

PLANS LIST 29 AUGUST 2012**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****BH2012/01438****Asda Stores Ltd 1 Crowhurst Road Brighton**

Application to extend time limit for implementation of previous approval BH2009/00508 for extension to existing store to provide 1,676 square metres of additional gross floorspace.

Applicant: Asda Stores Ltd

Officer: Aidan Thatcher 292265

Approved on 23/07/12 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 development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	08.138A(00)00_01 A		06.04.09
Existing Site Plan	08.138.A(00)00_02		06.04.09
Proposed Site Plan	08.138.A(00)00_03A		06.04.09
Existing Ground Floor Plan	08.138.A(00)01_01		06.04.09
Proposed Ground Floor Plan	08.138.A(00)01_02		06.04.09
Existing Elevations	08.138.A(00)10_01		06.04.09
Proposed Elevations	08.138.A(00)10_02		06.04.09
Proposed Sections	08.138.A(00)10_03		06.04.09

3) UNI

The extension hereby permitted shall only be used for a customer café, comparison goods and ancillary storage only, as shown on plan no. 08.138.A(00)01_02. Comparison goods are defined as books, clothing and footwear, furniture, audio-visual equipment, household appliances and other electrical goods, hardware and DIY suppliers, chemists goods, jewellery, watches and clocks, non-durable household goods, garden supplies and recreational goods and other miscellaneous goods.

Reason: As the retail need and impact has been justified for comparison goods only and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

4) UNI

Landscaping / planting (implementation / maintenance)

Report from: 19/07/2012 to: 08/08/2012

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

5) UNI

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

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

6) UNI

Unless otherwise agreed in writing with the Local Planning Authority, a minimum of 28 disabled parking spaces shall be provided in the locations shown on drawing numbered 08.13.8.A(00)00_03A submitted on 6 April 2009 prior to the development hereby approved first being bought into use. The disabled parking shall be retained as such thereafter.

Reason: To ensure effective accessibility to the development and to comply with policies QD2 and TR1 of the Brighton & Hove Local Plan.

7) 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.

8) 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 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 policy SU3 of the Brighton & Hove Local Plan.

9) UNI

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

Reason: To compensate for the loss of the existing trees to be lost through the proposed development, 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

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.

11) UNI

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

Reason: To ensure that 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.

BH2012/01553

40 Larkfield Way Brighton

Certificate of lawfulness for proposed loft conversion and hip to gable roof extension incorporating rear dormer and installation of 3no rooflights to front roofslope.

Applicant: Mr Abul Hyder

Officer: Pete Campbell 292359

Approved on 07/08/12 DELEGATED

BH2012/01591

38 Barrhill Avenue Brighton

Erection of raised timber decking to the rear of the back garden (part retrospective)

Applicant: Andrew Cockerell

Officer: Chris Swain 292178

Approved on 07/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			24 May 2012
Block Plan			11 June 2012
Existing Plan	(38)001		11 June 2012
Proposed Plan	(38)002		11 June 2012
Existing and proposed elevations	(38)003		11 June 2012

BH2012/01654

31 Larkfield Way Brighton

Roof extensions including hip to gable side roof extension, 2no rear dormers and insertion of 1no front rooflight.

Applicant: M Thatcher

Officer: Liz Arnold 291709

Refused on 19/07/12 DELEGATED

1) UNI

The proposed hip to gable end side roof alteration would create a visual imbalance to one half of the semi-detached pair of properties, of detriment to the character and appearance of the pair of semi-detached properties and the Larkfield Way street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

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

3) UNI3

Due to discrepancies between the submitted plans it is not clear if the existing rooflight within the front projecting section of the property is to be retained. However it is considered that if this existing rooflight is to be retained the insertion of the proposed new rooflight within the front roofslope of the dwelling would result in visual clutter to the front of the property to the detriment of the character and appearance of the host property and the Larkfield Way street scene. Furthermore it is considered that the positioning of the proposed rooflight would not relate well to the existing front projecting hipped roof form. The proposal is therefore contrary to policy QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2012/01682

87 Greenfield Crescent Brighton

Erection of a single storey rear extension with storage below, replacing existing conservatory with storage below. (Part Retrospective).

Applicant: Mr Chris Jones

Officer: Chris Swain 292178

Approved on 26/07/12 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 single window to the rear of the hereby approved extension, adjacent to the shared boundary with No.85 Greenfield Crescent, shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

4) UNI

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

Plan Type	Reference	Version	Date Received
Site Plan			21 May 2012
Existing elevations	11.001		21 May 2012
Existing elevations	11.002		21 May 2012
Proposed elevations	11.003A		21 May 2012
Proposed elevations	11.004A		21 May 2012
Site Plan	10.001A		21 May 2012

5) 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, rear 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.

BH2012/01726

St Thomas More Catholic Church Braybon Avenue Patcham

Replacement of existing entrance steps and associated works.

Applicant: The Parish

Officer: Liz Arnold 291709

Approved on 19/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	1227-P-01-A		8th June 2012
Block Plan	1227-P-02-A		8th June 2012
Existing and Proposed Plans of Church Entrance Steps	1227-P-03-A		8th June 2012
Elevation and Section of New Church Entrance Steps	1227-P-04-A		8th June 2012

BH2012/01790

189 Ladies Mile Road Brighton

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

Applicant: Mr Nick Graham

Officer: Chris Swain 292178

Approved on 07/08/12 DELEGATED

BH2012/01792

189 Ladies Mile Road Brighton

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

Applicant: Mr Nick Graham

Officer: Chris Swain 292178

Approved on 07/08/12 DELEGATED

BH2012/01803

177 Carden Avenue Brighton

Partial demolition of existing rear extension and erection of 2no storey rear extension. Installation of new window to first floor side elevation.

Applicant: Mr & Mrs Norris

Officer: Robin K Hodgetts 292366

Approved on 30/07/12 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

The proposed window on the east elevation shall not be glazed otherwise than with obscured glass and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed and thereafter permanently retained as such.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			13/07/12
Block Plan			13/07/12
Existing and Proposed Plans and Elevations	968 01		13/07/12

BH2012/01825

91 Braeside Avenue Brighton

Erection of a single storey rear and side extension.

Applicant: Mr & Mrs Keith Rummery

Officer: Liz Arnold 291709

Refused on 01/08/12 DELEGATED

1) UNI

The proposed extension, by virtue of its height, size and design, would dominate the rear elevation and would be of detriment to the visual amenities of the parent property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its positioning, height, depth and massing, would adversely affect the amenities of the occupiers of No. 93 Braeside Avenue resulting in an overbearing visual impact, loss of outlook, loss of light/sunlight and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

PRESTON PARK

BH2012/00550

11 Cleveland Road Brighton

Erection of first floor rear extension. (amended description)

Applicant: Mrs Noelle O'Riordan

Officer: Pete Campbell 292359

Refused on 19/07/12 DELEGATED

1) UNI

The proposed extension by reason of its flat-roofed design and height relative to surrounding properties, would result in a loss of character to the rear of the terrace which would detract from the appearance of the property, the surrounding area and the Preston Park Conservation Area as a whole. The proposal would thereby be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/00964

78 Sandgate Road Brighton

Erection of single storey rear infill extension, first floor rear extension over existing flat roof and installation of raised timber terrace with steps to garden.

Applicant: Ms Jane Challinor

Officer: Wayne Nee 292132

Approved on 01/08/12 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

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

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

4) UNI

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

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

5) UNI

The solid side panel to the balustrade hereby approved shall be fully installed before the raised terrace is in use. The panel shall 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.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan	L-02		29 March 2012
Existing	L-03		29 March 2012
Proposed	L-04 A		02 July 2012

BH2012/01133

41 Waldegrave Road Brighton

Loft conversion incorporating dormer on rear roofslope and rooflight on front roofslope. Removal and replacement of ground floor rear single storey extension. Revised fenestration.

Applicant: Dr Stefan Speckesser

Officer: Sue Dubberley 293817

Approved on 31/07/12 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) BH12.05A

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

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	L-100		16 April 2012
Block Plan	L-101		16 April 2012
Existing Plans	L-102		16 April 2012
Proposed Plans	L-200		16 April 2012

BH2012/01407

98 Beaconsfield Villas Brighton

Replacement of existing roof tiles with Welsh slate and installation of new lead valley gutters.

Applicant: Dr C Goldie

Officer: Louise Kent 292198

Approved on 30/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			8 May 2012
Block Plan			8 May 2012
New Elevations	Mm/07/Beac98		7 June 2012
Design and Access statement			8 May 2012
Photograph of 95 & 97 Beaconsfield Villas with slate roofs			8 May 2012

BH2012/01453**166A Springfield Road Brighton**

Erection of single storey rear and side extension.

Applicant: Mr Ashley Bennett

Officer: Wayne Nee 292132

Approved on 20/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Block plan	LH07-159/001		10 May 2012
Existing plans and elevations	LH07-159/101		10 May 2012
Proposed basement plan and rear elevation	LH07-159/201		10 May 2012
Proposed plans and elevations	LH07-159/301		10 May 2012

BH2012/01478**45-47 Ditchling Rise Brighton**

Replacement of existing timber and UPVC windows to front and rear of flats 1-6 with double glazed timber units.

Applicant: Southern Housing Group

Officer: Pete Campbell 292359

Approved on 20/07/12 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 approved plans, the front replacement sash windows shall be painted softwood, double hung vertical sliding units with concealed trickle vents and shall be retained as such.

Reason: In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Design and access statement			15/05/2012
Site location plans	3377/00		15/05/2012
Existing window schedule - flats 1 & 2	3377/01		15/05/2012
Existing window schedule - flats 3 & 4	3377/02		15/05/2012
Existing window schedule - flats 5 & 6	3377/03		15/05/2012
Proposed window schedule - flats 1 & 2	3377/04		15/05/2012
Proposed window schedule - flats 3 & 4	3377/05		15/05/2012
Proposed window schedule - flats 5 & 6	3377/06		15/05/2012
Existing floor plans	3377/07		15/05/2012
Existing and proposed elevations	3377/08		15/05/2012
Supporting photographs			15/05/2012
Window specification information			25/05/2012

BH2012/01532

Ground Floor 7 Beaconsfield Road Brighton

Replacement of existing timber bay window with UPVC window to front elevation.

Applicant: Mr & Mrs S Thresher

Officer: Chris Swain 292178

Refused on 08/08/12 DELEGATED

1) UNI

The proposed windows, by reason of their design, materials, proportions and detailing, would form a visually inappropriate alteration to the building, adversely affecting the character and appearance of the Beaconsfield Road street scene and as such are contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/01621

247-249 & Land Adjacent to 251 Ditchling Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/03488

Applicant: Mr DJ Cook

Officer: Aidan Thatcher 292265

Approved on 24/07/12 DELEGATED

BH2012/01630

100 Beaconsfield Villas Brighton

Erection of first floor rear extension and steps to rear garden.

Applicant: Dr Dermott Kelleher

Officer: Wayne Nee 292132

Refused on 20/07/12 DELEGATED

1) UNI

The proposed first floor rear extension, by virtue of its height, form, and external staircase attached to the side, would be an inappropriate addition to the building that would be detrimental to the character and appearance of the Preston Park Conservation Area. Furthermore the external staircase would represent an overbearing structure that would result in an increased sense of being overlooked

to the detriment of the amenities of residents at no. 98 Beaconsfield Villas. The proposal is therefore contrary to policies HE6, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01648

Ground Floor Flat 3 Osborne Road Brighton

Single storey rear and side extension.

Applicant: Mr Christian Blundell

Officer: Louise Kent 292198

Refused on 02/08/12 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 5 Osborne Road, 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.

BH2012/01735

165 Ditchling Road Brighton

Loft conversion incorporating rooflight to front roofslope.

Applicant: Dr Liam Connell

Officer: Chris Swain 292178

Approved on 01/08/12 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) BH12.05

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed and existing plans and elevations	CO/01		6 June 2012
Design and Access Statement			6 June 2006

BH2012/01753

Flat 3 5 Preston Park Avenue Brighton

Conversion of existing first and second floor maisonette to form 2no self contained flats and installation of rooflights to front and rear elevations.

Applicant: Mr D Golding

Officer: Liz Arnold 291709

Refused on 06/08/12 DELEGATED

1) UNI

The proposed cycle and bin store, by virtue of its inappropriate location at the front of the building within an area of planting, would be visually intrusive in the street scene and detrimental to the character and appearance of the street scene and the surrounding Preston Park Conservation Area. As such the proposal would be contrary to Policies HO9, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/01913

107 Preston Drove Brighton

Loft conversion with front rooflight.

Applicant: Mrs Penny Tamkin

Officer: Robin K Hodgetts 292366

Refused on 01/08/12 DELEGATED

1) UNI

The proposed rooflight to the front, by reason of design, scale and positioning would relate poorly to the existing building and detract from the appearance and character of the property, the street scene and the wider Preston Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

REGENCY

BH2012/01019

4 Denmark Terrace Brighton

Erection of roof terrace, access stairs and balustrades.

Applicant: Mr & Mrs C Reilly

Officer: Mark Thomas 292336

Refused on 01/08/12 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local plan states that proposals within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area, should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, and would use building materials and finishes which are sympathetic to the area. The proposed spiral staircase and balustrade would be alien and inappropriate modern features that would aggravate and compound an existing unattractive and inappropriate roof extension, significantly harmful to the character and appearance of the recipient property and the wider conservation area. The proposal to radically alter the building roof profile by removing the upper section of the ridged roof would further erode the integrity of the roofline to the detriment of the character and appearance of the recipient property. For the reason outlined the proposal would be contrary to policy HE6 of the Brighton & Hove local plan.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in

significant loss of amenity to neighbouring properties. The proposed terrace by virtue of its positioning and scale would afford significant levels of sitting/ standing out space. This would represent an uncomfortable arrangement for nearby residents, with a significant perception of overlooking and loss of privacy, constituting an overbearing form of development. For the reasons outline the proposal would be contrary to policy QD27 of the Brighton & Hove local plan.

BH2012/01083

57 North Street Brighton

Change of use from shop (A1) to restaurant (A3) and takeaway (A5).

Applicant: Kokoro

Officer: Guy Everest 293334

Approved on 30/07/12 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 use hereby permitted shall not be open to customers except between the hours of 10:00 and 22:00 Monday to Sunday.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site & Location Plans	1039/OS/1		10/04/12
Plans + Section - Existing	1039/S/1		10/04/12
Plans + Section - Proposed	1039/P/1		10/04/12

BH2012/01186

80-82 North Street Brighton

Change of use of ground and first floor from retail (A1) and office (B1) to bank (A2).

Applicant: Metro Bank Plc

Officer: Mark Thomas 292336

Refused on 26/07/12 PLANNING COMMITTEE

1) UNI

Policy EM5 of the Brighton & Hove Local Plan states that planning permission will not be granted for the change of use of office (B1) premises to other purposes unless they are genuinely redundant and unsuitable for redevelopment, and cannot be readily converted to provide different types of office accommodation. The aim of the policy is to retain well located offices which continue to attract occupiers. Insufficient information has been provided to demonstrate that the current offices are genuinely redundant, and all evidence available points to the contrary. Statements regarding the condition of the offices and in particular relating to problematic floor to ceiling heights would appear unfounded. Further, the proposals would result in a significant reduction in employment floor space due to the introduction of double height areas and a mezzanine floor internally. This reduction in floor space would result in a notable reduction in employment provision and capacity within this well located city-centre building. For the

reasons outlined the proposed development would be contrary to policy EM5 of the Brighton & Hove Local Plan.

BH2012/01441

4E Sussex Heights 14 St Margarets Place Brighton

Replacement of existing timber balcony enclosure with upvc balcony enclosure.

Applicant: Val Dyall

Officer: Mark Thomas 292336

Approved on 26/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Elevational plan and balcony floor plan			9th May 2012
Sectional profile drawings			9th May 2012
Product brochure			31st May 2012

BH2012/01522

28 Marlborough Street Brighton

Erection of single storey ground floor rear extension with roof terrace above accessed via new door at first floor level.

Applicant: Mrs Jayne Milard

Officer: Jason Hawkes 292153

Approved on 06/08/12 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 roof terrace hereby permitted shall not be brought into use until the obscure glazed screen, as indicated on the approved drawings 139M28/03A 139M28/04A, has been installed. The screen shall be retained as such thereafter and for the lifetime of the development.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies HE6 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
As Existing Floor Plans, Location and Block Plan	139M28/01		18th May 2012
As Existing Rear & Side Elevations, Location Block and Section	139M28/02		18th May 2012
Proposed Floor Plans	139M28/03 A		19th July 2012
Proposed Rear & Side Elevations, Section A-A, Block and Construction Section	139M28/04A		19th July 2012

BH2012/01631

20 Clifton Hill Brighton

Removal of existing ground floor conservatory and erection of a new conservatory to rear, incorporating installation of new rooflight to existing adjacent single storey extension.

Applicant: Mr & Mrs Dominic Sankey

Officer: Helen Hobbs 293335

Refused on 27/07/12 DELEGATED

1) UNI

Policy QD14 requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area. The proposed conservatory, by virtue of its materials, would form an inappropriate and incongruous addition which would relate poorly to the existing property. This would cause material harm to the appearance and original character of the rear elevation of the existing property, as well as the surrounding Montpelier and Clifton Hill Conservation Area. The proposal would therefore be contrary to the abovementioned policies.

BH2012/01633

47 Temple Street Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2011/01904 (appeal ref APP/Q1445/A/11/2164201)

Applicant: Mr Firas Baja

Officer: Jason Hawkes 292153

Approved on 06/08/12 DELEGATED

BH2012/01677

44 Russell Square Brighton

Erection of rear extension at ground floor level over basement structure. Replacement of timber casement windows with timber sash windows and associated external alterations.

Applicant: Churchill Guest House

Officer: Christopher Wright 292097

Approved on 06/08/12 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 works shall take place until full details of the proposed works including 1:1 scale joinery profiles of the proposed timber sash windows and door to the east facing return wall of the basement structure, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and the character of the Conservation Area, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

Reason: To ensure the satisfactory preservation of the listed building, the character of the Conservation Area 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 listed below.

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

Plan Type	Reference	Version	Date Received
Design and Access Statement			31 May 2012
Heritage Statement			31 May 2012
Biodiversity Checklist			31 May 2012
Plans as Proposed	2588-06B		1 August 2012
Elevations as Proposed	2588-07B		1 August 2012
Elevational Details	2588-08B		1 August 2012
Location Plan and Block Plan	2588-01A		31 May 2012

5) 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2012/01678

44 Russell Square Brighton

Erection of rear extension at ground floor level over basement structure. Replacement of timber casement windows with timber sash windows.

Replacement of metal balustrade to front elevation. Internal alterations to layout.

Applicant: Churchill Guest House

Officer: Christopher Wright 292097

Approved on 06/08/12 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 the precise details, to include a 1:2 scale section drawings and elevations, of the reinstated section of balustrade to the front elevation of the building, have been submitted to and approved in writing by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed works including 1:1 scale joinery profiles of the proposed timber sash windows and door to the east facing return wall of the basement structure, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated, to include internal doors, architraves, skirting boards, picture rails and cornices, has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs, drawings and 1:1 scale sections recording the features to be replicated and repaired must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) 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 HE1 of the Brighton & Hove Local Plan.

6) UNI

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

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

BH2012/01711

12 Meeting House Lane Brighton

Application for Approval of Details Reserved by conditions 9, 12 and 13 of application BH2011/00635.

Applicant: Destan Ltd

Officer: Guy Everest 293334

Approved on 01/08/12 DELEGATED

BH2012/01749

2 Clifton Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/03512.

Applicant: Mr & Mrs S Adams

Officer: Mark Thomas 292336

Approved on 06/08/12 DELEGATED

BH2012/01750

2 Clifton Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2011/03513.

Applicant: Mr & Mrs S Adams

Officer: Mark Thomas 292336

Approved on 06/08/12 DELEGATED

ST. PETER'S & NORTH LAINE

BH2012/00253

69-70 Queens Road Brighton

Conversion of first and second floors above existing public house and mansard roof extension creating third floor to form 3no self-contained three bedroom flats. Infilling of light wells to first and second floor to rear, addition of three storey extension to rear and associated alterations.

Applicant: Matsim Properties

Officer: Chris Swain 292178

Approved on 02/08/12 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) BH02.06

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

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

3) BH02.08

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

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

4) BH04.01A

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing west elevation	QH07		31/01 /12
Existing east elevation	QH05		31/01 /12
Existing north elevation	QH06		31/01 /12
Existing ground floor plan	QH01		31/01 /12
Existing first floor plan	QH02		31/01 /12
Existing second floor plan	QH03		31/01 /12
Existing roof plan	QH04		31/01 /12
Site and block plan			31/01 /12
Proposed roof plan	QH12		31/01 /12
Proposed ground floor plan	QH08		31/01 /12
Proposed first floor plan	QH09		08/06/12
Proposed second floor plan	QH10		08/06/12
Proposed third floor plan	QH11		08/06/12
Proposed east elevation	QH13		14/06/12
Proposed west elevation	QH14		14/06/12
Proposed north elevation	QH06		03/05/12
Proposed south elevation	QH0		03/05/12
Propose window alignment plan	QH17		08/06/12
Design and Access Statement			31/01 /12
Waste Minimisation Statement			31/01 /12
Biodiversity Checklist			31/01 /12
Sustainability Checklist			31/01 /12
Pre Assessment Estimator Report			31/01 /12
Home Energy Report			31/01 /12
Lifetimes Home Checklist			31/01 /12
Noise Assessment			04/07/12
Response Letter to the Noise Report submitted by the leaseholders of the Public House			04/07/12

8) UNI

No development shall commence until full details of the location of the proposed ventilation system, specifically the air intake valves, and a scheme confirming that sufficient acoustic protection is built into the system to protect end users of the

development has been submitted to and been approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the approved details.

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

9) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

- i) 1:20 sample elevations and sections of all new bays, balconies, windows, and doors, and 1:1 joinery sectional profiles of all new joinery work;
 - ii) full details, including 1:10 scale sample elevations and sections of the parapets, balustrades, cornices, copings, cills and door steps and thresholds, balcony railings and all other features and 1:1 sectional profiles of the rustication joints of the new decorative renderwork;
 - iii) 1:5 scale section showing details of the new balconies and their structural support;
 - iv) details of the rooflights, which shall be traditional steel or cast iron ones;
 - v) details and samples of materials and colours;
- and the works shall be carried out and completed in their entirety fully in accordance with the approved details and maintained as such thereafter.

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

10) UNI

The development hereby permitted for the first and second floors 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.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the third floor residential unit, hereby approved shall not commence development until:

- (a) evidence that this 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 has 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 has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

12) UNI

No development shall take place until an investigation into the floor and ceiling construction separating the ground and first floors, to establish whether the method of construction outlined in the revised acoustics report (dated 3rd July

2012) is present throughout the entire first floor level, has been completed. Details of the investigation and any remedial work required to ensure the ceiling/flooring structure accords with the specification of the ceiling/flooring structure outlined in the acoustics report specified above, shall be submitted to, and approved in writing by, the Local Planning Authority. Any remedial work shall be constructed in accordance with the approved details before occupation of the residential unit and therefore be retained as such.

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

13) UNI

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

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

14) UNI

Before occupation of the first floor residential unit, the two bedroom windows at first floor level on the eastern elevation fronting Queens Road shall be hermitically sealed and shall remain so thereafter.

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

15) UNI

Before occupation of the first and second floor residential units, secondary glazing with 6/100/4 configuration (Rtraffic 37dB(A), as specified in the Noise Assessment Report dated 3rd July 2012 by Acoustic Associates Sussex Ltd shall be installed and permanently retained thereafter.

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

16) UNI

No furniture, plants, garden structures, trellises, fences, ornaments, canopies or umbrellas or any other objects shall be erected, positioned or stored on the roof terrace that are taller than the parapet wall and would be visible above it.

Reason: Such items or structures would be incongruous and out of character at roof level and in order to preserve the character of the building and the conservation area in accordance with Brighton & Hove Local Plan Policy HE6.

17) 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

18) UNI

The new window bays and their railings and balconies, windows, balustrading, cornices, pilasters and decorative render mouldings on the north elevation shall match exactly the originals on the east elevation.

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

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the third floor residential unit hereby approved, shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 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.

20) UNI

The walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall be lined out with ashlar joint lines to match the original building and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the original building.

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

BH2012/00315

69 Queens Road Brighton

Display of externally illuminated scaffolding shroud.

Applicant: Matsim Properties Ltd

Officer: Chris Swain 292178

Approved on 02/08/12 DELEGATED

1) 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.

2) 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.

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

surveillance or for measuring the speed of any vehicle.

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

6) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

7) UNI

The proposed visual material on the advertisement is to be placed in the centre of the shroud on the north facing elevation and is to measure a maximum of 10 metres wide x 6.7 metres high as shown on drawing titled, 'Elevations: Proposed Scaffold Shrouds - ML_032' received on 16 April 2012.

Reason: To ensure that there is no prolonged visual amenity impact on the West Hill Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

8) UNI

This consent shall expire on 1 April 2013 or until the scaffolding is no longer required for the building works relating to BH2012/00253, whichever is the sooner. At the end of this period of consent the advertisement shall be removed unless further consent to display has been given by the Local Planning Authority.

Reason: To ensure that there is no prolonged visual amenity impact on the West Hill Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

9) UNI

The illumination of the advertisement shall not exceed 300cd/m².

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

10) UNI

The advertisement shall not be illuminated later than 24:00 and shall not be illuminated before 07:00 on any day.

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

11) UNI

An image of the proposed building alteration, as shown on the drawing titled 'Elevations: Proposed Scaffold Shrouds - ML_032', received on 16 April 2012 will be reproduced on the east facing elevation and the remainder of the north facing elevation not covered by the proposed visual material outlined in condition 2 and shall remain their for the entire duration of the display of the advertisement.

Reason: To ensure that there is no prolonged visual amenity impact on the West Hill Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

BH2012/00802

Unit 1B North Street Quadrant Brighton

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

Applicant: D8 Design

Officer: Pete Campbell 292359

Approved on 08/08/12 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.

8) UNI

The advertisements shall not be illuminated later than 23:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

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

9) UNI

Notwithstanding the details shown on the drawings hereby approved, this approval gives consent to the advertisements only and not the remainder of the shopfront works.

Reason: For clarity and to comply with policy QD12 of the Brighton & Hove Local Plan.

BH2012/00949

Land rear to of 64-65 Upper Gloucester Road Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 12, 13 and 15 of application BH2010/00378.

Applicant: Cedarmill Developments

Officer: Aidan Thatcher 292265

Approved on 01/08/12 DELEGATED

BH2012/00952

Land rear of 64-65 Upper Gloucester Road Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 13, 14, 15, 17 and 19 of application BH2011/03643.

Applicant: Cedarmill Developments

Officer: Aidan Thatcher 292265

Split Decision on 27/07/12 DELEGATED

1) UNI

The details pursuant to conditions 3, 4, 13, 15 and 17 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 14 and 19 are not approved for the reason(s) set out below.

The details in relation to condition 14 have not been approved as the AIP lacked sufficient detail in relation to ensuring the stability of the retaining wall would be retained.

2) UNI2

The details in relation to condition 19 have not been approved as no information has been provided in relation to surface water drainage.

BH2012/00981

1 and 2 Park Crescent Brighton

Internal alterations affecting both properties including infilling of previously formed doorways in party wall and reinstatement of basement staircase to No2 to return the properties to their original floor areas. Formation of new en-suite bathroom at first floor level at No 2. Reinstatement of rear garden party wall.

Applicant: Mr & Mrs Geilinger

Officer: Liz Arnold 291709

Approved on 01/08/12 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 waste pipes, vents or flues shall be fixed to the street elevations and details of any new waste pipes, vents or flues to be fixed to the rear (garden) elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

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

3) UNI

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

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

4) UNI

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.

5) UNI

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

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

BH2012/01202

20 Queens Road Brighton

Display of 1no non-illuminated vinyl banner sign.

Applicant: Sprachcaffe Languages Plus

Officer: Wayne Nee 292132

Refused on 31/07/12 DELEGATED

1) UNI

The proposed advertisement would appear incongruous and would be unduly visually prominent due to its inappropriate siting on the balustrade of the building at first floor level. The banner would be an addition to the existing signage that already creates a cluttered appearance. The proposal would detract from the appearance and character of the building as well as the West Hill Conservation Area which is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07: Advertisements.

BH2012/01252

GB Liners Blackman Street Brighton

Application to extend time limit for implementation of previous approval BH2009/00087 for demolition of existing warehousing/storage and distribution (B8) building at rear of site facing Blackman Street. Redevelopment of site for offices (B1) on ground and three upper floors, together with underground car parking.

Applicant: GB Liners Ltd

Officer: Anthony Foster 294495

Approved on 24/07/12 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 development shall not be occupied until the 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. 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 in accordance with policies TR1, TR18 and TR19 of the Brighton & Hove Local Plan.

3) UNI

The Level 1 Unit 3b south facing windows and Staff Room north facing windows, the Level 2 Unit 5 south facing windows and Disabled and Gents WC north facing windows, the Level 3 Unit 6 north and south facing windows and the Level 4 Unit 7 north and south facing windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

4) UNI

Other than to the Level 3 and 4 balcony areas, access to the flat roofed parts of the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

5) UNI

The ground floor windows shall not be blanked out, obscured or covered over in any way without written agreement from the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area in accordance with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No blinds or awnings shall be attached to the exterior of the building without the prior written permission of the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area in accordance with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

7) 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: The site overlies a major aquifer. In the interests of the protection of Controlled Waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.

8) UNI

Detailed design of the proposed drainage system shall include measures to protect the development from possible surcharging within the public sewerage

system in order to protect the development from potential flooding.

Reason: To reduce the risk of flooding in accordance with policy SU5 of the Brighton & Hove Local Plan.

9) UNI

No development shall commence until drawings showing the full details of the southern and western elevations 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 the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area and protection of neighbouring amenity in accordance with policies QD1, QD2, QD4, QD27 and HE6 of the Brighton & Hove Local Plan.

10) UNI

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

- i) sample elevations and sections at 1:20 scale of the shopfronts and fascias, bays, windows, doors, parapets, balustrades, copings, brises soleil, and all other features, ventilation terminals, and external lighting;
- ii) sectional profiles at 1:1 scale of window, door and shopfront frames;
- iii) details of the layout and surfacing of the forecourt area and entrance recesses;
- iv) details of contributions towards street tree planting in the adjoining streets, including any tree grids;
- v) details of any external plant and equipment;
- vi) a method statement setting out how the boundary walls and buildings adjoining the southern boundary of the site are to be protected and stabilised during and after excavation and construction works, including details of any strengthening works that may be required; and
- vii) details and samples of materials and colours.

The development shall then be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure the satisfactory appearance of the development and the preservation and enhancement of the character of the adjacent conservation area in accordance with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

11) UNI

Prior to the commencement of development, full details of proposed green roofs and rooftop planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority.

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.

12) UNI

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

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

13) UNI

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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.

14) UNI

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

Reason: The site overlies a major aquifer. In the interests of the protection of Controlled Waters and in accordance with policies SU3, SU5 and SU11 of the Brighton & Hove Local Plan.

15) UNI

The development shall not be occupied until cycle 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 cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development and in accordance with policies TR1 and TR14 of the Brighton & Hove Local Plan.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Highways Improvements	11		14 January 2009
Existing Street Elevations and Site Sections	149,32:26		14 January 2009
Existing Block Plan	149,32:30		14 January 2009
Proposed Block Plan	149,32:31		14 January 2009
Site Location Plan			14 January 2009
Location Plan			14 January 2009
Sections Through South Boundary	149,32:34A		15 March 2009
Proposed Building Elevations and Site Sections	149,32:28B		23 March 2009
Proposed Street Elevations and East-West Site Sections	149,32:27C		26 March 2009
Proposed Floor Plans Levels 0 & 1	149,32:02 B		7 April 2009
Proposed Floor Plans Levels 2 & 3	149,32:03B		7 April 2009
Proposed Floor Plans Level 4 & Roof plan	149,32:04B		7 April 2009
Proposed North Sections Through Principal Habitable Rooms	149,32:29A		22 April 2009

BH2012/01315

Theobald House Blackman Street Brighton

Refurbishment of existing multi-storey car park including installation of access controlled gates to the entrances and exits and perimeter railings with pedestrian gates (Part-Retrospective).

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 24/07/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	001		1st May 2012
Existing Plans Upper and Lower Levels	002		1st May 2012
Existing East Elevation (Whitecross Street)	003		1st May 2012
Existing West Elevation (Blackman Street)	004		1st May 2012
Proposed Block Plan	005		1st May 2012
Proposed Plans Upper and Lower Levels	020		1st May 2012
Proposed East Elevation	021		1st May 2012

(Whitecross Street)			
Proposed West Elevation (Blackman Street) Exit Canopy Elevations	022		1st May 2012
Trafalgar Road Car Park Entrance Area	P155-140512		29th May 2012
Columns and Brackets			29th May 2012
Trafalgar Road Car Park Surface Wall Calculation	P155-280612Surf		29th June 2012
Existing Plans Upper and Lower Levels (Annotated Copy	002		18th July 2012

2) UNI

Within 2 months of the date of this permission, full details of the species, and size of the 2 proposed additional street trees shall be submitted to and approved in writing by the Local Planning Authority. The approved trees shall be planted within the first planting season following the completion of the development. If any of the replacement trees die, are removed, or become seriously damaged or diseased, within a period of five years from the completion of the development, they shall be replaced in the next planting season with other similar sized tree of the same species, unless the Local Planning Authority gives written consent to any variation.

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

3) UNI

During the implementation of the development hereby approved, the contractor's site compound shall only be located on the wide pavement area, to the south of the Whitecross Street entrance as shown on plan no. 002 received on the 16th July 2012.

Reason: To ensure that the development and associated works do not jeopardise the structural stability of the tree and to comply with policy QD16 of the Brighton & Hove Local Plan.

4) UNI

Once installed, but prior to commissioning, the external lighting should be tested by a competent lightning professional to ensure that the lighting scheme does not have a negative impact to the residents within Trafalgar View. A written report should be provided to the Local Planning Authority within 14 days of testing which demonstrates that the residents are not adversely impacted having regard to (ILE) 'Guidance Notes for the Reduction of Light Pollution (2011)', and that a system is capable of meeting the specifications in the initial report. The approved scheme shall be permanently retained as such in accordance with the agreed report. If an impact on local residents, the lighting scheme and in particular the column affected shall be modified to remove the problem and as above a written report shall be sent to the Local Planning Authority.

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

BH2012/01457

Land to Rear of 64 - 65 Upper Gloucester Road Brighton

Application for Approval of Details Reserved by condition 6 of application BH2010/00378.

Applicant: Cedarmill Developments

Officer: Aidan Thatcher 292265

Approved on 30/07/12 DELEGATED

BH2012/01466

Land to the rear of 64 - 65 Upper Gloucester Road Brighton

Application for Approval of Details Reserved by Condition 18 of application BH2011/03643.

Applicant: Cedarmill Developments Ltd

Officer: Aidan Thatcher 292265

Split Decision on 30/07/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 18(i) and subject to full compliance with the submitted details.

1) UNI

Condition 18 (ii) cannot be discharged as the remedial works have not yet taken place.

BH2012/01474

170 North Street Brighton

Display of internally illuminated fascia sign and externally illuminated projecting sign.

Applicant: Northern Rock Plc

Officer: Wayne Nee 292132

Approved on 19/07/12 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.

BH2012/01493

83 Queens Road Brighton

Certificate of lawfulness for an existing use as professional services (A2).

Applicant: PSE Associates

Officer: Anthony Foster 294495

Approved on 23/07/12 DELEGATED

BH2012/01501

1st & 2nd Floor Maisonette 6 Trafalgar Street Brighton

Replacement of existing rear windows with UPVC sash windows.

Applicant: Mr Andrew Dean

Officer: Jonathan Puplett 292525

Refused on 24/07/12 DELEGATED

1) UNI

The replacement windows are of inappropriate frame material and insufficient information has been submitted to demonstrate that the windows would replicate the appearance of those previously in situ. The character and appearance of the building, the setting of the listed buildings in Pelham Square, and the character of the North Laine Conservation Area have been harmed, contrary to policies HE3, HE6 and QD14 of the Brighton & Hove Local Plan, and the guidance set out in SPD09: Architectural Features.

BH2012/01512

24 Surrey Street Brighton

Alterations to front elevation incorporating construction of ground floor bay and remodelling of first floor bay. Installation of new door and sash windows.

Applicant: Mr Liborio Sorrentino

Officer: Wayne Nee 292132

Approved on 31/07/12 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 full details of the stucco and 1:1 joinery details of the mouldings have been submitted to and approved by the local planning authority in writing. 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.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing	SS24PRO/01		17 May 2012
Proposed	SS24PRO/02A		13 July 2012

BH2012/01629

1-2 Park Crescent Brighton

Conversion of existing dwelling to form 2no dwellings and reinstatement of rear garden party wall.

Applicant: Mr & Mrs Geilinger

Officer: Liz Arnold 291709

Approved on 01/08/12 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

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

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

3) 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.

4) UNI

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

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

5) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Basement Plans	A341-12-01 C5		16th July 2012
Existing and Proposed Ground Floor Plans	A341-12-02 C4		16th July 2012
Existing and Proposed First and Second Floor Plans	A341-12-03 C5		28th May 2012
Proposed Sections, Location and Block Plan	A341-12-04 C2		28th May 2012

8) UNI

Prior to the commencement of works to reconstructed the rear garden party wall hereby approved, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include details of the construction of the wall, the treatment of any roots from vegetation within the vicinity of the wall and the listing of any species which will be required to be removed in order for the wall to be constructed. Any further specimen plants within the vicinity of the wall shall be protected during the course of the development.

Reason: To protect the vegetation which are to be retained within the vicinity of the proposed wall and in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan.

BH2012/01638**35 West Hill Street Brighton**

Certificate of Lawfulness for proposed ground floor rear extension.

Applicant: Alan Dodds**Officer:** Pete Campbell 292359**Approved on 19/07/12 DELEGATED****BH2012/01645****14 Trafalgar Street Brighton**

Replacement double glazed timber sash windows to first and second floor of front elevation. (Retrospective).

Applicant: Cenpalm Ltd and Minivale (Hitchin) Ltd**Officer:** Pete Campbell 292359**Approved on 25/07/12 DELEGATED****1) UNI**

The development is hereby permitted in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Block plan	PL02		29/05/2012
Location plan	PL01		29/05/2012
Design and access statement			29/05/2012
As existing and proposed elevations and proposed sections	024-11.02A		11/06/2012

BH2012/01653**41 Bond Street Brighton**

Application for Approval of Details Reserved by Conditions 6, 7, 8, 9, 10 and 11 of application BH2012/00577

Applicant: Mr George Georgio**Officer:** Aidan Thatcher 292265**Split Decision on 01/08/12 DELEGATED****1) UNI**

Approve the details pursuant to condition 8 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 6, 7, 9, 10 and 11 for the reasons set out below:

The details in relation to condition 6 have not been approved as the sustainability checklist does not provide details of the specific measures taken within the development to demonstrate that it would be truly sustainable. Additional information such as details of electrical appliances, lighting and bathroom fittings would be required.

2) UNI2

The details in relation to condition 7 have not been approved as the proposed cycle stands are not considered to be secure or convenient to use. As such a different type of stand should be proposed, such as Sheffield stands.

3) UNI3

The details in relation to condition 9 have not been approved as the soundproofing details do not provide the location or depth of the proposed insulation. Additional information such as a plan detailing the location, together with a section through the walls it is to be applied to must be submitted to enable the full consideration of the adequacy of the proposed details.

4) UNI4

The details in relation to condition 10 are insufficient as no information has been provided in relation to the proposed window frames and this would be required to provide full samples in accordance with the wording of the condition.

5) UNI5

The details in relation to condition 11 are either not historically accurate or are of inadequate scale to allow full consideration of the proposed details. Larger scale 1:1 detail of the proposed windows and doors should be provided together with the coping, cornice and banding detail to match the existing building.

BH2012/01684

90 Centurion Road Brighton

Loft conversion incorporating rear inverted dormer and 1no rooflight to front roofslope.

Applicant: Kindred Rose

Officer: Anthony Foster 294495

Refused on 08/08/12 DELEGATED

1) UNI

The proposed dormer and front rooflight by virtue of their 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, the street scene and wider West Hill Conservation Area. The proposal is therefore contrary to Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2012/01690

Land to the Rear of 64 - 65 Upper Gloucester Road Brighton

Application for Approval of Details Reserved by Condition 10 of application BH2011/03643.

Applicant: Cedarmill Developments

Officer: Aidan Thatcher 292265

Approved on 23/07/12 DELEGATED

BH2012/01703

Basement Flat 90 Ditchling Rise Brighton

Removal of existing window to rear and replaced with timber French doors.
Removal of existing back door and replaced with timber sash window
incorporating wall infill.

Applicant: Sandon Homes

Officer: Pete Campbell 292359

Approved on 26/07/12 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 joinery details including all timber profiles of the window hereby approved shall match exactly those of the existing sash window at basement level which is to be retained.

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

3) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans	0179.01		01/06/2012
Existing elevations	0179.02		01/06/2012
Proposed plans	0179.03B		01/06/2012
Proposed elevations	0179.04B		01/06/2012
Location plan	0179.05		01/06/2012

BH2012/01761

30 Clyde Road Brighton

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

Applicant: Andrew Wan

Officer: Chris Swain 292178

Approved on 02/08/12 DELEGATED

BH2012/01767

1B North Street Quadrant Brighton

Replacement shop front.

Applicant: DB Design UK Ltd

Officer: Wayne Nee 292132

Approved on 31/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed	2012/730H		11 June 2012

BH2012/01879

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by Condition 27 of application BH2010/03744.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Kate Brocklebank 292175

Approved on 19/07/12 DELEGATED

BH2012/01923

44-47 Gardner Street Brighton

Non Material Amendment to BH2011/00493 to approved drawings B1 10B, B1 12B.

Applicant: City Screen Ltd

Officer: Aidan Thatcher 292265

Approved on 23/07/12 DELEGATED

BH2012/02105

11 Frederick Street Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2012/00741.

Applicant: IPS Pensionbuilder Acumen

Officer: Wayne Nee 292132

Approved on 07/08/12 DELEGATED

BH2012/02326

Mayo Court, Mayo Road, Brighton

Sycamore - crown lift by 2m and cut back on the car park side by 1.5-2m

Applicant: Affinity Sutton

Officer: Di Morgan 292929

Approved on 03/08/12 DELEGATED

WITHDEAN

BH2012/01061

Upperdene Court 4 Westdene Drive Brighton

Application for Approval of Details Reserved by Conditions 5 and 8 of application BH2011/00992.

Applicant: Krusto Developments Ltd

Officer: Jason Hawkes 292153

Approved on 06/08/12 DELEGATED

BH2012/01506

39 Reigate Road Brighton

Certificate of lawfulness for proposed erection of a single storey rear extension.

Applicant: Ms Louise Sigfrid

Officer: Robert McNicol 292322

Refused on 20/07/12 DELEGATED

1) UNI

Due to the proposed extension being more than half the width of the recipient property and extending beyond the side walls of the rear bay, the development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2012/01620

4 Cumberland Road Brighton

Installation of rooflight to front roof slope.

Applicant: Mr Dave Pickles

Officer: Robert McNicol 292322

Refused on 01/08/12 DELEGATED

1) UNI

By virtue of detracting from the attractive roof form of the building and disrupting the rhythm of the design of the terrace, the proposed rooflight will have a negative impact on the appearance and character of the recipient property and the wider Preston Park conservation area. The proposed rooflight is therefore contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan and supplementary planning guidance SPGBH1 on Roof Alterations and Extensions.

BH2012/01632

23 The Drove Brighton

Demolition of existing garage and erection of a new garage to side of property.

Applicant: Mark Hewison

Officer: Mark Thomas 292336

Approved on 06/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed front elevation			5th June 2012
Existing side elevation			12th June 2012
Proposed floor plan			5th June 2012

BH2012/01680

70 Dyke Road Avenue Brighton

Loft conversion incorporating roof extension and enlargement of rear dormer.

Applicant: Mr Alan Lindsay-Lewis

Officer: Jason Hawkes 292153

Approved on 26/07/12 PLANNING COMMITTEE

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	94067		31st May 2012
Floors plans as existing	94067/001		31st May 2012
Elevations as existing	94067/002		31st May 2012
Floor plans as proposed	94067/003		31st May 2012
Elevations as proposed	94067/004		31st May 2012
Roof plans as proposed & existing	94067/005		31st May 2012

Report from: 19/07/2012 to: 08/08/2012

BH2012/01708**330 Dyke Road Brighton**

Erection of single storey rear extension.

Applicant: Mr & Mrs Greg & Sue Smith**Officer:** Robert McNicol 292322**Refused on 01/08/12 DELEGATED****1) UNI**

The building up by over a metre of the boundary wall will have a significantly detrimental impact on the outlook from the adjoining ground floor windows, cause an unacceptable amount of overshadowing to the windows and lead to a sense of enclosure for the residents, effecting their residential amenity. It is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01717**6 Copse Hill Brighton**

Certificate of lawfulness for a proposed loft conversion incorporating a rear dormer and 3no rooflights to front roofslope.

Applicant: Mr Daniel Corder**Officer:** Christopher Wright 292097**Approved on 23/07/12 DELEGATED****1) UNI**

Informatives:

This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Design and Access Statement			6 June 2012
Location Plan	L-100		6 June 2012
Block Plan	L-101		6 June 2012
Proposed Plans, Elevations and Roof Plan	L-103		6 June 2012
Proposed Sections and Specification	L-104		6 June 2012

BH2012/01718**37 Reigate Road Brighton**

Certificate of Lawfulness for removal of existing conservatory and erection of proposed single storey side extension. Hip to gable roof extension to facilitate loft conversion incorporating rear dormer and 2no rooflights to front roofslope.

Applicant: Mr & Mrs Drake**Officer:** Robert McNicol 292322**Approved on 02/08/12 DELEGATED****BH2012/01823****4A Croft Road Brighton**

Application for Approval of Details Reserved by Conditions 2 & 3 of application BH2011/03893.

Applicant: Total Vegetation Management**Officer:** Jason Hawkes 292153**Approved on 06/08/12 DELEGATED**

EAST BRIGHTON

BH2012/00035

63-64 St Georges Road Brighton

Change of use from bookmakers (A2) to mixed use retail (A1) and cookery school (D1).

Applicant: Brighton Cookery School

Officer: Robin K Hodgetts 292366

Approved on 02/08/12 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 consumption of food and drink shall only take place in the eating area at basement level as shown on drawing Ben-01 received on 10/02/12.

Reason: To ensure that a recognised retail unit is retained at ground floor level and to protect the amenity of neighbouring properties.

3) UNI

The premises shall only be used for retail and cookery lessons and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

4) UNI

No food shall be consumed on the premises the subject of this permission other than food that has been prepared pursuant to the D1 use hereby permitted and such food shall only be consumed on the premises by persons who have attended the same to partake in such use.

Reason: To ensure that the premises operate within the authorised D1 use class.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor plans, existing and proposed	Ben-0102		10/02/12
Site location plan	Ben-0201		08/02/12

6) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 23.00 on Mondays to Saturdays and between 10.00 and 18.00 on Sundays, Bank or Public Holidays.

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

BH2012/01247**40 St Georges Road Brighton**

Certificate of lawfulness for existing use of rear part of ground floor as a self-contained studio flat.

Applicant: Mr D Golding

Officer: Louise Kent 292198

Refused on 19/07/12 DELEGATED

BH2012/01348**Brighton College Prep School Walpole Lodge 2 Walpole Road Brighton**

Replacement of existing timber, UPVC and aluminium windows with timber and aluminium windows.

Applicant: Brighton College

Officer: Chris Swain 292178

Approved on 27/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Window elevation details			3 May 2012
Planning Statement			3 May 2012
Proposed elevations	240/152		25 May 2012
Proposed elevations	240/142		25 May 2012
Proposed elevations	240/132		25 May 2012
Existing elevations	240/112		25 May 2012
Existing elevations	240/102		25 May 2012
Existing elevations	240/122		25 May 2012
Existing Floor plans	170-04.01		3 May 2012
Existing Floor plans	170-04.02		3 May 2012
Existing Floor plans	170-04.03		3 May 2012
Existing Floor plans	170-04.04		3 May 2012
Sectional details for aluminium windows	B201/A3/06		3 May 2012
Typical joinery details	B201/A3/04		3 May 2012
Typical joinery details	B201/A3/05		3 May 2012
Typical joinery details	B201/A3/01		3 May 2012
Typical joinery details	B201/A3/02		3 May 2012
Typical joinery details	B201/A4/03		3 May 2012
Typical joinery details	B201/A4/18		26 June 2012
Typical joinery details	B201/A4/19		26 June 2012
Typical joinery details	B201/A4/20		26 June 2012

Typical joinery details	B201/A4/21		26 June 2012
Typical joinery details	B201/A3/05A		23 July 2012
Typical joinery details	B201/A3/04B		23 July 2012

4) UNI

The timber sliding sash windows to the south, west and north facing elevations shall be constructed in accordance with the revised joinery details set out in drawing nos. B201/A4/18-21 (inclusive) received on 26 June 2012 and retained as such thereafter.

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

5) UNI

All new timber windows shall be painted white and retained as such thereafter

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

6) UNI

There shall be no "plant on" glazing bars to any timber windows within the south, west or north facing elevations.

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

BH2012/01359

23 Alan Way Brighton

Conversion of existing dwelling to form 2no three bedroom maisonettes incorporating erection of a two storey rear extension, rooflight to rear elevation and associated alterations.

Applicant: Mr Jones

Officer: Sue Dubberley 293817

Approved on 31/07/12 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) BH04.01A

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

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

5) BH06.02

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.

6) 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.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			4/05/2012
Existing drawings	834/01A		16/05/2012
Proposed drawings	834/02A		16/05/2012

BH2012/01426**11 Rock Street Brighton**

Replacement of existing window and doors with new double glazed softwood units at ground floor level to front. Replacement of existing tiling beneath window.

Applicant: Mr Robin Tyler

Officer: Pete Campbell 292359

Approved on 27/07/12 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 works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the proposed window and doors have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this building and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			09/05/2012
Design and access statement			09/05/2012
Supporting photograph			09/05/2012
Existing and proposed front elevation	001B		25/07/2012
Specification brochure			01/06/2012

BH2012/01476**Flat 3 128 Marine Parade Brighton**

Replacement of existing windows with timber framed sash windows to front elevation.

Applicant: Steven Griffiths

Officer: Pete Campbell 292359

Approved on 23/07/12 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 replacement windows shall match in terms of joinery details the existing windows at ground floor level.

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 replacement windows shall be painted softwood, double hung vertical sliding sashes, 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.

BH2012/01656

5 Eastern Terrace Mews Brighton

Alterations to front elevation including remodelling of front dormer roofs and installation of timber fanlights to front timber doors to replace existing.

Applicant: Dr Robert Bomont

Officer: Jonathan Puplett 292525

Approved on 06/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	32877/3		29/05/2012
Site Plan	32877/4		29/05/2012
Existing Plans And Elevations	32877/1		29/05/2012
Proposed Plans An Elevations	32877/2		29/05/2012

BH2012/01709

FLAT 2 128 Marine Parade Brighton

Installation of mastic asphalt covering to front and side elevation balcony.

Applicant: Mr Patrick Cleary

Officer: Louise Kent 292198

Approved on 08/08/12 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.

HANOVER & ELM GROVE

BH2012/00280

Land Adjacent to Bib & Tucker Pub 212 Elm Grove Brighton

Erection of new two storey 3no bed detached house.

Applicant: Bramwood Taverns Ltd

Officer: Jonathan Puplett 292525

Refused on 24/07/12 PLANNING COMMITTEE

1) UNI

The proposed development, by virtue of the design approach is considered out of context with the character of the street scene and the adjoining terrace contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan 2005.

BH2012/00959

46 Gladstone Place Brighton

Certificate of lawfulness for existing use as a 1no one bedroom flat and a 1no two bedroom maisonette.

Applicant: Mr M Mitchell

Officer: Pete Campbell 292359

Approved on 31/07/12 DELEGATED

BH2012/01331

The Bib & Tucker 212 Elm Grove Brighton

Change of use from public house (A4) to house of multiple occupation with associated alterations including loft conversion, alteration and addition to fenestration, installation of metal railings and bicycle shelters.

Applicant: Sinnons & Smith

Officer: Jonathan Puplett 292525

Approved on 07/08/12 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) BH06.03

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

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

4) UNI

All existing external architectural features including timber detailing, the lettering which spells 'YE RACEHORSE INNE' above the eaves to the front of the property, the 'BARONET' terracotta plaque to the northern chimney, all brickwork, tiling and chimneys and external timber detailing shall be retained as existing unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of the Brighton & Hove Local Plan.

5) UNI

Other than repair work consisting of the repainting of existing paintwork in a colour which exactly matches the existing, and the repainting work specified in the approved 'Window Schedule' document, no painting of the building including window frames, doors, timber work, walls and boundary walls shall take place at any time without full details of the proposed paintwork finish and colour being submitted to and approved in writing by the Local Planning Authority prior to the painting taking place.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of

the Brighton & Hove Local Plan.

6) UNI

The outdoor amenity areas and all boundary treatments and balustrades shall be carried out and completed, and these outdoor amenity spaces shall be available for use prior to the first occupation of the development hereby approved. These outdoor amenity spaces shall be retained for the use of occupiers of the property thereafter.

Reason: To ensure that a usable private outdoor amenity space is provided and to comply with policies HO5 and QD27 of the Brighton & Hove Local Plan.

7) UNI

Prior to the first occupation of the development hereby permitted a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan should address issues including anti-social behaviour, protection of the amenity of neighbouring residents, and refuse and recycling storage and collection. The approved management plan shall be brought into practice upon first occupation of the HMO and shall remain in force thereafter.

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

8) UNI

Prior to the first occupation of the development hereby approved a scheme to enhance the nature conservation interest of the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the first occupation of the development hereby approved.

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

9) UNI

Prior to the first occupation of the residential use hereby permitted the sustainability measures detailed in the 'Supporting Statement' for the application shall be implemented in full. These measures shall be retained as such thereafter.

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.

10) UNI

Other than the works specified in the approved drawings and 'Window Schedule' document, the existing windows, doors and toplights shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 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 a method statement to identify, risk assess and address the unidentified contaminants, and has obtained written approval from the Local Planning Authority. Works shall be carried out in strict accordance with the approved method statement.

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

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	974/01		02/05/2012
Block plan	974/02		02/05/2012
Proposed site plan	974/03		02/05/2012
Existing floorplans	974/04		02/05/2012
Existing elevations	974/05		02/05/2012
Proposed floor plans	974/06		02/05/2012
Proposed elevations	974/07		02/05/2012
Supporting statement			02/05/2012
Window schedule			21/05/2012

13) UNI

The new windows and doors hereby approved shall not be installed until full details including 1:20 elevations and 1:1 joinery sections, and details of type and colour of painted finish to be applied have been submitted to and approved in writing by the local planning authority. The windows and doors shall be constructed and installed in accordance with the approved details and retained as such thereafter.

Reason: In the interests of protecting the valuable contribution that the detailing of the building makes to the Elm Grove area and to comply with policy QD14 of the Brighton & Hove Local Plan.

BH2012/01490

333 Queens Park Road Brighton

Erection of a part one part two storey rear extension.

Applicant: Ms Kirkbright

Officer: Pete Campbell 292359

Refused on 19/07/12 DELEGATED

1) UNI

The proposed extension by reason of the uncomplimentary roof design and poor fenestration adversely impacts upon the appearance and character of the property and the rear of the terrace as a whole and is thereby contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/01581

23 Albion Hill Brighton

Certificate of Lawfulness for proposed loft conversion including rear dormer, side window and front rooflights.

Applicant: Mr Antony Gilbert

Officer: Chris Swain 292178

Approved on 02/08/12 DELEGATED

BH2012/01681

45 Whippingham Road Brighton

Alterations to existing rear infill extension.

Applicant: Mr Calvin Partridge

Officer: Pete Campbell 292359

Approved on 06/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Planning statement			31/05/2012
Site plan and block plan	056_PL_01		31/05/2012
Existing plans	056_PL_02		31/05/2012
Proposed plans	056_PL_03		31/05/2012
Existing and proposed rear elevations	056_PL_04_AA		12/06/2012
Existing and proposed side elevations	056_PL_05_AA		12/06/2012
Existing and proposed sections	056_PL_06_AA		12/06/2012

HOLLINGDEAN & STANMER

BH2012/01281

27 Isfield Road Brighton

Erection of single storey rear extension with rooflight and garden access.

Applicant: Mr & Mrs Oliver

Officer: Jonathan Puplett 292525

Approved on 26/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing Floorplans and Elevations	1434/1567		27/04/2012
Proposed Single Storey Rear Extension and Alterations	1434/1568B		18/07/2012

Report from: 19/07/2012 to: 08/08/2012

BH2012/01368**45 Brentwood Crescent Brighton**

Single storey rear extension with mono-pitched roof and rooflights. (retrospective)

Applicant: Mr Ian Ayres**Officer:** Pete Campbell 292359**Approved on 27/07/12 DELEGATED****1) UNI**

The development hereby permitted is in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing and original plans			14/05/2012

BH2012/01713**Bramber House University of Sussex Refectory Road Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2012/00567.

Applicant: The Southern Co-Operative**Officer:** Anthony Foster 294495**Approved on 01/08/12 DELEGATED****BH2012/01742****39 Harrington Place Brighton**

Erection of a front dormer.

Applicant: Mr R Lovett**Officer:** Pete Campbell 292359**Refused on 30/07/12 DELEGATED****1) UNI**

The proposed front dormer, by virtue of its bulk, size, positioning and inappropriate design would form an incongruous addition, which is out of character with the wider street scene and detrimental to the appearance of the building and the visual amenities enjoyed by neighbouring properties. The development is therefore contrary to policy QD14 the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

MOULSECOOMB & BEVENDEAN**BH2012/01593****102 Newick Road Brighton**

Erection of two storey side extension.

Applicant: Mr R Dave**Officer:** Anthony Foster 294495**Refused on 19/07/12 DELEGATED****1) UNI**

The proposed development, by virtue of its design, siting and height, would result in an over dominant and prominent addition, to the detriment of the character and appearance of the existing building, the pair of semi detached properties and the surrounding area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/01729

78 Plymouth Avenue Brighton

Roof extension to front and rear elevations incorporating rear gable with balcony and new window to front elevation.

Applicant: Ms C A Pringle

Officer: Liz Arnold 291709

Refused on 19/07/12 DELEGATED

1) UNI

The proposed roof extensions, as a result of their design, form, bulk and massing, would result in visually intrusive and bulky additions to the property, which are unsympathetic to the design of the existing dwelling. As such the proposed development would be of detriment to the appearance of the existing property, Plymouth Avenue and the wider area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The creation of the proposed projecting rear balcony would result in a contrived and incongruous addition to the existing property of detriment to the visual amenities of the parent property and the wider area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the design guidance contained in Supplementary Planning Guidance note SPGBH1: Roof Alterations and Extensions.

3) UNI3

The proposed rear projecting balcony, by virtue of its elevated position would represent an un-neighbouring development by virtue of resulting in loss of privacy and over-looking. The development would therefore be of detriment to the amenities of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01747

University of Brighton Village Way Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2012/00073

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 02/08/12 DELEGATED

BH2012/01829

Former Falmer High School Lucraft Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 16, 19, 23 and 26 of application BH2012/00384.

Applicant: The Community Stadium Limited

Officer: Kathryn Boggiano 292138

Split Decision on 07/08/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 6, 16, 19, 23 and 26 and subject to full compliance with the submitted details.

1) UNI

Condition 5 cannot be discharged as no details of the protective fence have been submitted, and works have already been carried out within 15 metres of the ancient woodland/Site of Nature Conservation Importance.

BH2012/01869**190 Bevendean Crescent Brighton**

Certificate of lawfulness for proposed dormer roof extensions to side elevations.

Applicant: Mr & Mrs Panteli**Officer:** Louise Kent 292198**Approved on 08/08/12 DELEGATED****QUEEN'S PARK****BH2012/00980****9 - 10 St James's Street Brighton**

Change of use from dental surgery (D1) to retail (A1) and associated alterations.

Applicant: Greggs Plc**Officer:** Wayne Nee 292132**Approved on 06/08/12 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**

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

*Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.***3) UNI**

Notwithstanding the submitted delivery plan, 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, Bank or Public Holidays.

*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.***4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Proposed block plan	RSEA/S2174/BLK		12 April 2012
Existing survey	RSEA/S2174/10		12 April 2012
Existing shopfront elevation and plan	RSEA/S2174/11		12 April 2012
Existing shopfront sections	RSEA/S2174/12		12 April 2012
Proposed shopfront sections	RSEA/S2174/20		12 April 2012
Proposed shopfront elevation	RSEA/S2174/20B		13 July 2012

5) UNI

The use hereby permitted shall not be open to customers except between the hours of 07.00 and 19.00 Monday to Saturday and between 08.00 and 17.00 on Sundays, Bank or Public Holidays.

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

BH2012/01148**50 Grand Parade Brighton**

Erection of second floor rear extension.

Applicant: Mr Nigel Enever**Officer:** Jonathan Puplett 292525**Approved on 03/08/12 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) BH06.03

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

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

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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	PL01		16/04/2012
Block Plan	PL02		16/04/2012
Existing & Proposed Elevations	PL04A		16/04/2012
Existing & Proposed Plans	PL03B		28/05/2012

BH2012/01305**Basement Flat Tremayne 21 St James's Avenue Brighton**

Alterations to windows at basement level, installation of new double doors and removal of existing single storey basement level extension at rear.

Applicant: Bayleaf Homes Ltd**Officer:** Jonathan Puplett 292525**Approved on 30/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Plans	2125/A		08/05/2012
Existing and Proposed Elevations	2125/B		08/05/2012
Location Plan			27/04/2012
Block Plan			27/04/2012

BH2012/01363

9-10 St James's Street Brighton

Internal and external alterations incorporating shop fitting works, alterations to existing shopfront, replacement and upgrading of existing air conditioning units and extraction ducting and display of 2no externally illuminated fascia signs.

Applicant: Greggs Plc

Officer: Wayne Nee 292132

Approved on 06/08/12 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 door frames and cills shall match the existing profiles in size.

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

3) UNI

Notwithstanding the approved drawings, the proposed fascia signs shall consist of painted timber panels.

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

BH2012/01365

9-10 St James's Street Brighton

Internal and external alterations incorporating shop fitting works, alterations to existing shopfront and replacement and upgrading of existing air conditioning units and extraction ducting.

Applicant: Greggs Plc

Officer: Wayne Nee 292132

Approved on 06/08/12 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

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

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

3) UNI

The new door frames and cills shall match the existing profiles in size.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed general arrangement	RSEA/S2174/01		04 May 2012
Proposed RCP and power plan	RSEA/S2174/02		04 May 2012
Proposed internal alterations	RSEA/S2174/03		04 May 2012
Details of bench seating	RSEA/S2174/04A		18 May 2012
Front door detail	RSEA/S2174/05		13 July 2012
Existing survey	RSEA/S2174/10		04 May 2012
Existing shopfront elevation and plan	RSEA/S2174/11A		18 May 2012
Existing shopfront sections	RSEA/S2174/12A		18 May 2012
Existing sections elevations and roof plan	RSEA/S2174/13		04 May 2012
Proposed shopfront elevation	RSEA/S2174/20B		13 July 2012
Proposed shopfront sections	RSEA/S2174/21A		18 May 2012
Proposed HVAC scheme	RSEA/S2174/22		04 May 2012
Proposed roof plan and rear elevation	RSEA/S2174/23B		25 June 2012

BH2012/01442

86 Queens Park Road Brighton

Conversion of lower ground floor of existing house to form 1no one bedroom flat including external alterations to rear.

Applicant: Mr Simon Webb

Officer: Wayne Nee 292132

Approved on 20/07/12 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) BH06.03

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

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

3) UNI

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

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

4) UNI

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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed conversion	437/01		09 May 2012
Existing layout	437/02		09 May 2012

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new flat 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.

BH2012/01449

56-58 St James's Street Brighton

Change of use of part of ground floor from retail and café (A1/A3) to professional services (A2) and revised fenestration to North elevation (part-retrospective).

Applicant: Welstead Properties PLC

Officer: Jonathan Puplett 292525

Approved on 07/08/12 DELEGATED

1) 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.

2) BH06.03

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

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

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.00 and 22.00 on Mondays to Fridays and 09.00 and 20.00 on

Saturdays and Sundays.

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 development hereby approved shall not be occupied until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste has been / will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

5) UNI

The development hereby permitted shall not be occupied 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 approved measures shall be carried out in full prior to the first occupation of the development hereby approved and shall be retained as such thereafter.

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.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan & Block Plan	P-207-20		11/05/2012
Existing Ground Floor Plan	P-207-21		11/05/2012
Proposed Ground Floor Plan	P-207-22		03/08/2012
Existing & Proposed Elevations	P-207-23		11/05/2012

BH2012/01483

114 Albion Hill Brighton

Loft conversion creating a 2no bed maisonette incorporating 2no rooflights and installation of new window to side elevation.

Applicant: Ralph Fox

Officer: Aidan Thatcher 292265

Approved on 25/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			31.05.12
Existing and Proposed Details	2192/12/01 B		31.05.12
Proposed side elevation , sections and existing elevations	2192/12/02C		31.05.12

BH2012/01619

2 St Johns Place Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Ms Tyna Mcloughlan

Officer: Pete Campbell 292359

Approved on 23/07/12 DELEGATED

BH2012/01658

Telephone Exchange Freshfield Road Brighton

Installation of a pressed metal acoustic louve replacing existing glazed panel to east and west elevations.

Applicant: British Telecom

Officer: Chris Swain 292178

Approved on 06/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	SCA/1251/01		30 May 2012
Block Plan	SCA/1251/02		30 May 2012
Existing plan and elevations	SCA/1251/03		30 May 2012
Proposed plan and elevations	SCA/1251/04		11 June 2012

3) UNI

The hereby approved, metal louvres shall be finished in silver (RAL 9006) as specified in the application form and retained as such thereafter.

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

BH2012/01791

65 St James's Street Brighton

Installation of 3no new windows to East elevation.

Applicant: Original Pub Holdings

Officer: Aidan Thatcher 292265

Approved on 08/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location and Block Plan			12.06.12
Existing and proposed plans and elevations	01		12.06.12
Existing and proposed elevations and sections	02		12.06.12
Large Scale Window Details	03		12.06.12
Large Scale Window Details	04		12.06.12

BH2012/01817

15 Upper Rock Gardens Brighton

Erection of 1no two storey one bed house to side/rear of 15 Upper Rock Gardens Brighton.

Applicant: David Beckley

Officer: Wayne Nee 292132

Refused on 08/08/12 DELEGATED

1) UNI

Having regard to the lower window levels, the smaller storey heights and the overall height, the proposed extension to form a new dwelling would not respect the form and detail of the existing building. The position of the proposed front entrance close to the entrance portico of the existing portico would further add to the uncomfortable relationship between the existing building and the proposed dwelling. The proposal results in a negative impact on the character and appearance of the listed building. The scheme is therefore considered contrary to policy HE1 of the Brighton & Hove Local Plan.

ROTTINGDEAN COASTAL

BH2011/00212

62 Tumulus Road Saltdean Brighton

Certificate of Lawfulness for the proposed formation of rooms in roof with rear gable & side dormer.

Applicant: Mr Keith Bowles

Officer: Louise Kent 292198

Approved on 07/08/12 DELEGATED

BH2012/01012

43 - 51 Arundel Road Brighton

Erection of a single storey front extension.

Applicant: Lidl UK GmbH

Officer: Jonathan Puplett 292525

Approved on 27/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed Site Layout Plan	3253 (90) 02		03/04/2012
Existing Site Plan	3253PL(90)101		02/05/2012
Existing Store Plan	3253PL(99)101		02/05/2012
Proposed Site Plan	3253(90)102		02/05/2012
Existing Elevations	3253PL(99)102		02/05/2012
Proposed Site Plan	3253PL(99)103		02/05/2012
Proposed Elevations	3253PL(99)104		02/05/2012

BH2012/01036

44 Nevill Road Rottingdean Brighton

Erection of side extension and extensions to roof, incorporating raising the roof ridge to accommodate lift shaft and additional living accommodation and increasing front gable size. Addition of solar panels, rooflights and cedar roof.

Applicant: Mr Harold De Souza

Officer: Jonathan Puplett 292525

Refused on 20/07/12 DELEGATED

1) UNI

The proposed rear roof level extensions would result in non-traditional forms and an excessively bulky appearance. These additions would harm the character of the dwelling contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1 'Roof Alterations and Extensions'.

BH2012/01068

54A Nevill Road Rottingdean Brighton

Certificate of lawfulness for the existing use as a single dwelling.

Applicant: Mr Bob Middleton

Officer: Louise Kent 292198

Approved on 08/08/12 DELEGATED

BH2012/01294

Willowrose Ovingdean Road Brighton

Erection of two storey rear extension and single storey rear extension incorporating 3 new dormers, balcony and revised fenestration and new doors.

Applicant: Mr Julian Haslam

Officer: Jonathan Puplett 292525

Refused on 26/07/12 DELEGATED

1) UNI

The proposed extensions would have an overbearing and enclosing impact upon occupiers of 'Grange Meadows' the adjoining residential property to the north of the application site. Furthermore, a proposed first floor side facing bedroom window would provide views towards the rear garden and rear windows of this neighbouring property which would result in a loss of privacy. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed single storey extension would add to the disjointed appearance of the rear of the dwelling and is considered to be of an excessive depth and

inappropriate roof form. This extension would appear as an unsympathetic addition which fails to satisfactorily integrate with the main dwelling. The proposed development is therefore contrary to QD14 of the Brighton & Hove local plan.

BH2012/01334

11 Dean Court Road Rottingdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating new dormers and rooflights to the side and erection of a single storey ground floor rear extension.

Applicant: Sussex Transformations Ltd

Officer: Chris Swain 292178

Refused on 31/07/12 DELEGATED

1) UNI

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

BH2012/01372

22 Coombe Rise Saltdean Brighton

Erection of single storey rear extension and revised door and fenestration at rear.

Applicant: Peter Bishop

Officer: Jonathan Puplett 292525

Approved on 30/07/12 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 or door shall be constructed to the western side elevation of the extension hereby approved without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of no. 20 Coombe Rise and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	001		03/05/2012
Location Plan and Block Plan	003		03/05/2012
Proposed Plan and Elevations	002A		25/07/2012

BH2012/01373

34 Lustrells Vale Saltdean Brighton

Erection of two storey rear extension and single storey rear extension.

Applicant: Ian Still

Officer: Liz Arnold 291709

Refused on 26/07/12 DELEGATED

1) UNI

The proposed extension, by virtue of its design, size and massing would result in a visually intrusive and bulky addition to the rear of the property which is unsympathetic to the design of the existing modest chalet bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2012/01405

41 Chailey Avenue Rottingdean Brighton

Removal of existing conservatory to facilitate erection of ground and first floor rear extension. Alterations to fenestration at rear.

Applicant: Mr G Edmunds

Officer: Jonathan Puplett 292525

Refused on 31/07/12 DELEGATED

1) UNI

The proposed extension would result in a two storey projection across the entire rear elevation of the building; the proposed extension also has a large flat roof section which would appear as a non-traditional roof form out of keeping with the character of the dwelling. It is considered that the proposed addition would fail to integrate successfully with the existing dwelling, the visual primacy of the main building would be significantly reduced and the character and appearance of the property would be harmed, contrary to policies QD14 of the Brighton & Hove Local Plan. Due to the corner site location of the dwelling, and the sloping nature of Steyning Avenue alongside the application site, the rear of the dwelling forms a prominent part of the street scene and therefore the proposed rear addition would also harm the character and appearance of the area surrounding the site, again contrary to policy QD14.

BH2012/01477

46 Westfield Avenue South Saltdean Brighton

Erection of single storey side extension and alterations to existing fenestration.

Applicant: Neale Austin

Officer: Jonathan Puplett 292525

Refused on 31/07/12 DELEGATED

1) UNI

The proposed extension would appear as an overly prominent and unsympathetic addition to the main building, and would appear as an incongruous feature in the street scene. The character and appearance of the property and the surrounding area would be harmed, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/01594

45 Ainsworth Avenue Brighton

Erection of single storey extension to rear of existing garage.

Applicant: Mr Gordon Carter & Mrs Wendy Carter

Officer: Wayne Nee 292132

Approved on 19/07/12 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 study/games room in the garage extension hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the single dwellinghouse and not as a separate residential unit or for any other purpose.

Reason: In order to protect the amenities of adjacent properties and in accordance with policies QD2 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	11086-02		24 May 2012
Block plan	11086-03		24 May 2012
Existing and proposed	11086-11		24 May 2012

BH2012/01625

34 Roedean Crescent Brighton

Non Material Amendment to BH2011/03501 to the omission of additional crossover.

Applicant: Mr Damian Sablon

Officer: Jonathan Puplett 292525

Approved on 30/07/12 DELEGATED

BH2012/01642

18 Lenham Road West Brighton

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

Applicant: Philip Smith

Officer: Anthony Foster 294495

Approved on 30/07/12 DELEGATED

1) UNI

The screen hereby approved shall be erected within 3 months of the date of this permission and be retained as such thereafter.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Terrace Plans	10307-06A		28 May 2012
Elevations as Existing and as Proposed	10307-07A		28 May 2012
Site Location Plan	04,01		8 June 2012
Block Plan	05,01		8 June 2012

BH2012/01739

2 Arundel Drive East Saltdean Brighton

Erection of a two storey pitched roof side extension and a single storey pitched roof rear extension.

Applicant: Mr Phil Payne

Officer: Wayne Nee 292132

Refused on 01/08/12 DELEGATED

1) UNI

The proposed two storey side extension, by virtue of its width taking the property close to the site boundary as well as the lack of set back on the front elevation, would form a prominent addition that would visually compete with the original form of the dwelling. The continuation of the roof ridge and the addition of a ground floor bay window would over dominate the existing features of the dwelling, which would in turn detract from the character and appearance of the street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/01740

5 Coombe Vale Saltdean Brighton

Demolition of existing garage and erection of side extension incorporating roof extension over to match existing roof and alterations to existing entrance porch.

Applicant: Mr Joe Gladwell

Officer: Wayne Nee 292132

Approved on 02/08/12 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

Unless otherwise agreed in writing, 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed	427/01A		07 June 2012
Existing	427/02A		07 June 2012

BH2012/01779

51 Roedean Crescent Brighton

Construction of new vehicular crossover and associated works.

Applicant: Warren Mann

Officer: Wayne Nee 292132

Approved on 01/08/12 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) BH05.10

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

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

3) UNI

Unless otherwise agreed in writing, no development shall take place until a programme of archaeological work has been implemented, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved by the Local Planning Authority in writing. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded, 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed			07 June 2012
Block plan			07 June 2012

BH2012/01793**88 Dean Court Road Rottingdean Brighton**

Erection of a single storey side and front extension. Roof extension to facilitate enlargement of existing loft conversion.

Applicant: Mr Lawrence

Officer: Liz Arnold 291709

Approved on 30/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing Site and Location Plan	LH12-067-100	Rev. A	21st June 2012
Existing Plans	LH12-067-101	Rev. A	12th June 2012
Existing Elevations	LH12-067-102	Rev. A	12th June 2012
Existing Roof Plan	LH12-067-103		12th June 2012
Proposed Plans	LH12-067-201	Rev. A	12th June 2012
Proposed Roof Plan	LH12-067-202	Rev. A	12th June 2012
Proposed Elevations	LH12-067-203	Rev. A	12th June 2012

BH2012/01832**55 Meadow Close Rottingdean Brighton**

Erection of roof extension incorporating dormer to front and rooflights to side and rear and external alterations.

Applicant: Ms Penny Lester & Jon Keens

Officer: Robin K Hodgetts 292366

Refused on 03/08/12 DELEGATED

1) UNI

The proposed hip to gable end side roof alteration would create a visual imbalance to one half of the semi-detached pair of properties, and therefore be of detriment to the character and appearance of the pair of semi-detached properties and the Meadow Close street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

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

BH2012/01894

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

Approved on 27/07/12 DELEGATED

WOODINGDEAN

BH2012/01721

98 Downs Valley Road Brighton

Removal of existing conservatory and erection of part single, part two storey rear extension incorporating 2no velux windows and 1no rooflight.

Applicant: Mr & Mrs Hunter

Officer: Robin K Hodgetts 292366

Refused on 07/08/12 DELEGATED

1) UNI

The proposed extension by reason of its scale, roof arrangement and design would result in a development having an adverse visual impact on the appearance and existing character of the property. The proposal is therefore contrary to policy QD14.

BH2012/01859

Phase 5 Woodingdean Business Park Sea View Way Brighton

Application for Approval of Details Reserved by Condition 34 of application BH2011/02290

Applicant: St Modwen Developments

Officer: Aidan Thatcher 292265

Approved on 06/08/12 DELEGATED

BRUNSWICK AND ADELAIDE

BH2012/01509

Flat 3 2-3 Palmeira Square Hove

Internal alterations to layout of flat including raised platform and removal of internal wall. Replacement of existing timber window to East elevation.

Applicant: Mr & Mrs Hayes

Officer: Robert McNicol 292322

Approved on 25/07/12 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.

BH2012/01510

Flat 3 2-3 Palmeira Square Hove

Replacement of existing timber window to East elevation.

Applicant: Mr & Mrs Hayes

Officer: Robert McNicol 292322

Approved on 25/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location plan	100		17 May 2012
Existing plans	111		17 May 2012
Proposed plan	112		17 May 2012
Existing and proposed sections (A & B)	113		17 May 2012
Existing and proposed sections (C & D)	114		17 May 2012
Existing elevation	120		17 May 2012
Proposed elevation	121		17 May 2012
Proposed window sections (A & B)	125		17 May 2012
Proposed window sections (D, E & F)	126		17 May 2012

BH2012/01541

Flat 2 93 Lansdowne Place Hove

Application for Approval of Details Reserved by Condition 4 of application BH2012/00825.

Applicant: Miss Emily Jenkins

Officer: Mark Thomas 292336

Refused on 23/07/12 DELEGATED

1) UNI

The details of the door submitted pursuant of condition 4 are inappropriate to the character and historical significance of the Grade II listed building.

BH2012/01695

100 Western Road Hove

Display of non-illuminated fascia sign.

Applicant: Ackers Chemist Ltd

Officer: Mark Thomas 292336

Approved on 27/07/12 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.

BH2012/01810

Flat 4 31 Adelaide Crescent Hove

Internal alterations to layout of flat. (Part retrospective)

Applicant: Mr Mony Hoque

Officer: Robert McNicol 292322

Approved on 08/08/12 DELEGATED

1) UNI

The works in this application shall be undertaken within six months of the date of the permission notice unless otherwise agreed in writing by the Local Planning Authority.

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

CENTRAL HOVE

BH2012/01254

Basement 181 Church Road Hove

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2011/00480.

Applicant: K C & J C Patel

Officer: Mark Thomas 292336

Split Decision on 31/07/12 DELEGATED

1) UNI

APPROVE the details pursuant to condition 5 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 6 are NOT APPROVED for the reason(s) set out

in section 11.

2) UNI2

The site contamination study submitted in relation to condition 6 is insufficiently detailed and as such is not considered to represent a robust assessment.

BH2012/01618

22 Belfast Street Hove

Certificate of lawfulness for proposed roof addition.

Applicant: Mr John Gambier

Officer: Mark Thomas 292336

Approved on 31/07/12 DELEGATED

BH2012/01647

Flat 5 4 Medina Terrace Hove

Internal and external alterations including lowering of terrace floor, replacement of existing UPVC windows and doors with aluminium doors to front elevation, removal and rebuilding of internal partition wall and opening up of eave space incorporating rooflight to rear to provide new bathroom, study and storage area.

Applicant: Ms Ann Rosenhagen

Officer: Mark Thomas 292336

Approved on 24/07/12 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) BH13.10A

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.

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

3) UNI

Before development commences, details of the drainage of the roof terrace shall be submitted to and approved by the local planning authority in writing and the works shall be carried out and completed fully in accordance with those details. No new additional outlets shall be formed through the front wall or new pipework shall be added to the front wall.

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

4) UNI

Any additional structural strengthening works to the floor of the balcony and dormer extension shall be carried out within the thickness of the floor and shall not intrude on the room below.

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 enlargement of the front dormer face and cheeks resulting from the lowering of the terrace/balcony floor shall incorporate cladding in natural slate to match the existing.

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

6) UNI

Notwithstanding the submitted information, before development commences, details of the proposed material to be used for the balcony/terrace floor shall be

submitted to and approved in writing by the Local Planning Authority. The works shall be carried out fully in accordance with the approved details and thereafter permanently retained as such.

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.

BH2012/01715

St Andrews C of E School Belfast Street Hove

Erection of single storey portable classroom and creation of new playground area.

Applicant: The Governors

Officer: Jason Hawkes 292153

Approved on 02/08/12 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 classroom hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 31 January 2016 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: The building hereby approved is not considered suitable as a permanent form of development to safeguard the visual amenity of the school and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plans	1238-P-01-P1		6th June 2012
Existing Floor Plans	1238-P-02-P1		6th June 2012
Proposed Floor Plan	1238-P-03-P1		6th June 2012
Classroom Unit Elevations	1238-P-04-P1		6th June 2012
Existing Playground Area	1238-P-05-P1		6th June 2012
Proposed Playground Area	1238-P-06-P1		6th June 2012

BH2012/01760

28 Medina Villas Hove

Resurfacing of gravel driveway with permeable block paving.

Applicant: Pepper Fox Ltd

Officer: Mark Thomas 292336

Refused on 31/07/12 DELEGATED

1) UNI

Policy HE6 of the Brighton & Hove Local Plan states that proposals within or affecting the setting of conservation areas should preserve or enhance the character and appearance of the area, should show a consistently high standard of design and use building materials and finishes which are sympathetic to the area. The proposed paving by virtue of its colour, finish and texture would sit uncomfortable alongside an existing terracotta pathway. The visual contrast would make the proposed paving appear incongruous, and would be detrimental to the character and appearance of the recipient property and the wider

Cliftonville conservation area. For the reasons outlined the proposal would be contrary to the above policy.

GOLDSMID

BH2012/01465

Flat 4 23 Nizells Avenue Hove

Replacement of existing window at south elevation with UPVC patio doors, incorporating creation of balcony.

Applicant: Mrs Linda Zeitlin

Officer: Robert McNicol 292322

Refused on 20/07/12 DELEGATED

1) UNI

The proposed front balcony is considered to overly dominate the roof of the recipient property and to have a plan and design that does not relate well to the bay window below. The proposal is therefore not considered to be well designed in relation to the recipient property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/01475

St Mary & St Abram Church Davigdor Road and 18a and 18b Nizells Avenue Hove

Erection of a single storey link extension at basement level connecting the church to 18a and 18b Nizells Avenue.

Applicant: Mr Gamal Khalil

Officer: Steven Lewis 290480

Refused on 01/08/12 DELEGATED

1) UNI

The extension by reason of its scale, siting, site coverage and detailing is considered poorly designed, it would not relate well to its host building and would thereby harm the character, appearance and visual amenity of the area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The extension by reason of its scale and footprint would have a domineering and un-neighbourly impact upon the outlook of the adjoining residential occupiers contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01546

2 Montefiore Road Hove

Display of 3no internally and halo illuminated fascia signs and 1no internally illuminated sign.

Applicant: Spire Healthcare

Officer: Jason Hawkes 292153

Approved on 23/07/12 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.

BH2012/01592

Old Shoreham Road Hove

Display of 8no. PVC lamppost banners between junction of Leighton Road and Hove Park Gardens positioned on Old Shoreham Road.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Refused on 30/07/12 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Supplementary Planning Document 7 on Advertisements states that lamppost signs will only be permitted for city wide events and should not be located in a residential area. The proposed signs would be a visual imposing presence on the street resulting in street clutter to the detriment of the visual amenity of the area. The signs are also within a residential area and are not for a city wide event. The scheme is therefore contrary to the abovementioned policy and guidance.

BH2012/01597

Flat 3 24 Wilbury Gardens Hove

Replacement of 3no existing windows to front and rear elevations. Front and rear dormer windows to be replaced with white UPVC windows. Front window to be replaced with wooden casement windows.

Applicant: Mr Jonathan Carter

Officer: Robert McNicol 292322

Refused on 03/08/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for alterations to existing buildings will only be granted if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area and uses materials sympathetic to the parent building. By virtue of having excessively thick frames, an inappropriate opening pattern and not replicating the segmental top rail of the original window design, the proposed gable end window is considered to have a detrimental impact on the design and character of the recipient property and the surrounding area. By virtue of having inappropriately thick window frames, an asymmetric opening pattern and UPVC frames, the proposed front dormer window is considered to have a design and construction material that does not complement the recipient property and is detrimental to the character of the surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/01623

46 Newtown Road Hove

Erection of single storey rear extension and loft conversion incorporating dormer to front roofslope.

Applicant: Simon Howe

Officer: Mark Thomas 292336

Refused on 03/08/12 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, adjoining properties and to the surrounding area. Further guidance is contained within Supplementary Planning Guidance note BH1- roof extensions and alterations. The proposed dormer window is unduly bulky and represents an incongruous addition in a prominent location and an overdevelopment of the front roofslope. The rear extension would be unduly large, particularly in relation to its excessive projection, and would constitute an overextension of the recipient property which would result in a cluttered appearance to the rear elevation. The proposed development would be contrary to the above policy and guidance.

BH2012/01655

Brecon Court Selborne Place Hove

Replacement of timber windows with UPVC double glazed windows.

Applicant: Fendall Properties Ltd

Officer: Steven Lewis 290480

Approved on 07/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	32878/1		29/05/2012
Site Plan	32878/2		29/05/2012
Front Elevation (East) - Existing and Proposed	32878/7		13/06/2012
Side (South) Elevation - Existing and Proposed	32878/9		13/06/2012
Rear (West) Elevation - Existing and Proposed	32878/8A		15/06/2012
Side (North) Elevation - Existing and Proposed	32878/10		13/06/2012
Window Technical Specification			13/06/2012

BH2012/01660

19 Wilbury Avenue Hove

Erection of replacement conservatory.

Applicant: Mr Jon Turner

Officer: Robert McNicol 292322

Approved on 31/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Block & site location plans	TA572/01B		30 May 2012
Existing ground/first floor plans	TA572/02A		30 May 2012
Existing elevations	TA572/03C		30 May 2012
Existing section	TA572/04B		30 May 2012
Proposed ground/ first floor plans	TA572/10C		30 May 2012
Proposed elevations	TA572/11C		30 May 2012
Proposed sections	TA572/12C		30 May 2012
Proposed sections	TA572/13		30 May 2012

BH2012/01693**Flat 9 8 Eaton Gardens Hove**

Application to extend time limit for implementation of previous approval BH2008/03678 for erection of new balcony and double doors to first floor flat bay window.

Applicant: Mr Paul Davies

Officer: Guy Everest 293334

Approved on 20/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Ordnance Plan 1-1250			24/11/2008
Location Plan	3030 01		24/11/2008
Existing First Floor Plan	3030 02		24/11/2008
Existing South Elevation	3030 03		24/11/2008
Proposed First Floor Plan	3030 04		24/11/2008
Side Elevations	3030 06		24/11/2008
Proposed South Elevation	3030 05		04/12/2008
Balcony Details	3030 07A		04/12/2008

BH2012/02174**47 Montefiore Road Hove**

Application for Approval of Details Reserved by Conditions 4, 5, 7a and 7b of application BH2011/00161.

Applicant: Mr D Payne

Officer: Steven Lewis 290480

Approved on 03/08/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4, 5 & 7 and subject to full compliance with the submitted details.

Informatives:

This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Eco Home Report			13/07/2012
Eco Homes - Additional Information	10/07/2012A		13/07/2012
Elevations and Floor Plans - Boundaries	12396-06		13/07/2012

HANGLETON & KNOLL

BH2012/01494

38 Elm Drive Hove

Erection of single storey rear and side extension and new single garage to side of property.

Applicant: Mr & Mrs T Wright

Officer: Jason Hawkes 292153

Approved on 19/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed side extension to form new garage / utility room	Drawing 1		28th June 2012
Proposed side extension to form new garage / utility room	Drawing 2		28th June 2012

BH2012/01496

36 Elm Drive Hove

Erection of single storey side extension to form new garage and utility room.

Applicant: Mr & Mrs F Hamilton

Officer: Jason Hawkes 292153

Approved on 19/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Proposed rear extension and side extension to form new garage / utility room	Drawing 1		28th June 2012
Proposed rear extension and side extension to form new garage / utility room	Drawing 2		28th June 2012

BH2012/01516

110 Elm Drive Hove

Demolition of existing conservatory and erection of single storey extensions to rear and to front entrance porch.

Applicant: Mr Andy Marcou

Officer: Robert McNicol 292322

Refused on 25/07/12 DELEGATED

1) UNI

By virtue of its depth and height, and due to being constructed of a solid, opaque material, the proposed rear extension will have a significantly detrimental impact on the outlook from the adjoining ground floor window, cause an unacceptable amount of overshadowing to the window and lead to a sense of enclosure for the residents, thereby causing a loss of amenity to the neighbouring residents. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of its height, width and rectilinear design, the proposed front porch will be a boxy, bulky and unattractive addition to the recipient property. Furthermore, by virtue of disrupting the rhythm and regularity of the appearance of the recipient terrace, and by virtue of removing the attractive door canopy, the porch will have a detrimental impact on the appearance and character of the terrace and wider street scene. For these reasons the porch is of poor design in relation to the recipient property and the surrounding area and is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/01640

90 Holmes Avenue Hove

Erection of single storey rear and side extension.

Applicant: Mr M Sadig

Officer: Helen Hobbs 293335

Refused on 23/07/12 DELEGATED

1) UNI

The proposed extensions, by reason of their design, height and siting have an awkward and incongruous relationship to the existing property, which would significantly harm the character and appearance of the property. As such the proposal would be contrary policy QD14 of the Brighton & Hove Local Plan which seeks, amongst other criteria, to ensure extensions are well designed and sited and detailed in relation to the property to be extended.

2) UNI2

The proposed rear extension, due to its size and siting would have a significantly overbearing impact upon the neighbouring property, No. 88 Holmes Avenue and as such is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01649

155 Elm Drive Hove

Erection of conservatory to rear.

Applicant: Graham Maides

Officer: Mark Thomas 292336

Refused on 03/08/12 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, adjoining properties and to the surrounding area. The proposed conservatory in combination with the existing rear extension by virtue of the excessive scale, bulk and protrusion represents an uncharacteristic and incongruous enlargement which would significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed conservatory, by virtue of its height, positioning, projection and proximity to the shared boundary with no. 157 Elm Drive, would represent an overbearing impact for the occupiers of this neighbouring property resulting in an increased sense of enclosure. The proposal is therefore contrary to the above policy.

BH2012/02113

27 Maytree Walk Hove

Certificate of lawfulness for a loft conversion incorporating rear dormer and ground floor single storey rear extension.

Applicant: Mr Alex Monney

Officer: Adrian Smith 290478

Approved on 06/08/12 DELEGATED

NORTH PORTSLADE

BH2012/01777

365 Mile Oak Road Portslade

Demolition of existing conservatory and erection of a single storey rear extension with flat roof incorporating 2no rooflights.

Applicant: Mr G Beadle & Miss C Tripp

Officer: Helen Hobbs 293335

Approved on 03/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan			12th June 2012
Existing and proposed plans, sections and elevations			12th June 2012

SOUTH PORTSLADE

BH2012/01445

13 Shelldale Avenue Portslade

Erection of single storey rear extension and construction of access ramp to front of property.

Applicant: Mr & Mrs L Henry

Officer: Robert McNicol 292322

Approved on 31/07/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Existing and proposed ground floor plans	mm/01/Shell134		27 July 2012
Existing and proposed elevations	mm/02/Shell13		27 July 2012

BH2012/01543

Alma Cottage South Street Portslade

Application for Approval of Details Reserved by Conditions 4, 5, 7, 8 and 9 of application BH2011/00285

Applicant: Mr & Mrs Watts

Officer: Mark Thomas 292336

Approved on 31/07/12 DELEGATED

1) UNI

The flint sample made available for inspection is not of appropriate construction for the flint wall subject to condition 8. The flint within the wall should have closer spaced flints. They should have a more pronounced strike and more pronounced coursing. The mortar between bricks should match the mortar of the flint work. That to the flint work should be brushed back to expose more of the aggregate.

BH2012/01550

21A - 21B Station Road Portslade

Erection of 3 additional storeys above existing retail unit at ground floor to form 2no one bed flats and 2no two bed maisonettes incorporating roof terraces to front and rear at first and third floors and juliet balconies to front elevation at first and second floors. Retention of retail space at ground floor and new shopfront.

Applicant: Mr David Perry

Officer: Jason Hawkes 292153

Approved on 19/07/12 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) BH02.06

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

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

3) BH02.07

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.

4) BH03.02

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

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

5) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 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.

6) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post

Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

Prior to development commencing, a written scheme shall be submitted for approval to the local planning authority which indicates how and where ventilation will be provided to the approved flats including specifics of where the clean air is drawn from and that sufficient acoustic protection is built into the system to protect end users of the development. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such thereafter.

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

8) UNI

Notwithstanding the submitted details, no development shall commence until further details have been submitted to and approved in writing to the Local Planning Authority which indicate that the approved flats will be compliant with Lifetime Homes standards. The scheme shall be implemented in accordance with the agreed details and

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

9) UNI

Unless otherwise agreed in writing, the glazing installed into all facades shall meet the requirements laid down in the Acoustic report provided by EAS Limited dated May 2012 (Revised July 2012), reference: FSL/1/Noise.

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

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing block & site locations plans	TA608/01		22/05/2012
Existing front elevation	TA608/03		22/05/2012
Existing section AA	TA608/04		22/05/2012
Existing rear elevation	TA608/05		22/05/2012
Existing section BB	TA608/06		22/05/2012
Proposed ground floor plan	TA608/10A		22/05/2012
Proposed first floor plan	TA608/11A		22/05/2012
Proposed second floor plan	TA608/12A		22/05/2012
Proposed third floor plan	TA608/13A		22/05/2012
Proposed front elevation	TA608/14B		22/05/2012
Proposed side elevation	TA608/15B		22/05/2012
Proposed rear elevation	TA608/16B		22/05/2012

11) UNI

Unless otherwise agreed in writing, the obscure glazed windows to the second floor rear elevation and the Trellis screening for the first floor rear balconies as indicated on drawing TA608/16B, 12A & 15B shall be implemented strictly in accordance with the approved details and thereafter retained as such.

Reason: In the interest of the amenity of the future occupiers of the flats property and in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01651

33 Gardener Street Portslade

Erection of a two storey rear extension.

Applicant: Mr Stephen Lowe

Officer: Steven Lewis 290480

Approved on 03/08/12 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 listed below.

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

Plan Type	Reference	Version	Date Received
Location Plan	Page 1		29/05/2012
Site Plan	Page 2		29/05/2012
Block Plan	Page 3		29/05/2012
Front and Rear Existing and proposed Elevations	Page 4R		29/05/2012
Side Elevation - Now and Proposed	Page 5R		29/05/2012
Ground Floor Plan - Now and Proposed	Page 6R		29/05/2012
First floor Plan - Now and Proposed	Page 7R		29/05/2012

HOVE PARK

BH2012/01182

Goldstone Retail Park Newtown Road Hove

Erection of freestanding retail terrace to include 1no single storey retail unit (A1) and 1no single storey coffee shop (A3), incorporating external seating area and alterations to car park.

Applicant: Scottish Widows Investment Partnership

Officer: Guy Everest 293334

Approved on 08/08/12 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 hereby approved northernmost unit, as indicated on drawing no. 782-03 Rev A, shall only be occupied by Carphone Warehouse unless prior planning permission is obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent occupant of the premises in the interests of protecting the vitality and viability of existing shopping centres and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

3) UNI

The hereby approved southernmost unit, as indicated on drawing no. 782-03 Rev A, shall only be used within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) unless prior planning permission is obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area, protecting the vitality and viability of existing shopping centres, and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

4) UNI

The premises, as indicated on drawing no. 782-03 Rev A, shall not be open for customer trading except between the hours of 09:00 to 20:00 Monday Friday; 09:00 to 18:00 on Saturdays; and 11:00 to 17:00 on Sundays and Bank Holidays.

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

5) UNI

Deliveries of goods to and collection of goods / refuse from the site shall not take place other than between the hours of 08:00 and 18:00 on Mondays to Fridays and the hours of 09:00 and 12:00 on Saturdays. There shall be no such deliveries or collections on Sundays or Public Holidays.

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

6) 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.

7) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to

and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

8) UNI

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

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

9) UNI

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

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

10) 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 (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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

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

12) UNI

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

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

13) 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.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the 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 development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) UNI

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

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

16) UNI

The use of the development hereby permitted shall not commence until the parking spaces have been marked out in accordance with drawing no. 782-03 Rev A and thereafter the parking spaces shall not be used other than for the parking of vehicles.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR7 and TR18 of the Brighton & Hove Local Plan.

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	02880035/1		13/04/2012
Location Plan	782-01		13/04/2012
Proposed Site Plan	782-02A		13/04/2012
Proposed Car Park Retail Outlets	782-03A		13/04/2012
Proposed Elevations	782/04		13/04/2012

BH2012/01402

15 Hove Park Road Hove

Certificate of lawfulness for a proposed single storey rear extension, loft conversion incorporating hip to gable roof extension, front and rear rooflights, rear dormer with juliet balcony and alterations to front elevation. Installation of porous hardstanding.

Applicant: Miss Melanie Levy

Officer: Mark Thomas 292336

Approved on 24/07/12 DELEGATED

BH2012/01525

109 Shirley Drive Hove

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2007/00191

Applicant: Mr Alex Sherwood

Officer: Jason Hawkes 292153

Approved on 24/07/12 DELEGATED

BH2012/01592

Old Shoreham Road Hove

Display of 8no. PVC lamppost banners between junction of Leighton Road and Hove Park Gardens positioned on Old Shoreham Road.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Refused on 30/07/12 DELEGATED

1) UNI

Policy QD12 of the Brighton & Hove Local Plan states that sensitively designed and located signs which contribute to the visual amenity of the area will be permitted, signs which are detrimental to visual amenity will not be allowed. Supplementary Planning Document 7 on Advertisements states that lamppost signs will only be permitted for city wide events and should not be located in a residential area. The proposed signs would be a visual imposing presence on the street resulting in street clutter to the detriment of the visual amenity of the area. The signs are also within a residential area and are not for a city wide event. The scheme is therefore contrary to the abovementioned policy and guidance.

BH2012/01781

4 Nevill Close Hove

Erection of a single storey side and rear extension.

Applicant: Ross Webb

Officer: Mark Thomas 292336

Refused on 02/08/12 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, adjoining properties and to the surrounding area. The proposed extension by virtue of its excessive scale, bulk and protrusion represents an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property. The proposal is therefore contrary to the above policy.

BH2012/02136

13 Leighton Road Hove

Application for Approval of Details Reserved by Condition 4 of application BH2012/00272

Applicant: Ms Helen Dewhurst

Officer: Steven Lewis 290480

Approved on 30/07/12 DELEGATED

BH2012/02224

16 Tongdean Road Hove

Application for Approval of Details Reserved by Condition 13 of application BH2011/01954.

Applicant: Mr K Ives

Officer: Christopher Wright 292097

Approved on 02/08/12 DELEGATED

WISH

BH2012/01659

7 Tandridge Road Hove

Demolition of existing bungalow and erection of a new chalet bungalow.

Applicant: Mr Chris Collins

Officer: Helen Hobbs 293335

Approved on 07/08/12 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 colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3) 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 shall be carried out without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

5) UNI

Access to the flat roof over the rear ground floor of the building 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.

6) UNI

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

- (a) evidence that the development is registered with 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.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 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.

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location & Block plan	AL-100		30th May 2012
Existing Plans	AL-101		30th May 2012
Existing elevations	AL-102		30th May 2012
Proposed site layout	AL-103		30th May 2012
Proposed Plans	AL-104		1st August 2012
Proposed Elevation	AL-105		1st August 2012
Street Elevation	AL-106		30th May 2012

10) 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.

BH2012/01668

9 Tandridge Road Hove

Installation of 10no solar panels to the southern roof plane.

Applicant: Mr Andrew Vary

Officer: Helen Hobbs 293335

Approved on 27/07/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plans	AL-100		30th May 2012
Existing elevations	AL-102		30th May 2012
Existing and proposed roof plans	AL-101		30th May 2012
Proposed elevations	AL-103		30th May 2012

BH2012/01722

16 Norman Road Hove

Replacement of existing single storey flat roofed rear extension with a single storey pitched roof extension. Replacement of existing dormers and installation of rooflights. Removal of existing chimney to the rear and changes to existing fenestrations.

Applicant: Mr Ben Smith

Officer: Christopher Wright 292097

Approved on 02/08/12 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 triangular shaped glazing units on each side elevation of the rear dormer roof extension hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plans	12/100/LOC		7 June 2012
Proposed Ground & First Floor Plans	12/100/SK1 a		7 June 2012
Proposed Second Floor & Roof Plans	12/100/SK2 a		7 June 2012
Proposed Elevations	12/100/SK3 B		24 July 2012
Proposed Sections	12/100/SK4 a		7 June 2012

BH2012/01788

1 Chelston Avenue Hove

Erection of single storey rear extension.

Applicant: Mr P A Lattuneddu

Officer: Helen Hobbs 293335

Approved on 06/08/12 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

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations			12th June 2012
Ground floor rear extension			12th June 2012

BH2012/01966

331 Kingsway Hove

Application for Approval of Details Reserved by Condition 18 of application BH2011/00227.

Applicant: Southern Housing Group

Officer: Guy Everest 293334

Approved on 02/08/12 DELEGATED

