall be fully implemented in accordance with the drawings hereby approved, within 3 calendar months of the date of this decision. Reason: In the interests of amenity and in order to safeguard adjoining residents from overlooking and loss of privacy and in order to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/00926

Flat 20 Eaton Hall Eaton Gardens Hove

Replacement of existing double glazed patio sliding door and bedroom windows with UPVC identical units.

Applicant: Roger Hall

Officer: Helen Hobbs 293335

Approved on 16/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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-number windows details and sections received on 11th April, window specification sheet and colour photograph received on 26th March 2012 and photograph and site location plan received on 5th April 2012.

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

BH2012/00937

39 Hovedene 95 Cromwell Road Hove

Replacement of existing timber and aluminium windows and doors with upvc windows and doors to rear elevation.

Applicant: Mr Peter Baker

Officer: Mark Thomas 292336

Approved on 09/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 'Works Order' document and annotated photos received on 27th March 2012, and unnumbered 'rear elevation' drawing, 'Block Plan' and product brochure received on 10th April 2012.

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

HANGLETON & KNOLL

BH2012/00203

107 Boundary Road Hove

Application to extend the time limit for implementation of previous approval BH2008/03442 for the demolition of existing house and construction of 2no storey building with pitched roof and lightwell to form 7no flats.

Applicant: Smart Property (Sussex) Ltd

Officer: Jason Hawkes 292153

Approved on 11/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 scheme shall be carried out in accordance with the details and materials to be used for the construction of the external surfaces of the development received on the 17th August and 23rd September 2011, approved under BH2011/03442.

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

3) UNI

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

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

4) UNI

The development hereby 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

Notwithstanding the details shown on the plans hereby approved, further detailed plans and elevations shall be submitted to and approved in writing by the local planning authority to demonstrate reasonable compliance with the Lifetimes Homes Standards.

Reason: To ensure satisfactory provision for 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 scheme shall be carried out in accordance with the scheme for landscaping for the development received on the 17th August and 23rd September 2011, approved under BH2011/03442.

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

7) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. 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 a similar size and species, unless the local planning authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

8) UNI

The scheme shall be carried out in strict accordance with the Arboricultural Method Statement for the development received on the 14th February 2012, approved under BH2011/03364.

Reason: To protect trees hedges which are to be retained on site and nearby, in the interest of the visual amenity of the area and to comply with policy QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos.P_001, 002, 003, 004, 005, 006, 008E, 009H, 010F, 011F, 012D, 013F, 014F, 015D, 016F & 017 received on the 28th October 2008.

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

10) UNI

Unless otherwise agreed in writing by the local planning authority, the development hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the residential units have 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 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.

BH2012/00404

10 Findon Close Hove

Conversion of existing garage to utility and storage area, incorporating raising height of elevations and new doors and window.

Applicant: Mr & Mrs Hillman

Officer: Helen Hobbs 293335

Approved on 09/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 10011-001-A and 10011-002-A received 13th February 2012.

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

BH2012/00417

The Bungalow 11 Hangleton Lane Hove

Erection of single storey extensions to front, rear and side and installation of rooflights to south facing roofslope.

Applicant: Mr Jerjes Phillips

Officer: Adrian Smith 290478

Refused on 26/04/12 DELEGATED

1) UNI

Policies QD14 and HE6 of the Brighton & Hove Local Plan require all extensions and alterations within conservation areas to be well designed, sited and detailed in relation to the property to be extended and adjoining properties. Policy HE3 states that proposals that would have an adverse impact on the setting of listed buildings will not be permitted. The proposed development, by virtue of its increased ridge height and simplified building form, represents a poorly designed series of additions to the building that would detract from the appearance of the building, the Hangleton Conservation Area, and the setting of the Grade II and Grade II* listed buildings adjacent, contrary to the above policies.

BH2012/00525

368 Old Shoreham Road Hove

Conversion of existing single dwelling to form 5no flats, incorporating rear first floor extension, rear dormer, front rooflights and associated external alterations and landscaping.

Applicant: Mr Maurice Kifford

Officer: Christopher Wright 292097

Refused on 03/05/12 DELEGATED

1) UNI

The proposed extensions and alterations to both the rear elevation and the roof would, by reason of their scale, massing, form, design and siting, not integrate appropriately with the design and detailing of the recipient building and its surroundings, and would detract from the character of the recipient building and be detrimental to visual amenity. The dominant and incongruous scale and form of the additions is directly related to the number of self contained residential units proposed and it is considered the proposal represents an overly intensive use of the site and the number of units proposed cannot be accommodated within the site whilst ensuring sufficiently high standards of design and architecture. For these reasons the proposal is considered to be contrary to the requirements of policies QD1, QD2, QD3, QD14 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The application has not been submitted with details of whether Lifetime Home standards or accessible housing requirements have been incorporated into the design of the development and there are concerns in relation to circulation space and room sizes in respect of future occupiers' changing mobility needs. For these reasons the proposal does not meet the requirements of policy HO13 of the Brighton & Hove Local Plan.

3) UNI3

The scheme proposes a 2-bed family unit within the extended loft space, and in terms of the number of bedrooms this would be the largest unit within the development, but would provide the most limited space in which occupants could fully stand owing to the 'skeiling' made by the pitched roof. It is considered the attic accommodation would not meet the living standards reasonably expected by the Local Planning Authority and future occupiers' amenity and living conditions would be compromised, contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan.

4) UNI4

The proposed communal amenity space is not considered sufficient to provide for 5 self contained flats and is not considered appropriate to the scale and nature of the development, particularly as the two-bed unit within the proposed development would be located in the attic space, farthest from the amenity space. For these reasons the proposal is considered contrary to the requirements of policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2012/00663

45 Elm Drive Hove

Certificate of lawfulness for proposed dormer to side elevation.

Applicant: Mr & Mrs K & M A Gillespie

Officer: Christopher Wright 292097

Approved on 01/05/12 DELEGATED

BH2012/00709

33 High Park Avenue Hove

Erection of a single storey rear extension incorporating 1no roof lantern

Applicant: Mr Emery

Officer: Helen Hobbs 293335

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. JW/12/016/P and un-numbered existing plans received on 6th March 2012.

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

BH2012/00797

6 Honey Croft Hove

Removal of existing conservatory and erection of new conservatory to rear of property and replacement of rear window.

Applicant: Mr J Darch

Officer: Robert McNicol 292322

Approved on 26/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 received on 15 March 2012.

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

BH2012/00865

8 Pipers Close Hove

Erection of single storey rear extension.

Applicant: Mr Dennis Lucey

Officer: Helen Hobbs 293335

Approved on 08/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved drawings no437/01A received on 26th March 2012 and 437/02 received on 20th March 2012.

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

BH2012/00895

133 Stapley Road Hove

Certificate of lawfulness for proposed hip to gable loft conversion incorporating a rear dormer, Juliet balcony and new window on south elevation.

Applicant: Mr & Mrs Brennan

Officer: Helen Hobbs 293335

Approved on 08/05/12 DELEGATED

BH2012/01003

18 Dale View Hove

Certificate of lawfulness for a proposed development of a roof extension incorporating hip to gable extension, a rear dormer. Erection of a ground floor single storey extension at rear.

Applicant: Mr & Mrs Khan

Officer: Christopher Wright 292097

Split Decision on 08/05/12 DELEGATED

1) UNI

The proposed single storey rear extension development is permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended. Notwithstanding that the proposed roof extensions are not permitted under Class B, the proposed rooflights on the front roof slope would otherwise be permitted under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

As a result of the proposed hip to gable roof extensions and rear dormer roof extension the cubic content of the resulting roof space would be increased by more than 50 cubic metres and this is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

NORTH PORTSLADE

BH2012/00430

Land adjacent to 481 Mile Oak Road Portslade

Application for Approval of Details Reserved by Conditions 3, 4, 6 and 10 of application BH2010/01967 (appeal ref APP/Q1445/A/11/2147191)

Applicant: Avaro

Officer: Guy Everest 293334

Approved on 26/04/12 DELEGATED

HOVE PARK

BH2012/00377

20 Benett Drive Hove

Roof conversion incorporating hip to barn end roof extensions to rear and both sides of property, Juliet balcony to rear, front dormer and associated works (Retrospective).

Applicant: Thomas O'Connor

Officer: Adrian Smith 290478

Refused on 26/04/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides further design guidance for roof extensions. The roof extensions, by virtue of the hip-gable ends in combination with the previously approved rear extension and front dormer window, constitute an excessively bulky series of additions to the roof of the building that are harmful to the general appearance of the building and the continuity of the wider street scene, contrary to the above policy guidance.

BH2012/00584

20A The Drove Hove

Removal of side access stair to form new garden store and a roof terrace with a new staircase.

Applicant: Dr Simon Rawling

Officer: Christopher Wright 292097

Approved on 01/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 length of planting proposed along the northern edge of the part of the roof to be used as a roof terrace amenity space, and behind the glazed staircase structure hereby permitted, shall be maintained at a height of no less than 1.7 metres above the floor level of the roof terrace hereby approved, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of 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 drawing nos. A.01, D.11 and D.12 received on 28 February 2012; and drawing nos. D.15A, D.16A and C.23P5 received on 19 April 2012.

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

BH2012/00643

56 Woodland Avenue Hove

Erection of single storey side and rear extensions incorporating conversion of garage into utility and store rooms.

Applicant: Mr Julian Ustaszewski

Officer: Adrian Smith 290478

Refused on 10/05/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. The proposed side extension, by virtue of its position flush with the forward most part of the host building and unsympathetic parapet roofline, represents an excessively dominant form of extension and a poor design solution in a highly visible position such that would be harmful to the appearance of the building and the wider street scene, contrary to the above policy.

BH2012/00704

28 Hill Brow Hove

Application to extend time limit for implementation of previous approval BH2009/00643 for first floor rear extension to incorporate pitched roof and 2no Juliet balconies.

Applicant: Mr Christopher Cowen

Officer: Helen Hobbs 293335

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 3C and 4C received on 17th March 2009.

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

BH2012/00705

146 Nevill Road Hove

Demolition of existing rear extension and erection of new single storey rear extension.

Applicant: Mr Gratwick Sarll

Officer: Mark Thomas 292336

Approved on 27/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved drawing no. 2012/02/1001 received on 6th March 2012.

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

BH2012/00713

39 Tongdean Avenue Hove

Erection of two storey rear extension, roof alterations incorporating side dormer, rear Juliet balcony and remodelling of front dormer window.

Applicant: Miss Annabel Stoner

Officer: Mark Thomas 292336

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. A612/03, 06A, 07A, 08 received on 7th March 2012.

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

BH2012/00768

8 Hove Park Manor Goldstone Crescent Hove

Replacement of existing aluminium double glazed windows with new white uPVC double glazed units to rear and installation of 3 trickle vents to bedroom and lounge windows to front elevation.

Applicant: Mr Alex Voice

Officer: Helen Hobbs 293335

Approved on 03/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 photos, window specifications, trickle vent details and site plan received on 12th March 2012 and email from agent received on 3rd May 2012.

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

BH2012/00842

31 Woodruff Avenue Hove

Erection of ground floor rear extension.

Applicant: J Sethi

Officer: Robert McNicol 292322

Approved on 08/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 201 and 202 received on 30 April 2012.

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

BH2012/00872

1 Ash Close Hove

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

Applicant: Ms Maroulla Simmonds

Officer: Jason Hawkes 292153

Approved on 11/05/12 DELEGATED

BH2012/01123

44 Hill Brow Hove

Certificate of Lawfulness for proposed loft conversion incorporating rooflights on front roofslope and new window on side gable.

Applicant: Mr Keith Chapple

Officer: Adrian Smith 290478

Approved on 01/05/12 DELEGATED

WESTBOURNE

BH2011/03956

191 Kingsway Hove

Demolition of existing building and construction of nine residential flats.

Applicant: Castlemist Properties Ltd

Officer: Adrian Smith 290478

Refused on 03/05/12 PLANNING COMMITTEE

1) UNI

The site occupies a prominent position on the seafront and is within the Sackville Gardens Conservation Area. The proposed development by virtue of its bland architectural style detailing would result in a development which would be incongruous in the context of its surroundings. The scale and form of the development fails to respect the character of the properties to the north in Sackville Gardens and Walsingham Road. For these reasons the proposal is considered to be contrary to policies QD1 and HE6 of the Brighton & Hove Local Plan 2005 which aims to ensure that the development preserves or enhances the character or appearance of conservation areas and local characteristics.

2) UNI2

The proposed development by virtue of its poor quality of design would result in a scheme having an adverse impact on strategic views along the seafront and the Sackville Gardens Conservation Area. For this reason the proposal is considered contrary to policy QD4 of the Brighton & Hove Local Plan 2005.

BH2011/03957

191 Kingsway Hove

Demolition of existing building.

Applicant: Castlemist Properties Ltd

Officer: Adrian Smith 290478

Refused on 03/05/12 PLANNING COMMITTEE

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. No evidence has been submitted to demonstrate that the building is beyond economic repair. Furthermore, there is no satisfactory redevelopment of the site which will preserve and enhance the character and appearance of the Sackville Gardens Conservation Area.

BH2012/00274

133 Westbourne Street & 75 Montgomery Street Hove

Application for approval of conditions 6 & 13(i) of application BH2009/01360.

Applicant: Next Investment Properties Limited

Officer: Clare Simpson 292454

Approved on 11/05/12 DELEGATED

BH2012/00694

22 Molesworth Street Hove

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

Applicant: Mr Robert Dean

Officer: Helen Hobbs 293335

Approved on 26/04/12 DELEGATED

WISH

BH2012/00450

4 Western Esplanade Portslade

Erection of part one part two storey rear extensions with glazed balcony, formation of rear timber decking with plunge pool, alterations and canopy to front entrance, revised fenestration and associated works.

Applicant: Dr M Vandenburg

Officer: Adrian Smith 290478

Refused on 26/04/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties, whilst policy QD4 seeks to protect strategic views along the seafront. The proposed new chimney stack, by virtue of its scale and bulk relative to the existing chimney stacks atop the host building and adjacent terrace, represents an incongruous addition to the roofscape of the terrace that would harm the appearance of the building and the wider area, contrary to the above policies.

BH2012/00600

68 Braemore Road Hove

Erection of single storey rear infill extension.

Applicant: Mr Richard Geary

Officer: Robert McNicol 292322

Approved on 26/04/12 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The extension hereby permitted shall be constructed in conjunction with that approved at No. 70 Braemore Road under planning permission BH2012/00651 and shall not be occupied until both are complete.

Reason: The Local Planning Authority considers that this development would cause unacceptable detriment to the amenities of the occupiers of the attached property at No. 70 Braemore Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, unless built in conjunction with the associated rear extension approved under planning permission BH2012/00651.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 434(PL)1C received on 29 February 2012.

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

BH2012/00701

17 Chelston Avenue Hove

Demolition of existing rear conservatory and erection of a single storey rear extension.

Applicant: D Allen

Officer: Helen Hobbs 293335

Approved on 30/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 un-numbered drawings received on 5th March 2012.

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

BH2012/00731

113 New Church Road Hove

Erection of single storey rear extension, enlargement of existing side extension and insertion of side window.

Applicant: Mr Darren Levy

Officer: Steven Lewis 290480

Approved on 27/04/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 atterbury moore associates drawings no. BH-175/01 received on 07/03/2012.

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

BH2012/00732

6 St Leonards Gardens Hove

Erection of single storey rear extension

Applicant: Mr I Highland

Officer: Robert McNicol 292322

Approved on 01/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. 12/726/01A received on 25 April 2012.

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

BH2012/00829

71B Boundary Road Hove

Application for Approval of Details Reserved by Conditions 5, 6 and 7 of application BH2011/03114.

Applicant: Mr & Mrs Mardrabe

Officer: Jason Hawkes 292153

Approved on 11/05/12 DELEGATED

BH2012/00892

70 Braemore Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, rooflights to front and rear, window to gable end and alterations to elevations.

Applicant: John Rose

Officer: Steven Lewis 290480

Approved on 27/04/12 DELEGATED

BH2012/00928

19 Woodhouse Road Hove

Certificate of Lawfulness for replacement of rear conservatory and extension. Removal of existing door to the side and formation of pitched roof over rear extension incorporating 2no rooflights.

Applicant: Mr Catherine Bergwerf

Officer: Robert McNicol 292322

Approved on 08/05/12 DELEGATED

BH2012/00946

132 New Church Road Hove

Certificate of lawfulness for a loft conversion incorporating the installation of dormers into the South, East and Western roofslopes. A ground floor single storey rear extension with rooflights and a single storey side extension.

Applicant: Mr Richard Kalman

Officer: Mark Thomas 292336

Split Decision on 08/05/12 DELEGATED

1) UNI

The proposed rear and side single storey extensions are permitted under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

The proposed roof extensions are not permitted under Schedule 2, Part 1, Class B of the Town & Country Planning (General Permitted Development) Order 1995, as amended in that the rear dormer window would not be situated in excess of 20 centimetres from the eaves of the original roof, contrary to condition B.2(b). Further, there are a number of inconsistencies and inaccuracies relating to both the side and rear dormers on the submitted drawings which mean it is not possible to assess the proposed development of the roofspace with any degree of certainty.

BH2012/00972

29 Glebe Villas Hove

Erection of single storey rear and side extension.

Applicant: Mr & Mrs Parkinson

Officer: Helen Hobbs 293335

Approved on 16/05/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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. ADC486/BP, ADC486/LP, ADC486/02, ADC486/03, ADC486/04 & ADC486/05 received on 30th March 2012.

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

BH2012/01038

5 Western Esplanade Portslade

Non Material Amendment to BH2011/01779 to minor alterations to windows to north elevation, door to replace window on south elevation and adjustments to atrium detail.

Applicant: Mrs Inge Harvey

Officer: Adrian Smith 290478

Split Decision on 26/04/12 DELEGATED

1) UNI

The proposed change to application BH2011/01779 to alter the rear ground floor window to a doorway as a non-material amendment under Section 96A of the Town and Country Planning Act 1990, as amended, for the following reasons:

The proposed revision to the scheme approved under application BH2010/01382, namely to alter the rear ground floor window to a doorway, is not considered so significant that it warrants the submission of a further application for planning permission.

1) UNI

The proposed changes to application BH2011/01779 to remove the approved atrium and alter the parapet roof detail, alter the pattern and position of the front windows, and infill a staircase, as non-material amendments under Section 96A of the Town and Country Planning Act 1990, as amended, for the following reason:

The proposed revision to the scheme approved under application BH2011/01779, namely to remove the approved atrium and alter the parapet roof detail, alter the pattern and position of the front windows, and infill a staircase, are considered so significant that they warrant the submission of a further application for planning

permission to enable the local planning authority to fully assess the revised proposals in respect of its impact on the appearance of the terrace and wider area.

BH2012/01042

1 Western Esplanade Portslade Brighton

Non Material Amendment to BH2010/01387 to regularize the as built height of the roof lantern compared with height shown on approved drawings. Amendment to size of window W11.

Applicant: Mr Dino Morra

Officer: Adrian Smith 290478

Approved on 08/05/12 DELEGATED