

**PLANS LIST 31 OCTOBER 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****BH2012/02095****79 Carden Avenue Brighton**

Erection of single storey rear extension with flat roof and rooflights.

**Applicant:** Mr & Mrs Hughes-King

**Officer:** Louise Kent 292198

**Approved on 21/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plans, sections & elevations	97401		5 July 2012
Proposed plans, sections & elevations	97402A		7 Sept 2012
Location plan & Block plan			5 July 2012

**BH2012/02158****13 Barrhill Avenue Brighton**

Certificate of lawfulness for proposed loft conversion incorporating a hip to gable roof extension, new dormer in rear roofslope, window on side elevation and insertion of rooflights to front.

**Applicant:** Mr Handbrook & Miss C Goble

**Officer:** Louise Kent 292198

**Approved on 20/09/12 DELEGATED**

**BH2012/02217****145 Vale Avenue Brighton**

Reserved Matters application pursuant to outline approval BH2011/02889 for the

erection of 9no residential units with associated car parking and landscaping.

**Applicant:** Griston Lahaise & Cross LLP

**Officer:** Sue Dubberley 293817

**Refused on 01/10/12 DELEGATED**

### **1) UNI**

The proposed development, by reason of its design, wood cladding, detailing and siting would fail to provide a suitable standard of design and appearance for new development, would relate very poorly to neighbouring development and would result in a prominent and incongruous appearance within the street scene, which would be detrimental to the character of the local area. There is also a lack of coherence in the design of the scheme. The proposal is therefore contrary to policies QD1, QD2, QD3, and QD5 of the Brighton & Hove Local Plan and The National Planning Policy Framework.

### **BH2012/02275**

#### **13 Barrhill Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension with dummy pitched roof and roof lanterns and installation of window to side elevation.

**Applicant:** Mr Handbrook & Miss Goble

**Officer:** Louise Kent 292198

**Approved on 25/09/12 DELEGATED**

### **1) UNI**

The development is permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

### **BH2012/02300**

#### **57 Mackie Avenue Brighton**

Certificate of Lawfulness for proposed hip to gable loft conversion with dormer to rear and 2no rooflights to front slope.

**Applicant:** Mr Neil Smith & Mr Ben Mathews

**Officer:** Pete Campbell 292359

**Approved on 20/09/12 DELEGATED**

### **BH2012/02310**

#### **3 Ladies Mile Road Brighton**

Erection of single storey rear extension with pitched roof incorporating 3no rooflights.

**Applicant:** Mr & Mrs Crossman

**Officer:** Robin K Hodgetts 292366

**Refused on 20/09/12 DELEGATED**

### **1) UNI**

The proposed decking, by reason of its excessive depth, height and proximity to the boundary would create an increased sense of overlooking and loss of privacy to the neighbouring properties. The application is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/02329**

#### **52 Mackie Avenue Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Dave Gordon

**Officer:** Richard Elder 292321

**Approved on 20/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing elevations, block & location plans	147M52/02		26 July 2012
Existing ground and roof plans	147M52/01		26 July 2012
Proposed ground & roof plans	147M52/03		26 July 2012
Proposed elevations & roof plan	147M52/04		26 July 2012

### **BH2012/02330**

#### **52 Mackie Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension and rear dormer. New rooflights to front roofslope and new window in gable end on side.

**Applicant:** Mr Dave Gordon

**Officer:** Pete Campbell 292359

**Approved on 27/09/12 DELEGATED**

### **BH2012/02388**

#### **8 Overhill Drive Brighton**

Erection of single storey rear extension.

**Applicant:** J Hardy

**Officer:** Richard Elder 292321

**Approved on 24/09/12 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/block plan	3268/1		30 July 2012
Existing & proposed plans	3268		30 July 2012

### **BH2012/02484**

#### **Amberleigh Braypool Lane Patcham Brighton**

Erection of two storey rear extension. Revised fenestration.

**Applicant:** Mr D Harris

**Officer:** Chris Swain 292178

**Approved on 28/09/12 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
Elevations and plans (existing and previously approved consent)	04		3 August 2012
Proposed elevations and plans	06A		21 September 2012

#### **4) UNI**

No development shall commence until the privet hedge, as shown on the hereby approved plans, sited on the shared boundary with Hillside, Braypool Lane and the application property is planted out in its entirety and retained as such thereafter.

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

#### **5) UNI**

The hereby permitted screens, enclosing the terraced area to the rear shall be installed in accordance with the approved plans before the terraced area is brought into use and shall be retained as such thereafter.

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

### **BH2012/02489**

#### **97 Cuckmere Way Brighton**

Extension to existing rear dormer, rooflights to front elevation roofslope.

**Applicant:** Mr A Maskell

**Officer:** Wayne Nee 292132

**Refused on 27/09/12 DELEGATED**

### **1) UNI**

The proposed extended dormer, by reason of its size, bulk and design, is considered to form an over dominant alteration to the rear roof slope that would adversely affect the character and appearance of the dwelling. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

### **BH2012/02495**

#### **32 Ridgeside Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension and raised rear terrace.

**Applicant:** Mrs Lynne Norman

**Officer:** Wayne Nee 292132

**Refused on 03/10/12 DELEGATED**

### **BH2012/02496**

#### **12 Wilmington Close Brighton**

Erection of single storey rear extension, new rooflights at rear, installation of new rear patio doors and extension to existing raised decking area.

**Applicant:** Mr T Tiplady

**Officer:** Pete Campbell 292359

**Refused on 08/10/12 DELEGATED**

### **1) UNI**

The proposal in extending in close proximity to the west boundary edge would provide improved views in this direction, across to the rear of the neighbouring properties of nos.78 and 80 Greenfield Crescent. The development would increase the perception of being overlook at these properties, to the detriment of the amenity of the neighbouring occupants. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2012/02543**

#### **16 Darcey Drive Brighton**

Erection of single storey ground floor rear extension.

**Applicant:** David Denyer

**Officer:** Chris Swain 292178

**Refused on 11/10/12 DELEGATED**

### **1) UNI**

The proposed development by reason of its scale, design, depth and mass would result in an overly dominant addition that relates poorly to the existing built form and would have a significantly detrimental impact upon the appearance and character of the building and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed development, by reason its height, design, materials, and depth would result in a significantly overbearing impact and a loss of light and outlook to the adjoining property, No.15 Darcey Drive. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

## **PRESTON PARK**

### **BH2012/01929**

#### **247-249 & Land Adjacent to 251 Ditchling Road Brighton**

Application for Approval of Details Reserved by Conditions 14, 15, 16, 17, 19 and 20 of application BH2011/03487.

**Applicant:** Mr DJ Cook

**Officer:** Richard Elder 292321

**Approved on 27/09/12 DELEGATED**

### **BH2012/02126**

#### **Flat A 33 Beaconsfield Villas Brighton**

Replacement of existing rear aluminium sliding access doors with UPVC French doors.

**Applicant:** Mrs Alison Davis

**Officer:** Pete Campbell 292359

**Approved on 25/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			01/08/2012
Door drawing			10/07/2012
Specification details			10/07/2012

### **BH2012/02221**

#### **4 Upper Hamilton Road Brighton**

Certificate of Lawfulness for proposed rear dormer and rooflights on front elevation.

**Applicant:** Mr Lee Davies

**Officer:** Louise Kent 292198

**Refused on 02/10/12 DELEGATED**

### **BH2012/02222**

#### **4 Upper Hamilton Road Brighton**

Erection of ground floor single storey rear and side extension and erection of second floor level roof terrace with obscure glazed screening.

**Applicant:** Mr Lee Davies

**Officer:** Louise Kent 292198

**Refused on 27/09/12 DELEGATED**

#### **1) UNI**

The proposed roof terrace, due to its position, height, and siting would result in a loss of privacy to adjoining neighbouring properties. As such the proposal would adversely impact on the levels of residential amenity currently enjoyed by those properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed balustrade would result in an incongruous addition to the existing

property, adding further bulk and massing resulting in harm to the character and appearance of the existing building and thus would be contrary to policy QD14 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed rear extension and boundary wall, but reason of the excessive depth and height would result in a loss of light and overbearing impact to the adjoining neighbours, contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/02254**

**50 Edburton Avenue Brighton**

Erection of a single storey rear and side extension.

**Applicant:** Simon Griffiths

**Officer:** Robin K Hodgetts 292366

**Refused on 20/09/12 DELEGATED**

**1) UNI**

The proposed extension by reason of its height would adversely impact upon the appearance and character of the dwelling and the neighbouring property and as such is contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed boundary wall by reason of its excessive height and location on the northern boundary would create an increased sense of enclosure, loss of outlook and loss of light to the neighbouring property. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

**BH2012/02566**

**Top Floor 6C Florence Road Brighton**

Replacement UPVC double glazed windows.

**Applicant:** Ms Christabel Harley

**Officer:** Liz Arnold 291709

**Approved on 09/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan			17th August 2012
Channel Glazing Ltd Work Action Sheet Item 1			17th August 2012
Channel Glazing Ltd Work Action Sheet Item 2			17th August 2012
Channel Glazing Ltd Work Action Sheet Item 3			17th August 2012
Product Guide			17th August 2012
Photograph Showing Windows 1 and 2			17th August 2012
Photograph Showing Window 3			17th August 2012
REHAU Window Manufacture Information			17th August 2012



## **REGENCY**

### **BH2012/01307**

#### **33-34 East Street Brighton**

Display of externally illuminated fascia and hanging signs, internally illuminated menu signs, non-illuminated fascia and plaque signs and vinyl logos to new lantern above front entrance.

**Applicant:** Spirit Pub Co

**Officer:** Helen Hobbs 293335

**Approved on 09/10/12 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.*

**BH2012/01308**

**33 - 34 East Street Brighton**

Installation of new and replacement externally, internally and non-illuminated signage to front, side and rear, lantern above front entrance and floodlights to front and rear.

**Applicant:** Spirit Pub Co

**Officer:** Helen Hobbs 293335

**Approved on 09/10/12 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.*

**BH2012/01877**

**51 Ship Street Brighton**

Change of use of ground floor from Post Office (A1) to restaurant (A3).

**Applicant:** TGI Fridays

**Officer:** Mark Thomas 292336

**Refused on 04/10/12 DELEGATED**

**1) UNI**

Insufficient detail has been submitted to demonstrate that the proposed external pipework, ductwork, plant/machinery, rear access ramp or disabled access would not have a significantly detrimental impact on the architectural and historical character of the listed building. For the reasons outlined, the proposed development would be contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

**2) UNI2**

The application as submitted fails wholly to address the housing allocation of the site as prescribed by policies HO1 and SR9 of the Brighton & Hove Local Plan 2005. Whilst it is not expected that the applicant provides such a residential provision as part of their proposals, it is expected at the very least that it is clearly demonstrated that housing could be provided elsewhere on the site. Further, demonstration is required that the proposed change of use and associated physical works, including alterations to the existing access from Ship Street, would not inhibit a practicable residential scheme for the remainder of the building.

**3) UNI3**

Insufficient detail has been submitted to demonstrate that the proposed development would not represent significant detriment to the amenity of occupiers of nearby properties. A satisfactory noise assessment detailing the particulars of the proposed plant and machinery and identifies and assesses the impact upon nearby receptors has not been submitted, nor have details of the nature and frequency of vehicle deliveries to the rear of the building. For these reasons, the proposed development would be contrary to policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan 2005.

**BH2012/01878**

**51 Ship Street Brighton**

Internal and external alterations to facilitate change of use of ground floor from Post Office (A1) to restaurant (A3).

**Applicant:** TGI Fridays

**Officer:** Mark Thomas 292336

**Refused on 04/10/12 DELEGATED**

**1) UNI**

The proposed internal alterations would work against, rather than with, the form and character of the building, and its features, by seeking to impose an alien and artificial character on the buildings interior. The removal of the back wall of the customer hall, the proposed materials and finishes, and the introduction of suspended raft ceilings and other features which would interfere with existing architectural detailing, would have an unacceptable impact on the character and appearance of the building. The proposals would result in a significant loss of character, historical significance and a greatly decreased sense of the buildings space and definition. Further, insufficient detail has been submitted to demonstrate that the proposed internal and external pipework, ductwork, plant / machinery, rear access ramp or disabled access would not have a significantly detrimental impact on the architectural and historical character of the listed building. Nor has it been demonstrated that the proposed development would not prejudice the future viability of development of the upper or lower floors. For the reasons outlined, the proposed development would be contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

**BH2012/02145**

**66 Preston Street Brighton**

Internal alterations at ground floor level including raising of floor level and ceiling height in the lower dining area, installation of new fire escape stair and balustrades, creation of new opening within internal wall and removal of existing bar and installation of a new island bar.

**Applicant:** Indigo Pub Company Ltd

**Officer:** Clare Gibbons 292454

**Refused on 10/10/12 DELEGATED**

**1) UNI**

The proposal would result in the loss of fabric, inappropriate intrusions and insufficient information and justification has been provided to demonstrate that the proposed alterations would not detract from or cause harm to the special historical and architectural character and historic interest of the building. This is contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Notes SPGBH11 (Interiors), SPGBH13 (General Advice) and Supplementary Planning Document 9 (Architectural features).

**BH2012/02151**

**62 West Street & 2 Boyces Street Brighton**

Erection of a sound proofing dummy pitched roof to part of 62 West Street fronting Boyces Street. Installation of a canopy structure over the upper terrace and replacement of the fire escape staircase. Associated external and internal alterations and refurbishments.

**Applicant:** Proverb 28 Ltd

**Officer:** Jason Hawkes 292153

**Approved on 20/09/12 DELEGATED**

**1) BH01.05**

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

years from the date of this consent.

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

**2) BH13.11**

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

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

**3) BH13.12**

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

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

**BH2012/02166**

**5B Regency Square Brighton**

Conversion of drinking establishment (A4) into 1no two bedroom flat with internal alterations to layout and external alterations to side and rear.

**Applicant:** Mr Stephen Chambers

**Officer:** Adrian Smith 290478

**Refused on 05/10/12 DELEGATED**

**1) UNI**

Policy HE1 of the Brighton & Hove Local Plan states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building, and the proposal respects the design, materials and finishes of the existing buildings, and preserves its historic fabric. Policy HE4 requires the re-instatement of original features to listed buildings where practicable. The proposed development, by virtue of its insufficient layout and detailing, and inconsistent plans, fails to demonstrate that it would satisfactorily restore the original layout, form and detailing of the Grade II\* heritage asset. The proposal therefore fails to accord with the above policies and guidance contained within the National Planning Policy Framework.

**BH2012/02180**

**38-39 North Street Brighton**

Display of internally-illuminated ATM surround sign and internally-illuminated hanging sign.

**Applicant:** Vocalink

**Officer:** Mark Thomas 292336

**Refused on 04/10/12 DELEGATED**

**1) UNI**

The proposed advertisements by virtue of the cumulative visual impact when viewed with existing signage would result in unacceptable visual clutter. Further, the proposed signs, by virtue of their material, finish and method of illumination would represent unsympathetic and incongruous additions, to the detriment of the visual amenities of the recipient property and the wider Old Town Conservation Area. For the reasons outlined, the proposed advertisements would be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document (SPD) 07- Advertisements.

**BH2012/02181**

**38-39 North Street Brighton**

Installation of ATM cash machine to front elevation.

**Applicant:** Vocalink

**Officer:** Mark Thomas 292336

**Refused on 04/10/12 DELEGATED**

**1) UNI**

The ATM and associated laminate panel would represent bulky incongruous features comprising inappropriate materials and finishes, and would result in significant detriment to the character and appearance of the recipient building, and the Old Town Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

**BH2012/02183**

**39 Old Steine Brighton**

Display of externally illuminated scaffolding shrouds on the South-West and South-East elevations.

**Applicant:** Lace International Ltd

**Officer:** Christopher Wright 292097

**Refused on 03/10/12 DELEGATED**

**1) UNI**

The proposed scaffold shroud advertisement, by reason of the excessive proportions of the shroud and the area of the advertisement in comparison with the elevation of the building, would have an incongruous and unduly dominant appearance that would be detrimental to the visual amenity of the Valley Gardens Conservation Area and the setting of neighbouring listed buildings. As such the proposal would be contrary to the requirements of policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD07: Advertisements.

**2) UNI2**

The proposed level of external illumination of the advertisement proposed on the scaffold shroud to the south east elevation of the building would exceed the maximum of 300 Candelas per square metre set out in Supplementary Planning Document SPD07: Advertisements, for advertisements exceeding 10 square metres in area. As such the proposal would have a significant adverse impact on visual amenity and the character of the Valley Gardens Conservation Area, and would be harmful to the setting of nearby Listed Buildings. The proposal would be contrary to policies QD12, QD26 and HE9 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD07: Advertisements.

**3) UNI3**

The proposed scaffold shrouds would be positioned at a height of 2 metres above the Public Footway. The minimum height should be 2.4 metres above the Public Footway. The proposal would thereby have an adverse impact on highway users in terms of public safety, contrary to policy QD12 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD07: Advertisements.

**BH2012/02267**

**57 - 58 East Street Brighton**

Removal of existing fire escape ladders and installation of metal escape staircase within rear courtyard and alterations to rear elevation at second floor level.

**Applicant:** Russell & Bromley

**Officer:** Guy Everest 293334

**Approved on 01/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
1:1250 Site Plan			08/08/2012
1:500 Block Plan			19/07/2012
Proposed Means of Escape External Staircase (plan & elevation)	9011/1	C	19/07/2012
Existing & Proposed Second Floor Rear Elevation	9011/2	A	19/07/2012
Existing Second Floor (partial) Plan	9011/3		19/07/2012
Proposed Second Floor (partial) plan	9011/4	A	19/07/2012
Existing & Proposed Rear Elevation	9011/6		08/08/2012

## **BH2012/02299**

### **11 Black Lion Street Brighton**

Display of non illuminated canvas sun awnings.

**Applicant:** Jamies Italian Limited

**Officer:** Robert McNicol 292322

**Approved on 21/09/12 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.*

**BH2012/02327**

**Royal Pavilion Tavern 7-8 and 6 Castle Square Brighton**

Display of 1no externally illuminated projecting sign.

**Applicant:** Mitchells & Butlers

**Officer:** Helen Hobbs 293335

**Approved on 24/09/12 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 hanging bracket and trough lights, shown on the approved plans shall be painted black within a month of the installation of the approved sign and shall be retained as such.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE12 of the Brighton and Hove Local Plan.*

**BH2012/02328**

**Royal Pavilion Tavern 7-8 and 6 Castle Square Brighton**

Display of 1no externally illuminated projecting sign.

**Applicant:** Mitchells & Butlers

**Officer:** Helen Hobbs 293335

**Approved on 24/09/12 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 hanging bracket and trough lights, shown on the approved plans shall be painted black within a month of the installation of the approved sign 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.*

**BH2012/02349**

**Flat 4 45 Norfolk Square Brighton**

Internal alterations to layout of flat and refurbishment works.

**Applicant:** Mr Sefton Cohen

**Officer:** Helen Hobbs 293335

**Refused on 03/10/12 DELEGATED**

**1) UNI**

The proposed alterations to the layout of the flat disrupt the plan form and the remaining historic character of the property, which would significantly harm this listed building. The proposals are therefore contrary to policy HE1 of the Brighton



& Hove Local Plan.

## 2) UNI2

The applicant has failed to provide details regarding the location of services to the proposed kitchen. As such the Local Planning Authority is unable to assess the impacts that these works could have on the architectural, historic character and appearance of the Grade II Listed Building. The proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

### **BH2012/02443**

#### **Regents Court 59-62 Regency Square Brighton**

Replacement of roof coverings and slates, replacement rendering and part reconstruction of front parapet to No. 62.

**Applicant:** Regents Court (Brighton) Ltd

**Officer:** Guy Everest 293334

**Approved on 01/10/12 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 and samples listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan (1:1250)	8551/5		07/08/2012
Roofscape - As Existing	8551/3		07/08/2012
Roofscape - As Proposed	8551/4		07/08/2012
Front Elevation - As Existing	8551/6		07/08/2012
Front Elevation - As Proposed	8551/7		07/08/2012
Section A-A	8551/8		07/08/2012
Dormer Roof Detail	8551/9		07/08/2012
Welsh Slate Sample (Penrhyn)			13/09/2012
Sika Decothane Delta 25 (sample)			13/09/2012

#### 3) UNI

The parapets shall be repaired and reconstructed to match the original construction and shall match the material, colour, style, bonding and texture of the existing parapets.

*Reason: To ensure the satisfactory preservation of the Listed Buildings, preserve the character and appearance of the Regency Square Conservation Area and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.*

### **BH2012/02444**

#### **Regents Court 59-62 Regency Square Brighton**

Replacement of roof coverings and slates, replacement rendering and part reconstruction of front parapet to No. 62.

**Applicant:** Regents Court (Brighton) Ltd

**Officer:** Guy Everest 293334

**Approved on 01/10/12 DELEGATED**

#### 1) BH01.05

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

Report from: 20/09/2012 to: 10/10/2012

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

**2) UNI**

The parapets shall be repaired and reconstructed to match the original construction and shall match the material, colour, style, bonding and texture of the existing parapets.

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

**BH2012/02485**

**54-55 Ship Street Brighton**

Installation of 4no cast iron awnings and blinds with logo to existing shop front and external dome blind above entrance door.

**Applicant:** Mr Bezard Ajoodanpour

**Officer:** Robert McNicol 292322

**Refused on 02/10/12 DELEGATED**

**1) UNI**

Policy HE1 states that proposals involving alterations to a listed building will only be permitted where it would not have any adverse effect on the architectural and historic character or appearance of the building and that the proposal must respect the design and finishes of the existing building. The proposed awnings would result in an unbalanced and cluttered appearance to the shopfront and would not relate well to the design of the recipient property. The proposed door blind would be an alien and anachronistic feature that would detract from the appearance of the building. Further, the proposed lettering of the awnings would have an inappropriate modern finish. The proposal would be detrimental to the character and appearance of the grade II listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

**BH2012/02486**

**54-55 Ship Street Brighton**

Installation of 4no cast iron awnings and blinds with logo to existing shop front and external dome blind above entrance door.

**Applicant:** Mr Bezard Ajoodanpour

**Officer:** Robert McNicol 292322

**Refused on 02/10/12 DELEGATED**

**1) UNI**

Policy HE1 states that proposals involving alterations to a listed building will only be permitted where it would not have any adverse effect on the architectural and historic character or appearance of the building and that the proposal must respect the design and finishes of the existing building. The proposed awnings would result in an unbalanced and cluttered appearance to the shopfront and would not relate well to the design of the recipient property. The proposed door blind would be an alien and anachronistic feature that would detract from the appearance of the building. Further, the proposed lettering of the awnings would have an inappropriate modern finish. The proposal would be detrimental to the character and appearance of the grade II listed building and is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

**BH2012/02517**

**54-55 Market Street Brighton**

Display of externally illuminated fascia signs.

**Applicant:** Snow & Rock

**Officer:** Robert McNicol 292322

**Approved on 02/10/12 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.*

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

### **BH2011/03015**

#### **55 Queens Road Brighton**

Display of externally illuminated fascia sign and installation of 4no spotlights.

**Applicant:** Mr Seb Cole

**Officer:** Chris Swain 292178

## **Refused on 10/10/12 DELEGATED**

### **1) UNI**

The proposed signage to the side elevation, by reason of its colour, design, scale, material, method and level of illumination and cabling would form an inappropriate and intrusive feature that result in excessive visual clutter to the building and detracts from the appearance and character of the wider West Hill conservation area, and as such is contrary to Local Plan policies HE9 and QD12 and the Supplementary Planning Document on Advertisements (SPD09).

### **2) UNI2**

The proposed signage to the front elevation, by reason of the design, positioning and level of illumination of the lighting and associated cabling, results in inappropriate and excessive visual clutter to the building and detracts from the appearance and character of the West Hill conservation area, and as such is contrary to Local Plan policies HE9 and QD12 and the Supplementary Planning Document on Advertisements (SPD09).

## **BH2012/00174**

### **27 York Place Brighton**

Replacement shopfront creating separate entrance to self-contain residential accommodation above, with first floor rear extension and erection of mansard roof to replace existing pitched roof creating 2no additional rooms.

**Applicant:** Mr Abdus Khasre

**Officer:** Chris Swain 292178

## **Refused on 28/09/12 DELEGATED**

### **1) UNI**

The proposed rear extension, by reason of its depth, width, design, and siting would result in an overly dominant and incongruent addition that fails to respect the original form of the building and would detract significantly from the appearance and character of the building, and the wider Valley Gardens Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed dormers, by reason of their width, siting, proportions and excessive cladding, would result in bulky and unsympathetic roof alterations that detract from the appearance and character of the building and the Valley Gardens Conservation Area. As such, they are contrary to policy HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

### **3) UNI3**

The proposed shopfront, by reason of its design and detailing would detract from the appearance and character of the building and the Valley Gardens Conservation Area. As such the proposal is contrary to policies QD10 and HE6 of the Brighton and Hove Local Plan and the Supplementary Planning Document on Shop Front Design.

## **BH2012/00411**

### **2-3 Marlborough Place Brighton**

Infilling of 2no internal lightwells, installation of 2no rooflights and installation of extract duct to rear elevation.

**Applicant:** St Giles College

**Officer:** Chris Swain 292178

## **Approved on 24/09/12 DELEGATED**

### **1) BH01.01**

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

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

**2) BH07.03**

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

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

**3) UNI**

Prior to the extraction flue, hereby approved, coming into use, the existing rear dormer window shall be fixed shut and hermitically sealed and retained as such thereafter:

*Reason: To protect the occupiers of the building and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawing no. 3171-01 received 14 February 2012, a extraction system specification document received on 20 February 2012, a Design and Assess Statement received on 2 April 2012, an extract system technical specification drawing received on 28 May 2012 and drawing no. 3171-02C received on 18 September 2012.

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

**6) UNI**

Prior to the extraction flue, hereby approved, coming into use, it shall be boxed in, in its entirety and rendered to match the rear elevation of the building 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.*

**BH2012/01070**

**65-66 London Road Brighton**

Display of internally-illuminated fascia and hanging signs.

**Applicant:** Maplin Electronics Ltd

**Officer:** Pete Campbell 292359

**Approved on 04/10/12 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.*

**BH2012/01079**

**2 Upper Gardner Street Brighton**

Erection of second floor extension to rear elevation, formation of roof terrace with glazed balustrading and associated alterations.

**Applicant:** Mr Matthew Sewell-Rutter

**Officer:** Chris Swain 292178

**Approved on 01/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site/Block Plan	1025 SI01	B	10 April 2012
Existing elevations and plans	1025 GA01	A	10 April 2012
Proposed elevations and plans	1025 GA01	A	18/09/2012
Illustrated proposed sight lines	1025 SI02		18/09/2012
Illustrated proposed sight lines	1025 SI02		18/09/2012

## **4) 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.*

## **BH2012/01521**

### **Sainsbury's Supermarket 93 Lewes Road Brighton**

Application for variation of condition 2 of application 92/0916/FP Appeal Decision to state No deliveries shall be made to the retail store during the hours of 2100 to 0700 Mondays to Saturdays and a maximum of 4 deliveries shall be made to the store between the hours of 0900 and 1700 on Sundays and Bank Holidays for a period of 12 months.

**Applicant:** Sainsbury's Supermarket Ltd.

**Officer:** Sue Dubberley 293817

**Refused on 05/10/12 PLANNING COMMITTEE**

## **1) UNI**

The increase in the delivery hours and the increase in the number of delivery vehicles would have an unacceptable detrimental impact on the amenity of residents of nearby properties contrary to policies QD27 and SU10 of the issue decision notice.

## **BH2012/01634**

### **Brighton Dome Church Street Brighton**

Display of new and replacement non-illuminated banner, fascia, letterset and logo signs to Brighton Dome, Corn Exchange and Pavilion Theatre and 1no externally-illuminated letterset sign to Pavilion Theatre.

**Applicant:** Brighton Dome & Festival Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 09/10/12 PLANNING COMMITTEE**

## **1) UNI**

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) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location plan			19/06/2012
Banners - concert hall left	NE-001AV2		19/06/2012
Suspended logo - concert hall left	NE-001BV2		19/06/2012
Banner and suspended logo - concert hall left	NE001V1		19/06/2012
Banner and suspended logo - concert hall right	NE-002V1		19/06/2012
Banner and replacement glass pavilion high level (N.B. Large 'D' logo not approved)	NE-004V2		19/06/2012
Banner and replacement glass pavilion high level (N.B. Large 'D' logo not approved)	NE-004V1		19/06/2012
Letter set / vinyl - ticket office	NE-014V1		19/06/2012
Letter set / vinyl - ticket office	NE-014V1		19/06/2012
Suspended logo - above ticket office	NE-015V1		19/06/2012
Suspended logo - above ticket office	NE-015V1		19/06/2012
Map - pavilion side wall	NE-018V2		19/06/2012
Map - pavilion side wall	NE-018V1		19/06/2012
Banners - concert hall right	NE-002AV2		05/07/2012
Suspended logo - concert hall right	NE-002BV2		05/07/2012
Banners - corn ex entrance	NE-003AV2		05/07/2012
Letterset - corn ex entrance	NE-003BV2		05/07/2012
Banner and letterset - corn ex entrance	NE-003V2		05/07/2012
Design and access statement			25/05/2012
Confirmation of signage materials	Email from applicant		09/08/2012
Materials specification			12/09/2012
External signage locations	2012(14-09)001_A		17/09/2012
External banner	2012(14-09)007_B		17/09/2012
Letterset and replacement glass - Pavilion wall	NE-005		15/08/2012
Letterset and replacement glass - Pavillion wall	NE-005		15/08/2012
Pavilion side letter set	NE-006		17/09/2012
Pavilion side letter set	NE-006		17/09/2012

## **3) UNI**

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.*

**4) UNI**

The illumination of the advertisements 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.*

**5) UNI**

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.*

**6) UNI**

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.*

**7) UNI**

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.*

**8) UNI**

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.*

**BH2012/01635**

**Brighton Dome Church Street Brighton**

Installation of new and replacement external banner, fascia, letterset and logo signs to Brighton Dome, Corn Exchange and Pavilion Theatre. Installation of internal signage and plasma screens. Replacement of glazing to Pavilion Theatre and removal of canopy to Corn Exchange entrance.

**Applicant:** Brighton Dome & Festival Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 09/10/12 PLANNING COMMITTEE**

**1) UNI**

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

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

**2) UNI**

No development shall take place until full details of the lighting fixtures below the signage to the western elevation of the Pavilion Theatre have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried

out in strict accordance with the approved details and retained as such thereafter.  
*Reason: To ensure the satisfactory preservation of these listed buildings and to comply with policy HE1 of the Brighton & Hove Local Plan.*

**3) UNI**

Following the removal of the projecting canopy, and prior to any works to make good the structure behind the canopy, full details of the proposed works to the structure behind the canopy shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

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

**4) UNI**

No development shall take place until full details of the method and schedule of the removal of the projecting canopy hereby approved have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

**5) UNI**

No development shall take place until full details of the fixing methods of the banners signs, logos, lettering sets, and the projecting sign to the ticket office building hereby approved have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

**BH2012/02115**

**52 Dyke Road Brighton**

Installation of ramp to existing decking (Retrospective).

**Applicant:** Office Creche Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 20/09/12 PLANNING COMMITTEE**

**1) UNI**

The ramp and balustrading shown on the submitted plans and as constructed on site, forms a highly prominent and incongruous feature, a large part of which is set above the height of the boundary wall alongside. The size, scale and bulk of the ramp and balustrading are considered to be inappropriate. These features block views of the main building when viewed from Dyke Road alongside, cause harm the character and appearance of the property, and have significantly diminished the special historic character of the West Hill and Montpelier and Clifton Hill Conservation Areas. The ramp and balustrading, as shown on the submitted plans, and as constructed on site, is therefore contrary to policies QD1, QD2, QD3, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2012/02144**

**119-131 London Road Brighton**

Replacement of existing windows and curtain walling systems to south elevation.

**Applicant:** The Co-operative Estates

**Officer:** Chris Swain 292178

**Approved on 21/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			20 July 2012
Block plan			11 July 2012
Existing elevations	117017/001/01		20 July 2012
Existing elevations	117017/001/02		20 July 2012
Proposed elevations	117017/002/01		20 July 2012
Proposed elevations	117017/002/02		20 July 2012
Replacement window details	OP-1		11 July 2012
Elevation and section of staircase screen			27 July 2012

**3) UNI**

The hereby permitted spandrel panels and profiled fins 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.*

**BH2012/02146**

**18 West Hill Street Brighton**

Erection of a single storey rear conservatory.

**Applicant:** Mr & Mrs Flynn

**Officer:** Louise Kent 292198

**Approved on 21/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location & block plan	5281/03		11 July 2012
Existing plan & elevation	5281/01		11 July 2012
Proposed plan & elevations	5281/02		11 July 2012

**BH2012/02257****14 Cheltenham Place Brighton**

Replacement of existing single glazed timber windows and secondary glazing with new double glazed timber windows at ground and first floor levels.

**Applicant:** Mr Mark Threakall

**Officer:** Pete Campbell 292359

**Approved on 04/10/12 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 location plan			18/07/2012
Block plan			18/07/2012
Product survey sheet and identification photograph			18/07/2012
Window detail drawings	002		19/08/2012

**BH2012/02279****4 New Dorset Street Brighton**

Replacement of existing aluminium framed windows with UPVC windows.

**Applicant:** Keith Birchfield

**Officer:** Pete Campbell 292359

**Approved on 27/09/12 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
Window drawings			02/08/2012
Window specification information			23/07/2012
Site location plan			20/08/2012
Supporting photographs			23/07/2012

**BH2012/02309****Units 8-9 Centenary Industrial Estate Hughes Road Brighton**

Display of 2no non illuminated poster boards.

**Applicant:** Shaws of Brighton

**Officer:** Sue Dubberley 293817

**Refused on 26/09/12 DELEGATED**

**1) UNI**

The proposed advertisements due to their size and positioning would appear

Report from: 20/09/2012 to: 10/10/2012

unduly prominent and incongruous, due to their inappropriate siting. Along with existing advertisement in the vicinity the signs would have a cluttered appearance that would be detrimental to the visual amenities of the locality. The proposal would therefore be contrary to policy QD12 of the Brighton and Hove Local Plan and Supplementary Planning Document 07: Advertisements.

**BH2012/02312**

**14 Trafalgar Street Brighton**

Replacement of existing timber and metal framed single glazed windows to rear of maisonette with double glazed UPVC windows. (Retrospective)

**Applicant:** Cenpalm Ltd & Minivale (Hitchin) Ltd

**Officer:** Pete Campbell 292359

**Refused on 20/09/12 DELEGATED**

**1) UNI**

Access to the site has not been gained and as such a full and proper assessment of the replacement windows and the impact caused to the character of the building and the surrounding conservation area has not been possible within the time frame provided for the application. It has not been possible to assess the application in the context of policy QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2012/02347**

**The Open Market Marshalls Row & Francis Street Brighton**

Application for Approval of Details Reserved by Condition 39 of application BH2010/03744.

**Applicant:** Hyde Group and The Brighton Open Market CIC

**Officer:** Kate Brocklebank 292175

**Approved on 26/09/12 DELEGATED**

**BH2012/02348**

**40 Clifton Street Brighton**

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

**Applicant:** Mrs Sally Jones

**Officer:** Pete Campbell 292359

**Refused on 28/09/12 DELEGATED**

**1) UNI**

The proposed dormers by reason of their size, visibility and positioning on the rear roof slope represent an unsympathetic addition which detracts from the appearance and character of the property, the terrace and the wider West Hill Conservation Area. This would be contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan, and advice contained in SPGBH1 'Roof Alterations and Extensions'

**BH2012/02354**

**37-38 Providence Place Brighton**

Application for variation of condition 4 of application BH2008/00612 Appeal Decision (Demolition of existing redundant storage building and redevelopment of site to provide 6 residential units in a three storey plus attic building) to state Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a BRE or Stroma issued Final Certificate confirming that each residential unit built has achieved a CSH rating of Code level 3 has been submitted to and approved by the Local Planning Authority.

**Applicant:** Bourne Property Developments Ltd

**Officer:** Sue Dubberley 293817

## **Refused on 25/09/12 DELEGATED**

### **1) UNI**

The applicant has failed to demonstrate that there is any justification for the variation of the wording of condition 4 in order to allow Code for Sustainable Homes level 2 rather than Level 3 to be accepted on this site. The proposal would therefore be contrary to policy SU2 of the Brighton & Hove Local Plan, Supplementary Planning Document SPD08: Sustainable Building Design

## **BH2012/02357**

### **83 Queens Road Brighton**

Display of externally illuminated fascia sign, non illuminated fascia sign and non illuminated projecting sign (Part-Retrospective)

**Applicant:** PSE Associates

**Officer:** Liz Arnold 291709

## **Approved on 24/09/12 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.*

**BH2012/02359**

**36 Church Street Brighton**

Partial demolition of existing building with two storey rear extension and rebuilding and replication of front façade. Erection of new structure comprising retail / professional services (A1/A2) unit and 2no two bedroom flats above. (Part retrospective).

**Applicant:** Sparrow Hawk Construction Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 08/10/12 DELEGATED**

**1) UNI**

The building which is shown on the submitted plans, and that which has been constructed, is considered to be of poor quality detailing and has a negative impact upon the North Laine Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD£, QD4, QD5 and HE6 of the Brighton & Hove Local Plan

**BH2012/02360**

**36 Church Street Brighton**

Partial demolition of existing building. (Retrospective).

**Applicant:** Sparrow Hawk Construction Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 08/10/12 DELEGATED**

**BH2012/02373**

**59 Buckingham Place Brighton**

Installation of new double doors and balcony at ground floor level at rear, new double doors and roof terrace at second floor level rear and conversion of rear hardstanding to garden amenity space.

**Applicant:** Mrs Emma Hutchinson

**Officer:** Robin K Hodgetts 292366

**Refused on 01/10/12 DELEGATED**

**1) UNI**

The proposed sets of double doors, ground floor balcony and second floor roof terrace, by reason of their design and materials would be inappropriate features that harm the character of the property, wider street scene and West Hill Conservation Area. The application is thereby contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed ground floor balcony and second floor roof terrace, by reason of their location and height, would create an increased sense of overlooking and loss of privacy to the neighbouring properties and in particular the basement flat. The application is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

The proposed ground floor balcony, by reason of its proximity to the double doors at basement level on the rear elevation, would cause a loss of light to habitable rooms of the basement flat. The application is thereby contrary to policy QD27 of

the Brighton & Hove Local Plan.

**BH2012/02403**

**17 Alexandra Villas Brighton**

Loft conversion incorporating rear dormer and 2no rooflights to side.

**Applicant:** Mr James Bennett

**Officer:** Chris Swain 292178

**Refused on 08/10/12 DELEGATED**

**1) UNI**

The proposed rooflights to the side elevation are poorly sited, excessive in number and would relate poorly to the existing building, detracting from the appearance and character of the building, the street scene and the wider 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).

**BH2012/02454**

**Brighton Station Queens Road Brighton**

Alterations throughout station concourse, East and West wings, Mocatta Building and former Thameslink building, including demolition of structures on concourse, realigned and expanded gate line and alterations associated with creation of retail units, waiting room, travel centre, booking hall, relocated control room, extension of Rail Gourmet building and creation of new entrances.

**Applicant:** Southern Railway Limited

**Officer:** Liz Arnold 291709

**Approved on 09/10/12 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 alterations to the walls of the buildings hereby approved shall be carried out in matching materials and the new brickwork and cills shall match the existing including the brick bonding, pointing colour and style and texture and the new render work shall be carried out using lime based render with a smooth finish that matches all the moulding details and any ashlar lines.

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

**3) UNI**

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

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

**4) UNI**

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



skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

**5) UNI**

All redundant surface-mounted cabling, ducting, pipework and its trunking, fixtures and fittings shall be removed and the walls made good to match.

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

**6) UNI**

All new cabling, ducting, pipework and its trunking and mounting trays shall be concealed and shall not be surface mounted, except where shown on the approved drawings or agreed in writing by the local planning authority prior to installation. The exact positioning of the new surface mounted runs of cabling, ducting, pipework, trunking and trays shall be agreed by the Local Planning Authority in writing prior to installation and it shall be run neatly and as close as possible to existing service runs and the existing and new runs shall be painted to match the background.

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

**7) UNI**

The new surface-mounted 225mm containment trunking on the north elevation of the Mocatta Building shown on drawing BTN-E-GF-900-01/P shall be located mid-way between the windows and painted to match the background and the containment routes shown on the concourse shall be below the existing surface and any disturbance to the paving shall be made good 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.*

**8) UNI**

The mosaic paving and wall tiles in the lower ground floor (undercroft) area shall not be damaged or disturbed by the installation of any new cabling, ducting, pipework and its trunking and mounting trays or their fixings unless otherwise agreed in writing prior to the commencement of work on these items and the mosaics and tiles shall be reinstated to match exactly the existing where damaged or disturbed during works.

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

**9) UNI**

Before the new advertisement signs hereby approved are installed, all existing advertisement signs shall be removed as shown on the approved drawings.

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

**10) UNI**

The new surface mounted drainage pipe and any inspection chamber covers to the drains in the Cab Road shown on drawing EW04/Rev P1 shall be of cast iron and painted black and the granite paving in the cab road shall be reinstated and made good to match exactly the existing.

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

**11) UNI**

The new air conditioning units mounted on the flat roof of the Mocatta Building shown on drawing BTN-M-FF300-01/TP shall not rise above parapet level.

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

## **12) UNI**

Before works commence on each of the following items, the following details of those items shall be submitted to and approved in writing by the Local Planning Authority;

- i) a schedule and marked up drawings showing which windows are to be retained and which are to be replaced on the east concourse building,
- ii) 1:10 scale sample elevations and 1:1 scale joinery sections of all new timber doors and windows and their architraves and skirting boards, dado rails etc,
- iii) 1:10 scale sample elevations and 1:1 scale sections of all new steel; doors and windows and shopfronts, including those to the central main entranceway through the Mocatta Building,
- iv) the method of fire insulation to the original walls and ceilings,
- v) the structural repair works to the roof of the former Thameslink building
- vi) the proposed new signage, its fixings, materials, colours and method of illumination including 1:10 scale sample elevations and 1:1 scale sections,
- vii) details of any roller shutters or other means of enclosure of the kiosks and counters, which shall be of a transparent see-through type and design,
- viii) internal elevations at 1:50 scale showing the design, detailing and finishes of the existing walls and new partition walls of the new café unit in new east wing passenger lounge,
- ix) external elevations at 1:50 scale of the new rail gourmet building shown on drawing shown on drawing 5374/MP/00/10/T1, and sectional details of architectural details such as door, window and other joinery at 1:1 scale and sections of parapets and cornices etc. at 1:5 scale,
- x) details and samples of materials and finishes for all works to the paving, walls, ceilings, floors and floor coverings, new kiosks, new counters, new partitions, new electricity substation etc.
- xi) the levels and kerbing of the relayed concourse paving and cab road,
- xii) new lighting and their fixings or supports,
- xiii) new and repositioned security cameras and their fixings and supports and colours,
- xiv) new seating,
- xv) the new gates & bollards to east side of station adjacent to the Mocatta and former Thameslink Buildings,
- xvi) the fence enclosure for the cycle parking racks adjacent to the former Thameslink Building,
- xvii) the fence and gate to east staircase in covered forecourt.

And the works shall be carried out and completed fully in accordance with the approved details, unless other wise agreed in writing by the Local Planning Authority in writing.

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

## **15) UNI**

Where modern floor coverings, wall linings, false ceilings and partitions etc. currently obscure the original fabric and linings of the buildings, these modern works shall be stripped out to expose the original fabric and features and details of the repair, restoration and reinstatement and the proposed treatment of the walls, floors and ceilings and their features shall be submitted to and approved by the local planning authority in writing before the new works to these areas are commenced. The works shall be carried out and completed fully in accordance with these approved details unless otherwise agreed in writing by the local planning authority in writing.

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

## **16) 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.*

## **WITHDEAN**

### **BH2012/01565**

#### **4 Braybon Yard Lauriston Road Brighton**

Change of use from office (B1) to live work unit (Sui Generis) including extensions at ground and first floor level.

**Applicant:** Mr C Bugden

**Officer:** Guy Everest 293334

**Refused on 28/09/12 DELEGATED**

#### **1) UNI**

The change of use would result in the loss of office accommodation which has not been demonstrated as genuinely redundant, contrary to policies EM6 and EM8 of the Brighton & Hove Local Plan.

#### **2) UNI2**

Notwithstanding reason for refusal no. 1 the change of use would fail to retain a business use at ground floor level with the resulting, undefined, work area of an inadequate size for continued meaningful light industrial use. This layout would provide inadequate future controls to prevent any business space at ground floor level being absorbed into a wholly residential use. The proposal is contrary to policy EM8 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The first floor extension, and resulting proximity to adjoining properties, would result in a harmful loss of light and outlook to adjoining window openings at 217 and 219 Preston Road. The proposal would therefore be detrimental to residential amenity for adjoining occupants, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

### **BH2012/02271**

#### **48 Inwood Crescent Brighton**

Application for variation of condition 16 of application BH2011/02317 (Erection of 2no two bedroom three storey houses on land rear of 48-50 Inwood Crescent) to allow the removal of Cherry Laurel and compensate with the addition of three small native trees.

**Applicant:** IQ-ICM

**Officer:** Jason Hawkes 292153

**Approved on 27/09/12 DELEGATED**

#### **1) BH02.03**

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

*Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future*

*development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

**2) BH02.06**

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) BH05.02**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**4) 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.*

**5) BH06.03**

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

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

**6) BH11.02**

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

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

**7) UNI**

The development shall not be occupied until the parking area has been provided in accordance with the approved plans and the area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1 & TR19 of the Brighton & Hove Local Plan.*

### **8) UNI**

Within 3 months of the date of this permission, detailed drawings and further information, including levels, sections and constructional details of the proposed footpath, surface water drainage, relocation of the existing traffic sign and street lighting to be provided, shall be submitted to the Local Planning Authority for approval in writing. The development shall not be occupied until these works have been fully implemented in accordance with the approved details.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with Local Plan policies TR1 & TR19 of the Brighton & Hove Local Plan.*

### **9) UNI**

Within 3 months of the date of this permission, details of the three replacement trees, as indicated on drawing no. TA/493/10E, shall be submitted to the Local Planning Authority for approval in writing. The scheme shall be implemented in strict accordance with the agreed details and thereafter retained as such.

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

### **10) UNI**

Within 3 months of the date of this permission, the following shall be submitted for approval by the Local Planning Authority in writing:

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

A completed pre-assessment estimator will not be acceptable.

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

### **11) UNI**

Within three months of the date of this permission, a scheme for landscaping shall be submitted for the approval in writing by the Local Planning Authority, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The scheme shall be implemented in accordance agreed details and thereafter retained as such.

*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.*

### **12) UNI**

Within three months of the date of this permission, details which indicate that the approved houses will be fully compliant with Lifetime Homes standards shall be submitted to the Local Planning Authority for approval in writing. The scheme shall be implemented in accordance with the agreed details and 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.*

### 13) UNI

The opaque glazed screen for the approved terrace and the approved pitched roofs of the two houses, as indicated on drawing no.TA493/12D, 13D, 14C, 15D & 16D, shall be installed before the terraces are brought into use. The screen and roofs shall be retained as such thereafter.

*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.BH02.07 Refuse and recycling storage.*

### 14) UNI

Within 3 months of the date of this permission, a scheme shall be submitted to the Local Planning Authority for approval in writing to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

### 15) UNI

The development hereby permitted shall 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	BC-240-01		10th August 2012
Proposed Ground Floor Plan	TA/493/10	E	7th August 2012
Existing ZARA site survey	TA/493/02		5th August 2011
Existing Site Layout Plan	TA/493/03		5th August 2011
Existing Front Elevation	TA/493/04		5th August 2011
Existing Section AA	TA/493/05		5th August 2011
Proposed First Floor Plan	TA/493/11	C	5th August 2011
Proposed Second Floor Plan	TA/493/12	D	21/09/2011
Proposed Front Elevation	TA/493/13	D	21/09/2011
Proposed Side Elevation 1	TA/493/14	C	21/09/2011
Proposed Side Elevation 2	TA/493/15	D	21/09/2011
Proposed Rear Elevation	TA/493/16	D	21/09/2011
Proposed Section AA	TA/493/17	B	5th August 2011

### 16) UNI

Within three months of the date of this permission, samples of the materials (including colour of render, paintwork and colourwash) be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **BH2012/02340**

#### **1 Acacia Court Herbert Road Brighton**

Replacement of six single glazed wooden framed windows and one double glazed UPVC window with double glazed UPVC windows.

**Applicant:** Philip Perkins

**Officer:** Robert McNicol 292322

**Approved on 26/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Photographs of windows	1 - 7		27 July 2012
Window specification & sections			17 August 2012
Window quotation			27 July 2012

**BH2012/02398**

**33 Eldred Avenue Brighton**

Certificate of lawfulness for proposed hip to gable roof extension, rear dormer and rooflight to front slope.

**Applicant:** Mr Michael Goldsmith

**Officer:** Mark Thomas 292336

**Approved on 27/09/12 DELEGATED**

**BH2012/02421**

**31 Tongdean Lane Brighton**

Demolition of existing conservatory to facilitate erection of two storey side extension.

**Applicant:** Mr Paul Tarry

**Officer:** Clare Gibbons 292454

**Refused on 02/10/12 DELEGATED**

**1) UNI**

The proposed extension would fail to be subservient to the existing property, by reason of the proposed roof ridge being at the same height as the main roof and the front and rear building lines being in line with the main property. The number of proposed cambrio rooflights together with their method of opening would introduce alien elements into the street scene. Therefore, the proposal would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

**BH2012/02432**

**106 Surrenden Road Brighton**

Application for Approval of Details Reserved by Conditions 3 and 5 of application BH2011/03867.

**Applicant:** Mr Robbie Grice

**Officer:** Jason Hawkes 292153

**Approved on 20/09/12 DELEGATED**

**BH2012/02458**

**4 Tongdean Rise Brighton**

Loft conversion incorporating new hipped end, rear dormer and front rooflights.

**Applicant:** Mark Blencowe

**Officer:** Adrian Smith 290478

**Refused on 02/10/12 DELEGATED**

**1) UNI**

Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended and adjoining properties. Supplementary Planning Guidance 01 'Roof Alterations and Extensions' provides further design guidance for roof extensions.

The proposed extensions, by virtue of:

- a. the retention of the tile cladding to the first floor side extension;
- b. the excessive scale and bulk of the rear dormer, and
- c. the location of the front rooflights; constitute a poorly scaled and designed series of additions to the building that are harmful to its general appearance and that of the wider street scene, contrary to the above policy guidance.

**BH2012/02467**

**13 Glen Rise Brighton**

Alterations of materials to elevations. (Retrospective)

**Applicant:** Mr Darren Champion

**Officer:** Jason Hawkes 292153

**Approved on 20/09/12 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			9th August 2012
Pre-existing floor plan	No.1		9th August 2012
Elevations	No.2		9th August 2012
Elevations - as approved	No.8		9th August 2012
Elevations - as built	No.8	B	9th August 2012
Proposed alterations - floor plans	No.9		9th August 2012

**BH2012/02522**

**34 Tivoli Crescent Brighton**

Extension of rear balcony and installation of timber balustrade, creation of a store at basement level and associated external alterations.

**Applicant:** Mr & Mrs H Schepers

**Officer:** Christopher Wright 292097

**Approved on 24/09/12 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**

A solid or obscured screen shall be retained at a height of 1.8 metres above the floor level of the raised terrace along the southwest edge of the raised terrace unless otherwise approved in writing by the Local Planning Authority in an application on that behalf.

*Reason: To safeguard the privacy and amenities of the neighbouring property, 32 Tivoli Crescent, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.*

**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			10 August 2012
Block Plan			10 August 2012
Existing & Proposed	01		10 August 2012



## **EAST BRIGHTON**

### **BH2012/02118**

#### **Hamilton Lodge School 11 Walpole Road Brighton**

Erection of 4 metre high mesh fence with gates and floodlighting to existing playground.

**Applicant:** Hamilton Lodge (Brighton) Ltd

**Officer:** Robin K Hodgetts 292366

**Approved on 20/09/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH07.01**

The floodlights hereby permitted shall not be in use except between the hours of 09.00 to 21.30 on Mondays to Fridays and 10.00 to 19.00 on Saturdays, Sundays and 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.*

#### **3) BH07.11**

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

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

#### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Ball Court Floodlighting report			09/07/12
Site plan			09/07/12
Block plan	0701-W-005-P1		25/07/12
Proposed	0701-103-P2		25/07/12
As existing	0701-104-P1		25/07/12

### **BH2012/02197**

#### **18 Eastern Terrace Mews Brighton**

Erection of a first floor rear infill extension.

**Applicant:** Mr Paul Disney

**Officer:** Louise Kent 292198

**Approved on 20/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	ADC505/BP		16 July 2012
Location Plan	ADC505/LP		16 July 2012
Plans as existing	ADC505/01		16 July 2012
Elevations & Sections as existing	ADC505/02		16 July 2012
Plans as proposed	ADC/505/03	Rev. B	16 July 2012
Elevations & sections as proposed	ADC/505/04	Rev. A	16 July 2012

**BH2012/02248**

**St Marks C E Primary School Manor Road Brighton**

Extensions and alterations including new glazed front entrance, erection of canopy to the South-East corner, new toilets and store to existing classrooms and replacement fence with new gate.

**Applicant:** St Marks C of E Primary School

**Officer:** Richard Elder 292321

**Approved on 26/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	1217-P-008P1		20 July 2012
Location plan	1217-P-007P1		19 July 2012
Floor plan existing	1217-P-001P1		19 July 2012
Floor plan proposals	1217-P-002P4		19 July 2012
Roof plan existing	1217-P-003P1		20 July 2012
Roof plan proposed	1217-P-004P1		20 July 2012
Elevations existing	1217-P-005P1		20 July 2012
Elevations proposed	1217-P-006P2		1 Aug 2012
Fencing	1217-P-009P2		13 Aug 2012

**BH2012/02258**

**16 Chichester Place Brighton**

Removal of existing UPVC balcony window to front at first floor level and installation of new powder coated aluminium framed folding doors. Removal of existing UPVC doors and windows to rear at ground floor level and enlargement of opening to facilitate installation of new powder coated aluminium framed folding doors and associated works.

**Applicant:** Mr Ben Wood

**Officer:** Chris Swain 292178

**Approved on 04/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing and proposed elevations, plans and site location	01	A	1 August 2012
Proposed bi-fold doors to rear			9 August 2012
Sectional details	OF-002	A	9 August 2012
Sectional details	OF-003		9 August 2012
Sectional details	OF-004		9 August 2012
Sectional details	OF-006	A	9 August 2012
Sectional details	OF-007		9 August 2012
Sectional details	OF-011		9 August 2012

**3) UNI**

The hereby permitted aluminium bi-fold doors shall match exactly the colour of the existing uPVC windows and be 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.*

**BH2012/02259**

**16 Chichester Place Brighton**

Loft conversion incorporating installation of rooflights to the front and rear.

**Applicant:** Mr Ben Wood

**Officer:** Chris Swain 292178

**Approved on 20/09/12 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) BH12.05**

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 loft conversion	No.1	B	18/09/2012

#### **BH2012/02361**

##### **Ground Floor Flat 153 & 151 Eastern Road Brighton**

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of application BH2008/02235

**Applicant:** Sunshine Day Nursery

**Officer:** Richard Elder 292321

**Refused on 02/10/12 DECISION ON APPEAL**

#### **BH2012/02466**

##### **7 Upper Sudeley Street Brighton**

Loft conversion incorporating a rear dormer and rooflight.

**Applicant:** Mr & Mrs R Robertson

**Officer:** Robin K Hodgetts 292366

**Approved on 27/09/12 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) BH12.05**

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.*

##### **4) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site plan			08/08/12
Block plan			08/08/12
Existing and proposed plans and elevations	US/2012/07/01		08/08/12

**BH2012/02547****12 Chichester Terrace Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2012/01022

**Applicant:** Mr & Mrs Stuart Duncan

**Officer:** Chris Swain 292178

**Approved on 10/10/12 DELEGATED**

**HANOVER & ELM GROVE****BH2012/01212****51A Gladstone Place Brighton**

Replacement UPVC windows and kitchen door to basement flat.

**Applicant:** Mr Simon Archer

**Officer:** Pete Campbell 292359

**Approved on 10/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location plan			23/04/2012
Supporting photographs			23/04/2012
Window and door elevation drawings			23/04/2012
Front bay window elevation drawing			12/09/2012
Window and door specification information			08/05/2012
Sash window specification information			13/08/2012

**BH2012/01536****10-12 Elm Grove Brighton**

Erection of single storey rear extensions.

**Applicant:** Mr M Mousavi

**Officer:** Wayne Nee 292132

**Refused on 10/10/12 DELEGATED**

**1) UNI**

The proposed rear extensions, by virtue of the design, positioning and an overly extended projection beyond the existing rear wall, would form inappropriate additions which would be to the detriment of the appearance of the existing property. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan

**2) UNI2**

The proposed rear extension on the west boundary, by virtue of its depth in close proximity to the site boundary as well as its height, would result in an un-neighbourly form of development that would have an overbearing impact on the residents of the neighbouring property at no. 8 Elm Grove to the detriment of

residential amenity. The scheme is therefore contrary to policies QD14 and QD27.

**BH2012/02130**

**Land Rear of 234 & 234A Freshfield Road Brighton**

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

**Applicant:** Arnlan Properties Ltd

**Officer:** Richard Elder 292321

**Refused on 04/10/12 DELEGATED**

**1) UNI**

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

**BH2012/02304**

**99 Shanklin Road Brighton**

Loft conversion incorporating 2no rooflights to rear.

**Applicant:** Mr Kim Hughes

**Officer:** Jonathan Puplett 292525

**Approved on 20/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing gf plan	01		23/07/2012
Existing ff plan	02		23/07/2012
Proposed ff plan	03		23/07/2012
Proposed loft plan	04		23/07/2012
Existing elevations	05		23/07/2012
Proposed elevation	06		23/07/2012
Location plan	07		23/07/2012

**BH2012/02331**

**66 & 66A Ewart Street Brighton**

Replacement of existing timber framed windows and doors with double glazed UPVC windows and doors to front and rear. (Part retrospective)

**Applicant:** Mr Michael-John Day

**Officer:** Jonathan Puplett 292525

**Approved on 04/10/12 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.*

Report from: 20/09/2012 to: 10/10/2012

## 2) UNI

No development shall take place until further details of the appearance of the proposed front doors in the form of a manufacturer's brochure / specification have been submitted to and approved in writing by the Local Planning Authority. The doors shall be installed in accordance with the approved details and retained as such thereafter.

*Reason: To ensure an acceptable appearance to the development 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
Location plan			26/07/2012
Block plan			26/07/2012
Window glazing pattern specification sheet			26/07/2012
Window glazing pattern specification sheet			26/07/2012
Window technical specification / section			26/07/2012
Numbered photograph sheets			26/07/2012

## **HOLLINGDEAN & STANMER**

### **BH2012/01796**

#### **56 Hollingbury Road Brighton**

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

**Applicant:** Claire Sansom

**Officer:** Aidan Thatcher 292265

**Approved on 08/10/12 DELEGATED**

### **BH2012/01998**

#### **Flats A B C & D 256 Ditchling Road Brighton**

Replacement of existing door and UPVC windows with UPVC door and UPVC tilt & turn windows

**Applicant:** Southdown Housing Association

**Officer:** Robin K Hodgetts 292366

**Refused on 25/09/12 DELEGATED**

## 1) UNI

The proposed replacement doors and windows have an unacceptable effect on the setting of the Preston Park Conservation Area particularly in relation to the method of opening and thickness of the frames and glazing bars, contrary to policy HE6 of the Local Plan.

### **BH2012/01999**

#### **Flats A B C & D 254 Ditchling Road Brighton**

Replacement of existing timber door and UPVC windows with new UPVC door and UPVC tilt and turn windows.

**Applicant:** Southdown Housing Association

**Officer:** Robin K Hodgetts 292366

**Refused on 25/09/12 DELEGATED**

### **1) UNI**

The proposed replacement door and windows have an unacceptable effect on the setting of the Preston Park Conservation Area particularly in relation to the method of opening and thickness of the frames and glazing bars, contrary to policy HE6 of the Local Plan.

### **BH2012/02508**

#### **Northfield University of Sussex Falmer Brighton**

Application for Approval of Details Reserved by Condition 16 of application BH2011/00358

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 24/09/12 DELEGATED**

### **BH2012/02518**

#### **Varley Halls of Residence Coldean Lane Coldean**

Non material amendment to BH2010/00235 to addition of 2 no 900 x 900mm access hatches to the main roof of the hub building to allow for further safe maintenance access.

**Applicant:** University of Brighton

**Officer:** Anthony Foster 294495

**Approved on 20/09/12 DELEGATED**

### **BH2012/02530**

#### **Land situated Between Lewes Court and Northfield University of Sussex Falmer Brighton**

Application for Approval of Details Reserved by Conditions 9, 11 and 12 of application BH2012/00485

**Applicant:** University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 10/10/12 DELEGATED**

### **MOULSECOOMB & BEVENDEAN**

### **BH2012/02223**

#### **63 Norwich Drive Brighton**

Demolition of existing outbuildings and erection of single storey extension to provide wheelchair accessible accommodation.

**Applicant:** Brighton & Hove City Council

**Officer:** Richard Elder 292321

**Refused on 20/09/12 DELEGATED**

### **1) UNI**

The proposed single storey rear extension is unacceptable by virtue of its excessively large size incorporating an awkward and disjointed siting, layout and design which would fail to be subordinate to and in keeping with the scale, layout and character of the existing house. As such, the proposal would be contrary to Policy QD14 of the Brighton & Hove Local Plan 2005.

### **2) UNI2**

The application has not established the presence or otherwise of protected species at the site and has failed to demonstrate that the proposal would not be liable to cause demonstrable harm to such protected species and their habitats or the health and well being of the existing trees and hedgerows along the eastern boundary. The proposal is therefore contrary to Policies QD16 and QD18 of the Brighton & Hove Local Plan, the National Planning Policy Framework and ODPM Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations



and Their Impact within the Planning System."

**BH2012/02234**

**27 Milner Road Brighton**

Replacement and enlargement of existing first floor window to front elevation.

**Applicant:** Freya Hutchinson

**Officer:** Pete Campbell 292359

**Approved on 03/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing and proposed plans and elevation	001	A	08/08/2012
Technical specification sheets			06/08/2012

**BH2012/02376**

**Land rear of 34 & 36 Baden Road Brighton**

Application for Approval of Details Reserved by Conditions 10, 11 and 12 of application BH2011/01256.

**Applicant:** Mr P Chapman

**Officer:** Sue Dubberley 293817

**Approved on 28/09/12 DELEGATED**

**BH2012/02468**

**60 Ladysmith Road Brighton**

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

**Applicant:** Mr Andrew McKaskill

**Officer:** Louise Kent 292198

**Approved on 03/10/12 DELEGATED**

**BH2012/02952**

**78 Plymouth Avenue Brighton**

Certificate of lawfulness for hip to gable roof extension at rear incorporating new door & window in gable end. New rooflights on west and eastern roofslopes.

**Applicant:** Miss Ann Pringle

**Officer:** Liz Arnold 291709

**Approved on 02/10/12 DELEGATED**

## **QUEEN'S PARK**

### **BH2011/00169**

#### **Flat 2 Rufford Court 109 Marine Parade Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2010/02625.

**Applicant:** Mr Farehk Jahangir

**Officer:** Chris Swain 292178

**Refused on 10/10/12 DELEGATED**

#### **1) UNI**

The details submitted do not include 1:1 scale drawings of the fixed screens and frames as specified in condition 3 of application BH2010/02625. As such, insufficient details have been submitted to enable the approval of the details pursuant to this condition.

### **BH2012/00669**

#### **17 Bloomsbury Place Brighton**

Certificate of lawfulness for existing use of terrace area at first floor level fronting St Georges Road.

**Applicant:** Mr Giles Wigoder

**Officer:** Wayne Nee 292132

**Approved on 05/10/12 DELEGATED**

### **BH2012/01992**

#### **Brighton College Eastern Road Brighton**

Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall comprising 40no student bedrooms, 2no staff flats and ancillary accommodation with associated works including hard and soft landscaping and dismantlement and reinstatement of part of boundary wall along Eastern Road.

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

**Approved on 10/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan	771_07_001P1		2 July 2012
Site Block Plan	771_07_002P1		2 July 2012
Existing Ground Floor Plan	771_07_100P1		2 July 2012
Existing First Floor Plan	771_07_101P1		2 July 2012
Existing Second Floor Plan	771_07_102P1		2 July 2012
Existing Attic Floor Plan	771_07_104P1		2 July 2012
Existing Roof Plan	771_07_105P1		2 July 2012
Proposed Ground Floor Plan	771_07_110P1		2 July 2012
Proposed Second Floor Plan	771_07_112P1		2 July 2012
Proposed Third Floor Plan	771_07_113P1		2 July 2012
Proposed Attic Plan	771_07_114P1		2 July 2012

Report from: 20/09/2012 to: 10/10/2012

Proposed Roof Plan	771_07_115P1		2 July 2012
Existing Part Plans at Dawson Hall Gable 1/2	771_07_120P1		2 July 2012
Existing Part Plans at Dawson Hall Gable 2/2	771_07_121P1		2 July 2012
Proposed Part Plans at Dawson Hall Gable 1/2	771_07_130P2		9 October 2012
Proposed Part Plans at Dawson Hall Gable 2/2	771_07_131P1		2 July 2012
Existing Context Elevations East & South	771_07_200P1		2 July 2012
Existing Context Elevations North & West	771_07_201P1		2 July 2012
Existing Context Elevations East & South	771_07_210P1		2 July 2012
Existing Context Elevations North & West	771_07_211P1		2 July 2012
Proposed Context Elevations East & South	771_07_220P1		2 July 2012
Proposed Context Elevations North & West	771_07_221P1		2 July 2012
Proposed Context Elevations East & South	771_07_230P1		2 July 2012
Proposed Context Elevations North & West	771_07_231P1		2 July 2012
Existing Elevation of Dawson Hall Gable	771_07_240P1		2 July 2012
Proposed Elevation of Dawson Hall Gable	771_07_250P1		2 July 2012
Proposed Cross Sections	771_07_310P1		2 July 2012
Existing Long Section Through Dawson Hall Gable	771_07_320P1		2 July 2012
Existing Cross Section Through Dawson Hall Gable	771_07_321P1		2 July 2012
Proposed Long Section Through Dawson Hall Gable	771_07_330P1		2 July 2012
Proposed Cross Section Through Dawson Hall	771_07_331P1		2 July 2012
East Elevation - Bay Study	771_07_500P1		2 July 2012
South Gable - Bay Study	771_07_503P1		2 July 2012
Link Block North - Bay Study	771_07_504P1		2 July 2012
North Gable Chimney Details	771_07_510P1		2 July 2012
Proposed Interface Details with	771_07_610P1		2 July 2012
Existing and Proposed Boundary Wall on Eastern Road	771_07_615P1		2 July 2012
Site Location Plan - Existing	771_07_000P1		17 July 2012
Proposed First Floor Plan	771_07_111P2		17 July 2012
North Gable - Bay Study	771_07_502P1		17 July 2012
West Elevation - Bay Study	771_07_501P1		18 July 2012

#### **5) UNI**

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

*Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, QD14, QD27, HE3, and HE6 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**

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **8) UNI**

The development shall be carried out in accordance the mitigation requirements for noise as identified in the MACH Acoustics noise report dated 24 August 2012. The measures shall be completed prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

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

#### **9) UNI**

The development shall be carried out in accordance the ecological mitigation scheme as identified within the Ecosa Extended Phase 1 Ecological Survey dated June 2012. The measures shall be completed prior to the occupation of the development and retained to the satisfaction of the Local Planning Authority.

*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.*

#### **10) UNI**

The development shall be carried out in accordance with the Landscaping proposals as detailed within the Allies and Morrison Design & Access Statement dated June 2012.

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

### **11) UNI**

The reconstruction of the flint wall shall be carried out using salvaged brick, stone and flint from the boundary wall to be removed and its subsequent reconstruction, to consist of a lime based mortar with bonds and coursing to match the existing.

*Reason: To ensure the satisfactory appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.*

### **12) UNI**

Prior to the completion of the ground floor slabs of the development samples of the materials (including colour of render, paintwork and colourwash, an onsite sample of brick and flint work) 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 appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD14, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.*

### **13) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the completion of the ground floor slabs of the development:

- 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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

### **14) UNI**

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

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

## **BH2012/01993**

### **Brighton College Eastern Road Brighton**

Construction of a new four storey self-contained boarding house adjoining existing Dawson Hall. Dismantlement and reinstatement of part of boundary wall along Eastern Road.

**Applicant:** Brighton College

**Officer:** Anthony Foster 294495

## **Approved on 10/10/12 PLANNING COMMITTEE**

### **1) UNI**

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

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

### **2) UNI**

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 to comply with policy HE1 of the Brighton & Hove Local Plan.*

### **3) UNI**

The reconstruction of the flint wall shall be carried out using salvaged brick, stone and flint from the boundary wall to be removed and its subsequent reconstruction, to consist of a lime based mortar with bonds and coursing 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.*

### **4) UNI**

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

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

### **5) UNI**

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

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

## **BH2012/02084**

### **Flat 2 15-17 Princes Street Brighton**

Internal alterations to flat including installation of fire place, cornice and timber flooring. (Retrospective)

**Applicant:** A Fair

**Officer:** Chris Swain 292178

## **Refused on 05/10/12 DELEGATED**

### **1) UNI**

The fireplace, by reason of its design is an incongruous feature within the main living area and relates poorly to the interior of the listed building, detracting from the architectural and historic appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Listed Building Interiors (SPG11).

### **2) UNI2**

The cornice, by reason of its scale, design and detailing is an incongruous features main living area and relates poorly to the interior of the listed building, detracting from the architectural and historic appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Listed Building Interiors (SPG11).

**BH2012/02154**

**144 Edward Street Brighton**

Certificate of lawfulness for existing use as a residential dwelling.

**Applicant:** The Stoneytrust

**Officer:** Jonathan Puplett 292525

**Approved on 27/09/12 DELEGATED**

**BH2012/02236**

**13 Queens Park Terrace Brighton**

Roof extension incorporating two rear dormers and erection of single storey ground floor rear extension.

**Applicant:** David Grier

**Officer:** Jonathan Puplett 292525

**Refused on 02/10/12 DELEGATED**

**1) UNI**

The proposed two rear dormers are considered to be excessive in number given the size of the roof and would result in a cluttered appearance. Furthermore the proposed eastern dormer would have an awkward visual relationship with the roof of the rear projection of the building. The proposed two front rooflights are considered to be excessive in number given the size of the roof and the sensitive conservation area setting. The proposed roof extensions and alterations would harm the appearance of the building to the detriment of the Queen's Park Conservation Area and the setting of the Grade II Listed St. Luke's Swimming Baths Building which is situated to rear of the application site. The proposed roof extensions and alterations are contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1 'Roof Alterations and Extensions'.

**2) UNI2**

The proposed rear / side extension, due to its length and height alongside the boundary of the property, would have an enclosing and overbearing impact on the occupiers of no. 12 Queens Park Terrace. The proposed extension is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/02296**

**24 Tower Road Brighton**

Installation of glass balustrade to form first floor balcony on existing flat roof to front elevation.

**Applicant:** Mr Nick Davey

**Officer:** Louise Kent 292198

**Approved on 26/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Plans as existing	1250-P-001-P2		02/08/2012
Plans as proposed	1250-P-002-P2		02/08/2012
East elevation Additional			6/09/2012
Street view as proposed	1250-P-003-P2		02/08/2012
Street view with 31 West Drive	1250-004-P1		02/08/2012

**BH2012/02407**

**86 Queens Park Road Brighton**

Erection of roof terrace.

**Applicant:** Simon Webb

**Officer:** Wayne Nee 292132

**Refused on 25/09/12 DELEGATED**

**1) UNI**

The proposed glazed balustrade which would be erected around the whole perimeter of the roof terrace area would result in an overly-prominent and unsympathetic development which would be visually detrimental to the existing property, as well as the surrounding area. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed glazed balustrade would be sited on the boundary line of the rear garden at 84 Queens Park Road. Due to the elevated height and extent of solid balustrade, it would be significantly overbearing for occupiers of this neighbouring property to the detriment of residential amenity. Furthermore the size of the terrace would result in the potential for increased noise and disturbance to the residents of immediately adjoining neighbouring properties. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**BH2012/02410**

**Unit 4D Stevenson Road Brighton**

Change of use from warehouse (B8) to veterinary practice (D1) with associated alterations including the installation of windows and replacement of exiting goods access door with metal louvers to rear elevation.

**Applicant:** Coastway Veterinary Group

**Officer:** Richard Elder 292321

**Refused on 01/10/12 DELEGATED**

**1) UNI**

The proposed change of use of the premises from warehouse B8 to Veterinary Practice (sui generis use) is considered unacceptable by virtue of its prematurity in that unit 4D is still currently occupied by a B8 use, and not vacant. No marketing has been submitted to justify redundancy or lack of future uptake to demonstrate a departure from Planning Policy. As such, it is considered that the proposal fails to accord with Policies EM1 and EM3 of the Brighton & Hove Local Plan 2005.

**ROTTINGDEAN COASTAL**

**BH2012/00431**

**3 Arundel Terrace Brighton**

Internal alterations to layout of lower ground floor flat.

**Applicant:** Gary Whelan

**Officer:** Chris Swain 292178

**Approved on 25/09/12 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 services to the kitchen should be concealed below ground 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**

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

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

**4) UNI**

Notwithstanding the submitted drawings, the doors shall be traditionally constructed doors that match the design and joinery detailing of existing doors in the flat, and thereafter 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.*

**5) UNI**

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

**BH2012/00903**

**Garages 53 & 54 14 Church Place Brighton**

Demolition of existing double garage and erection of new 2 storey two bed dwelling house.

**Applicant:** Mr Ash Southgate

**Officer:** Liz Arnold 291709

**Approved on 04/10/12 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 with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for a method statement to identify, risk assess and address the unidentified contaminants.

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

**3) UNI**

Notwithstanding information submitted as part of the application hereby approved, the front curtilage area shall not be used for the parking of vehicles.

*Reason: In the interest of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.*

**4) UNI**

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

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

**5) UNI**

Prior to the commencement of the development, a sample of the flintwork shall be constructed on site and shall be viewed by and approved in writing by the Local Planning Authority. Works shall be carried out and completed to match the approved sample flint panel.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD14, HE3 and HE6 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**

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

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

**8) UNI**

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

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

### **9) UNI**

No development shall take place until details of the treatments to all boundaries to the site have been submitted to and approved in writing by the Local Planning Authority. Such details should include the retention of the existing historic brick and flint walls surrounding the site. Development shall be carried out in accordance with the approved details.

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

### **10) UNI**

No development shall take place until details of the proposed vents to the front elevation have been submitted to and approved in writing. Development shall be carried out in accordance with the approved details.

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

### **11) UNI**

Notwithstanding the information submitted, the external walls of the development hereby approved shall be finished with smooth render in a cement/lime/sand render mix down to ground level and shall not have bee mouth drips above the damp proof course or above the window, door and archway openings and he render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint.

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

### **12) UNI**

Notwithstanding the information submitted, no development shall take place until further details, including 1:1 joinery details and 1:20 sample elevational details, of all windows (including reveals), all external doors, gate, dormers and eaves have been submitted to an approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

### **13) UNI**

Notwithstanding the details submitted, 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.*

### **14) UNI**

Notwithstanding the information submitted, 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.*

### **15) 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.*

**16) UNI**

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

**17) UNI**

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover, located to the west of the site, back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

**18) 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			11/04/ 2012
Block Plan			23/03/2012
Existing Floor Plan			23/03/2012
Existing Elevations			23/03/2012
Proposed Street Scene	11150/100	Rev. F	17/09/2012
Proposed Plans & Elevations	11150/01	Rev. L	17/09/2012
Indicative Details of Lead Clad Dormer	11150/08		17/09/2012

**19) UNI**

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

*Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.*

**20) UNI**

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

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

**21) UNI**

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

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

**22) UNI**

Unless otherwise agreed in writing with the Local Planning Authority, the measures set out in the Waste Minimisation Statement, received on the 23rd March 2012, 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 landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton and Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**23) UNI**

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

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

**24) UNI**

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

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

**25) UNI**

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

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

**BH2012/01200**

**Outside The Forge House on Whiteway Lane Rottingdean Brighton**

Display of non illuminated timber display cabinet.

**Applicant:** Rottingdean Whiteway Centre

**Officer:** Chris Swain 292178

**Approved on 20/09/12 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) UNI**

Prior to commencement, full details of the method of fixing to the flint wall shall be 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 HE9 of the Brighton & Hove Local Plan.*

## **BH2012/01983**

### **Bazehill House Bazehill Road Rottingdean Brighton**

Demolition of existing double garage and erection of a triple garage with accommodation above.

**Applicant:** Mr B Edwards

**Officer:** Jonathan Puplett 292525

**Refused on 21/09/12 DELEGATED**

### **1) UNI**

The proposed garage is of an excessive scale and height, having an appearance more akin to a small dwellinghouse than an ancillary garage building. Such a structure, located on an area of land between Bazehill Road and the private access road to Bazehill House and neighbouring properties, would appear as an

overly prominent and incongruous development. It is considered that structures of this size with a dwelling-like appearance should be restricted to the main frontages of the two roads, with any structures to the central area of land having the appearance of ancillary outbuildings. The proposed development is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **2) UNI2**

The location of the proposed structure is in the vicinity of a number of protected trees. Insufficient information has been submitted to identify the trees which would be affected and demonstrate that the development and the construction works involved would not cause harm to these trees. The proposed development is therefore contrary to policy QD16 of the Brighton & Hove Local Plan.

### **3) UNI3**

Notwithstanding reason for refusal 1 and 2 above, the submitted drawings suggest the development would result in the formation of a separate residential unit which would not be ancillary to the primary residence. A new residential dwelling is not considered to be appropriate in this location, such a development would be out of keeping with the character of Bazehill Road and the surrounding area, and contrary to policies HO4, QD1, QD2, and QD3 of the Brighton & Hove Local Plan which seek to ensure a high standard of design, and secure an intensity of development appropriate to the locality.

## **BH2012/02052**

### **The Library The Grange The Green Rottingdean Brighton**

Internal alterations to upgrade the fire precautions in the building including fitting new fire doors.

**Applicant:** Brighton & Hove City Council

**Officer:** Anthony Foster 294495

**Approved Secretary of State on 25/09/12**

### **1) BH01.05**

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

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

### **2) UNI**

No works shall take place until full details of the proposed closers 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.*

## **BH2012/02153**

### **11B Lewes Crescent Brighton**

Installation of suspended timber flooring. (Retrospective)

**Applicant:** Dennis Smith

**Officer:** Wayne Nee 292132

**Refused on 05/10/12 DELEGATED**

### **1) UNI**

The proposal includes additional skirting which has obscured historic skirtings. The new skirting affects the status of an important internal feature of the building. The development is therefore harmful to the historic character and appearance of the Grade I listed building and contrary to the aims of policy HE1 and SPGBH 11.

## **BH2012/02179**

### **28 Eastern Place Brighton**

Replacement of metal windows with timber double doors with associated alterations to form Juliette balconies to rear elevation. (Retrospective)

**Applicant:** Miss Lucy Lauener

**Officer:** Pete Campbell 292359

### **Refused on 21/09/12 DELEGATED**

#### **1) UNI**

The proposed design of the railings is considered to be out of character for the building, detrimental to the visual appearance of the property and the rear of the terrace. The application is contrary to policy QD14 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The railings fail to suitably restrict the view from within the applicant property to the neighbouring properties to the south on Lewes Mews, resulting in both an increase in actual and perceived overlooking being caused to the rear of these properties, to the detriment of the amenity of the neighbouring occupants. The application is contrary to policy QD27 of the Brighton and Hove Local Plan.

## **BH2012/02214**

### **32 - 34 Arundel Road Brighton**

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

**Applicant:** Richards Properties Ltd

**Officer:** Jonathan Puplett 292525

### **Refused on 03/10/12 DELEGATED**

#### **1) UNI**

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

#### **2) UNI2**

The proposed building would have an incongruous and excessively prominent appearance when viewed in conjunction with the buildings to either side and the wider street scene. The proposal fails to demonstrate a high standard of design and architecture and fails to pay respect to the context of the site. The development is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

#### **3) UNI3**

Use of the proposed rear balcony would cause significant harm to the privacy of neighbouring occupiers. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **4) UNI4**

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

#### **5) UNI5**

The submitted details fail to demonstrate that the proposed development would, or could contain appropriate provision for cycle storage without significant alterations to the internal ground floor layouts proposed. The development is



therefore contrary to policies TR1 and TR19 of the Brighton & Hove Local Plan.

**BH2012/02215**

**Land to the rear of 1 High Street Rottingdean Brighton**

Display of 2no non-illuminated post-mounted signs and 1no non-illuminated wall-mounted sign. (Retrospective)

**Applicant:** Rottingdean Trade Business & Professional Association

**Officer:** Liz Arnold 291709

**Approved on 09/10/12 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.*

**BH2012/02262**

**Flat 2 45 Sussex Square Brighton**

Relocation of internal door and blocking up of opening.

**Applicant:** Laurence Alistair Harvey

**Officer:** Pete Campbell 292359

**Approved on 27/09/12 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**

All replacement and reinstatement features, including; architraves and skirting boards shall match exactly the originals in materials, sizes, proportions and design.

*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 external finishes of the works hereby permitted shall match in material, style, 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.*

**BH2012/02277**

**Ground floor, Second floor front, Second floor rear and Third floor flat 14 Sussex Square Brighton**

Works to the rear including replacement of existing conservatory at ground floor level. Replacement of UPVC windows with timber windows and renewal of platform to existing roof terrace. Raising of parapet wall around roof terrace and other associated alterations. Internal works to install new fire door.

**Applicant:** Mr Craig Jones

**Officer:** Jonathan Puplett 292525

**Approved on 03/10/12 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**

Notwithstanding the details shown on the approved plans, no development shall take place until further details of the proposed surface material of the roof have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

**3) UNI**

The frames of the windows hereby approved shall be timber and painted white and retained as such thereafter.

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

**4) UNI**

Notwithstanding the details shown on the approved plans, no development shall take place until detailed drawings including 1:20 sample elevations and sections and 1:1 joinery details of the proposed windows, door, roof lantern and parapet

wall have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in strict accordance with the approved details and retained as such thereafter.

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

#### **5) UNI**

The walls hereby approved shall be smooth rendered in a cement/lime/sand render mix 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.*

#### **6) UNI**

The railings hereby approved shall be painted black and shall be retained as such thereafter.

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

### **BH2012/02278**

#### **Ground floor, Second floor front, Second floor rear and Third floor flat 14 Sussex Square Brighton**

Works to the rear including replacement of existing conservatory at ground floor level. Replacement of UPVC windows with timber windows and renewal of platform to existing roof terrace. Raising of parapet wall around roof terrace and other associated alterations.

**Applicant:** Mr Craig Jones

**Officer:** Jonathan Puplett 292525

**Refused on 03/10/12 DELEGATED**

#### **1) UNI**

The proposed improved access to the rear flat roof and the proposed raised parapet wall would be likely to result in an intensified use of the flat roof as a terrace area which would cause increased overlooking and noise disturbance to the detriment of the amenity of occupiers of neighbouring residential properties. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan

### **BH2012/02371**

#### **Land Adjacent to 19 Roedean Road Brighton**

Erection of a two storey 3 bed end of terrace house.

**Applicant:** Tallon Properties Ltd

**Officer:** Liz Arnold 291709

**Refused on 27/09/12 DELEGATED**

#### **1) UNI**

The sub-division of land currently related to no. 19 Roedean Road would result in a development which would compromise the quality of the local environment by virtue of the provision of a small rear garden area, which fails to reflect the prevailing character of both plot sizes and rear garden sizes within the surrounding area and as a result the development represents an over-development of the site resulting in 'town cramming'. As such the proposal fails to enhance the positive qualities of the key neighbourhood principles of the area and fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed development, by virtue of the lack of an entrance on the northern

elevation and the design, siting and positioning of the proposed north facing elevation fenestration, would result in a development out of keeping with the adjoining terrace and a development which would be of detriment to the visual amenities of the existing terrace, the Roedean Road street scene and the wider area, including the setting of the South Downs National Park. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

### **3) UNI3**

The proposed development would provide an inadequate amount of private usable amenity space for the proposed 3 bedroom dwelling which would be harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **4) UNI4**

The proposal results in a development that would be over-bearing, dominant and oppressive to the occupiers of no. 2 Cliff Approach and which would result in perceived overlooking and loss of privacy given the 2 storey aspect of the proposal, the positioning of windows within the proposed development and the southern neighbouring property and the close proximity of the development to no. 2 Cliff Approach. As such results in harm to the amenity of the neighbouring occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BH2012/02413**

#### **Badgers Walk Ovingdean Road Brighton**

Non Material Amendment to BH2011/02480 alterations to plan and fenestration.

**Applicant:** Mr Peter McDonnell

**Officer:** Liz Arnold 291709

**Approved on 24/09/12 DELEGATED**

### **BH2012/02414**

#### **Badgers Walk Ovingdean Road Brighton**

Application for Approval of Details Reserved by Conditions 1 and 3 of application BH2011/03586.

**Applicant:** Mr P McDonnell

**Officer:** Liz Arnold 291709

**Approved on 27/09/12 DELEGATED**

### **BH2012/02437**

#### **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

**Approved on 01/10/12 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH03.03**

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

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

### 3) UNI

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

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

### 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	1152012/01		06 August 2012
Proposed plans and elevations	1152012/02	B	17/09/2012
Proposed plans and sections	1152012/03	A	06 August 2012

## **BH2012/02441**

### **6 Longhill Road Brighton**

Erection of two storey rear extension with pitched roof.

**Applicant:** Mr S Williams

**Officer:** Robin K Hodgetts 292366

**Approved on 24/09/12 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 rooflight approved to the south-east roofslope 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.*

### 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			07/08/12
Block plan			07/08/12
Existing & proposed drawings	9712-1		07/08/12

**BH2012/02449**

**4 Roedean Crescent Brighton**

Erection of 1no new four bedroom detached dwelling.

**Applicant:** Mr & Mrs Pell

**Officer:** Richard Elder 292321

**Approved on 05/10/12 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) BH04.01A**

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

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

**4) BH05.02B**

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 Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

**5) BH05.10**

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

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

**6) BH06.01**

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

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

**7) UNI**

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made

available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

**8) UNI**

The development hereby approved shall not be occupied until details of refuse and recycling storage have been submitted to and approved in writing by the Local Planning Authority. 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.*

**9) UNI**

Within 2 months of the date of this permission, details and samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

**10) UNI**

The development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, planting of the development, treatment of boundary with no.2 Roedean Crescent, indications of all existing trees and hedgerows on the land and details of any to be retained.

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

**11) 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing topography and proposed street elevation	1.10		09 August 2012
Location, block plan and landscaping layout	29106/01	B	06 August 2012
Existing plans and elevations	29106/02		06 August 2012
Block plan and garage elevations	29106/04	A	06 August 2012
Proposed alterations - plans and elevations	29106/05	B	14/09/2012

**BH2012/02463**

**13 Chilmington Close Saltdean Brighton**

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

**Applicant:** Mr & Mrs Plant

**Officer:** Louise Kent 292198

**Approved on 03/10/12 DELEGATED**

**BH2012/02575**

**34 Lustrells Vale Saltdean Brighton**

Certificate of lawfulness for proposed two storey extension and single storey rear extension.

**Applicant:** Mr Ian Still

**Officer:** Liz Arnold 291709

**Refused on 24/09/12 DELEGATED**

**1) UNI**

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, as the height of the eaves of the proposed two storey rear extension would exceed the height of the eaves of the existing dwellinghouse, the north-western elevation of the proposed two storey extension would be located 2m from the boundary of the curtilage of the site and the height of the eaves of the development would exceed 3m in height and the development would consist of an alteration to the roof of the dwellinghouse.

**BH2012/02584**

**23 Wanderdown Road Brighton**

Conversion of garage into habitable room incorporating a roof extension to form new gable end and addition of a balcony to front elevation. Relocation of 1no window on side elevation.

**Applicant:** Mr & Mrs J Perham

**Officer:** Robert McNicol 292322

**Refused on 04/10/12 DELEGATED**

**1) UNI**

The proposed alterations to the ground floor would result in the front projection appearing tacked-on and not integral to the property. By virtue of its height and bulk, the proposed roof extension would cause the front elevation of the building to be unbalanced and would unattractively dominate the appearance of the roof slope. The proposal therefore fails to respect the design of the recipient property or the buildings in the surrounding area. It is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

**BH2012/02662**

**5 Chailey Avenue Brighton**

Non Material Amendment to BH2010/03947 to change rear terrace level, originally designed 100mm below ground floor level, in order to comply with lifetime homes criteria and code for sustainable homes requirements.

**Applicant:** Mrs Lynda Hyde

**Officer:** Liz Arnold 291709

**Approved on 25/09/12 DELEGATED**

**BH2012/02768**

**15 Bishopstone Drive Saltdean Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2011/02231 (Appeal ref APP/Q1445/D/12/2168721)

**Applicant:** Mrs F Yallop

**Officer:** Liz Arnold 291709

**Approved on 09/10/12 DELEGATED**



## **WOODINGDEAN**

### **BH2012/01470**

#### **58 Crescent Drive North Brighton**

Removal of two storey rear extension and replacement with balcony and associated screening to first floor (Part Retrospective).

**Applicant:** Mrs Kay Charnley

**Officer:** Pete Campbell 292359

**Approved on 20/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design and access statement	CH 468		14/05/2012
Location plan and block plan	CG 468 / 001		14/05/2012
Drawing	CG 468 / 002		14/05/2012
Drawing	CG 468 / 003		14/05/2012
Drawing	CG 468 / 004		14/05/2012
Drawing	CG 468 / 005		14/05/2012
Drawing	CG 468 / 006	A	14/05/2012
Drawing	CG 468 / 007	A	14/05/2012
Drawing	CG 468 / 008	A	14/05/2012
Drawing	CG 468 / 009	B	14/05/2012

#### **4) UN**

The balcony hereby authorised shall not come into use until a 1.8m high fence has been erected along the southern boundary of the site. The fence there after shall be retained at all times.

*Reason: To protect neighbouring amenity and in accordance with QD27 of the Brighton & Hove Local Plan. Whilst the fence is referred to in the Design and Access Statement, this has not at this stage been installed as suggested in the statement*

### **BH2012/01712**

#### **19 Chalkland Rise Brighton**

Removal of existing conservatory and chimney breast and erection of combined ground floor and roof extension to rear incorporating loft conversion to provide 3no bedrooms, rear dormer and barn end extension to side creating a chalet bungalow. Installation of 3no rooflights to front elevation.

**Applicant:** Mr Andy Lloyd

**Officer:** Pete Campbell 292359

**Approved on 12/09/12 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 plan and block plan			06/06/2012
Existing floor plans, section and elevations	840 / 01		06/06/2012
Proposed plans, section and elevations	840 / 02A		06/06/2012

### **BH2012/02240**

#### **182 Cowley Drive Brighton**

Certificate of Lawfulness for proposed single storey ground floor rear extension.

**Applicant:** Mrs Marie Oatley

**Officer:** Louise Kent 292198

**Approved on 20/09/12 DELEGATED**

### **BH2012/02266**

#### **106 Langley Crescent Brighton**

Certificate of lawfulness for proposed single storey side extension.

**Applicant:** Victoria Collins-Cooper

**Officer:** Louise Kent 292198

**Approved on 10/10/12 DELEGATED**

## 1) UNI

The development is permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

### **BH2012/02411**

#### **Woodingdean Business park Sea View Way Brighton**

Application for Approval of Details Reserved by Conditions 8, 14, 15 and 18 of application BH2007/01018.

**Applicant:** St Modwen Developments

**Officer:** Liz Arnold 291709

**Approved on 24/09/12 DELEGATED**

### **BH2012/02451**

#### **Land to Rear of 40-44 Warren Road Brighton**

Demolition of existing storage building and erection of single storey one bedroom dwelling adjoining existing property.

**Applicant:** SBS Building Services Ltd

**Officer:** Liz Arnold 291709

**Refused on 27/09/12 DELEGATED**

## 1) UNI

The proposed development, by virtue of its design, materials, size and massing would result in an overly dominant and intrusive development to the rear of nos. 40 to 44 Warren Road, of detriment to the visual amenities of the pair of

semi-detached properties and the wider area. As such the proposal would not make an efficient and effective use of the site, is of a design which would compromise the quality of the local environment, represents an over-development of the site and consequently 'town cramming'. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed accommodation would rely on limited natural light and outlook and would not be provided with sufficient private external amenity space. Therefore the proposal would provide a poor standard of accommodation harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

#### **3) UNI3**

The proposed development fails to accord with all Lifetime Homes Standards as a result of access to the new residential unit not being level or gently sloping, contrary to policy HO13 of the Brighton & Hove Local Plan.

#### **4) UNI4**

The proposed development would result in loss of privacy and an unneighbourly development as a result of the positioning of the proposed external amenity space and an existing window within the rear elevation of no. 44 Warren Road, at ground floor level. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

### **BRUNSWICK AND ADELAIDE**

#### **BH2012/01358**

#### **8 & 8A Western Street Brighton**

Change of use from ground floor retail (A1) and first and second floor maisonette to consulting rooms (D1).

**Applicant:** Mrs Melanie Withers

**Officer:** Jason Hawkes 292153

#### **Approved on 08/10/12 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) UNI**

The rear ground floor windows to the north and south elevations shall be retained as obscure glazed windows and fixed shut to a height of 1.7m above the finished floor level in which the windows are installed and thereafter retained as such.

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

#### **3) UNI**

Access to the flat roof over the ground floor extension to the rear and the first floor rear roof terrace shall be used for maintenance or emergency purposes only and the flat roof and terrace shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

#### **4) UNI**

No development shall commence until details of waste management have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the use of the property as consulting rooms and thereafter retained as such.

*Reason: To ensure the satisfactory storage of recycling and refuse and to comply with policies SU2 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Basement existing & proposed			23rd May 2012
Existing ground floor			29th May 2012
Proposed ground floor			20th July 2012
First floor existing & proposed			23rd May 2012
Second floor existing & proposed			23rd May 2012

**6) UNI**

No development shall commence until details of sound proofing have been submitted for approval to the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details prior to the use of the property as consulting rooms and thereafter retained as such.

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

**7) UNI**

No development shall commence until details of sustainability measures have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details prior to the use of the property as consulting rooms and thereafter retained as such.

*Reason: To ensure sustainability measures and in accordance with policy SU2 of the Brighton & Hove Local Plan.*

**8) UNI**

The use hereby permitted shall not be open except between the hours of 09.00 to 21.00 Monday to Saturday and at no time on Sundays or Bank and Public Holidays.

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

**9) UNI**

The premises shall only be used as a consulting rooms 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: To safeguard the amenities enjoyed by neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**BH2012/01851**

**Ground Floor Flat 59 Brunswick Place Hove**

Internal alterations to layout of flat.

**Applicant:** Ms Helen Leigh

**Officer:** Robert McNicol 292322

**Approved on 26/09/12 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.*

## **BH2012/02185**

### **5 Western Street Brighton**

Internal and external alterations and renovations works including reconfiguring of two bathrooms, replacement of rear aluminium sliding doors with timber framed doors, addition of chimney pot to roof and restoration of rear cast iron railings.

**Applicant:** Mrs Robin Gorna

**Officer:** Mark Thomas 292336

**Approved on 24/09/12 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 of the rear basement doors hereby permitted shall not commence until full details of the proposed timber doors including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **3) UNI**

The lime plastering of the exposed bungaroosh walls to the first floor bathroom, as annotated on the submitted floor plan hereby approved, shall be carried out within two months of the date of this consent.

*Reason: To ensure a satisfactory finish to the development, to preserve the special historical and architectural significance of the listed building, and to comply with policy HE1 of the Brighton & Hove Local Plan.*

## **BH2012/02203**

### **First Floor Flat 114 Lansdowne Place Hove**

Internal alterations to layout of flat.

**Applicant:** Lansdown Finance Ltd

**Officer:** Helen Hobbs 293335

**Approved on 26/09/12 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**

Any reinstatement or repair to the cornicing damaged by the removal of the partition should match the originals exactly.

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

## **BH2012/02400**

### **33 Western Road Hove**

Display of internally illuminated ATM fascia sign.

**Applicant:** Notemachine

**Officer:** Mark Thomas 292336

**Refused on 27/09/12 DELEGATED**

## 1) UNI

The design and the method of illumination for the sign would appear incongruous in this setting, significantly detracting from the character and appearance of the recipient property and the wider conservation area, contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan 2005.

## CENTRAL HOVE

### BH2012/02311

#### **4 Hove Manor Hove Street Hove**

Display of externally illuminated fascia sign.

**Applicant:** Ms Kim Clarke

**Officer:** Mark Thomas 292336

**Approved on 08/10/12 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.*

**BH2012/02320**

**143-145 Church Road Hove**

Installation of extraction equipment to rear elevation (Retrospective).

**Applicant:** Loungers Limited

**Officer:** Guy Everest 293334

**Refused on 09/10/12 DELEGATED**

**1) UNI**

The ducting, by reason of its height above eaves and ridge level, appears unduly prominent in views from Ventnor Villas and represents an incongruous addition to the roofscape. The ducting is therefore poorly designed and sited in relation to the building and fails to preserve or enhance the prevailing character or appearance of the adjoining Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan

**BH2012/02345**

**29 The Drive Hove**

Replacement of two metal windows with UPVC on north elevation at ground floor level.

**Applicant:** Mr Francesco Bottone

**Officer:** Christopher Wright 292097

**Refused on 10/10/12 DELEGATED**

**1) UNI**

The proposed replacement windows would, by reason of the PVCu material and opening method, detract from the character of the building and have a detrimental impact on the appearance of the Willett Estate Conservation Area. As such the proposal conflicts with policy HE6 of the Brighton & Hove Local Plan 2005.

**GOLDSMID**

**BH2012/01571**

**Basement and Ground Floors flat, 6 Livingstone Road Hove**

Erection of single storey ground floor rear extension.

**Applicant:** Mrs Linda Rolf

**Officer:** Helen Hobbs 293335

**Refused on 20/09/12 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 extension is considered unduly large, particularly in relation to its protrusion. The extension would appear 'tacked on', being an unsympathetic addition, bearing little relation to existing building lines and forms. The proposal is therefore contrary to the above policy.

**BH2012/02321****33 Newtown Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Phipps

**Officer:** Christopher Wright 292097

**Approved on 21/09/12 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 windows or other openings, other than those expressly authorised by this permission, shall be constructed on the northwest flank elevation (facing 35 Newtown Road) of the development hereby permitted, without planning permission obtained from the Local Planning Authority.

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

**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			26 July 2012
Block Plan			26 July 2012
Proposed Floor Plan & Elevations	985/04		26 July 2012

**BH2012/02344****2 Montefiore Road Hove**

Installation of external lighting to the South and East elevations and within the car park area.

**Applicant:** Spire Healthcare

**Officer:** Jason Hawkes 292153

**Approved on 26/09/12 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

The scheme shall be implemented strictly in accordance with the lux calculations outlined in the lighting scheme provided by DIALux and thereafter retained as such.



*Reason: To protect the amenity of adjacent properties and in accordance with policies QD25 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Site Plan	AR/WS/XX/PL/100/201	P3	30/07/2012
Site Location Plan	AR/WS/XX/PL/100/200	P3	30/07/2012
Proposed South & east Elevations External Signage & Lighting: Drawing 01 of 03	AR/XX/XX/EL/740/001	P2	10/08/2012
Proposed North & West Elevations External Signage and Lighting: Drawing 02 of 03	AR/XX/XX/EL/740/002	P2	10/08/2012
Proposed Car Park Elevations External Signage & Lighting: drawing 03 of 03	AR/XX/XX/EL/740/003	P2	10/08/2012
Existing North & West Elevations: Drawing 01 of 03	AR/XX/XX/EL/251/215	P3	10/08/2012
Existing North & West Elevations: Drawing 03 of 03	AR/XX/XX/EL/251/217	P3	10/08/2012
External Lighting Layout	22650-80-EX-02	P1	30/07/2012

**BH2012/02391**

**Eaton Manor Eaton Gardens Hove**

Application to extend time limit for implementation of previous approval BH2009/01440 for the replacement of all existing windows with aluminium framed double glazed units.

**Applicant:** Dorrington PLC

**Officer:** Jason Hawkes 292153

**Approved on 26/09/12 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 Waste Minimisation Statement submitted with the application, no development shall take place until further details of the proposed recycling measures for the existing materials have been submitted to, and approved in writing by, the Local Planning Authority.

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

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location Plan & Key Plan	08.280.100		01/09/2009
Block Plan	08.280.101		15/06/2009
Existing North & East Elevations	08.280.150		01/09/2009
Existing South Elevations	08.280.151		15/06/2009
Existing East & West Elevation	08.280.152		15/06/2009
Existing Window Schedule	08.280.160		01/09/2009
Proposed Window Schedule	08.280.161		01/09/2009
Proposed North & East Elevations	08.280.170		01/09/2009
Proposed South Elevations	08.280.171		01/09/2009
Proposed East & West Elevations	08.280.172		01/09/2009
Elevation Photographs	08.280.200		15/06/2009
Elevation Photographs	08.280.201		01/09/2009
Elevation Photographs	08.280.202		01/09/2009
Existing Window Schedule Photographs	08.280.203		15/06/2009

**BH2012/02423**

**Flat 1 29 Hartington Villas Hove**

Installation of new window to side elevation.

**Applicant:** Mr & Mrs Asher Benzecrit

**Officer:** Mark Thomas 292336

**Approved on 20/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing plan and elevation	0184.01		6th August 2012
Proposed plan and elevation	0184.02		6th August 2012
Site location and block plan	0184.03		6th August 2012

**BH2012/02435**

**11 Goldstone Road Hove**

Installation of new window to front elevation.

**Applicant:** Mr Gareth James

**Officer:** Helen Hobbs 293335

**Approved on 05/10/12 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 Location Plan			6th August 2012
Block Plan			6th August 2012
Existing & proposed floor plans			20th August 2012
Existing & proposed elevations			6th August 2012

### **BH2012/02769**

#### **1 Addison Road Hove**

Non Material Amendment to BH2010/01142 to alter rear window to juliet balcony and to form two small frosted glass windows to serve the wc and the stairs.

**Applicant:** Harley Trading

**Officer:** Adrian Smith 290478

**Approved on 24/09/12 DELEGATED**

### **HANGLETON & KNOLL**

### **BH2012/01696**

#### **106 Boundary Road Hove**

Certificate of lawfulness for the existing use of ground and first floors as 2no self-contained flats.

**Applicant:** Nevill Blanford Associates Ltd

**Officer:** Adrian Smith 290478

**Approved on 26/09/12 DELEGATED**

#### **1) UNI**

There is sufficient evidence to prove on the balance of probabilities that the above building has been in use as two self-contained flats for a period of at least four continuous years up until the date of application.

### **BH2012/02459**

#### **16 Steyning Avenue Hove**

Erection of single storey rear extension.

**Applicant:** Mr I Salama

**Officer:** Adrian Smith 290478

**Refused on 01/10/12 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan seeks to ensure that extensions and alterations to buildings 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 reason of its excessive depth and height, represents an inappropriately scaled addition to the property and an uncharacteristically large addition in relation to the surrounding area. The proposal therefore represents an incongruous and harmful addition to the property, contrary to the above policy.

## 2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that planning permission will not be granted for development that would cause material nuisance and loss of amenity to proposed, existing or adjacent users or where it is liable to be detrimental to human health. The proposed extension, by reason of its excessive depth and height, would significantly dominate and oppress the outlook to the adjacent property at No.18 Steyning Avenue to the overall detriment of their amenity, contrary to the above policy.

### **BH2012/02460**

#### **16 Steyning Avenue Hove**

Loft conversion incorporating hip to gable extension and front and rear dormers.

**Applicant:** Mr I Salama

**Officer:** Helen Hobbs 293335

**Refused on 26/09/12 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 advice is contained within supplementary planning guidance on roof alterations and extensions (SPGBHI). The proposed front and rear dormer windows are inappropriately designed and sized and represent overly bulky additions. Further they feature inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposed Hip to Gable roof extension would unbalance the visual relationship between the pair of semi detached dwellings, nos. 16 & 18 Steyning Avenue to the detriment of the character and appearance of the recipient property and the wider street scene. The proposal is therefore contrary to the above policy and guidance.

### **BH2012/02493**

#### **3-5 West Way Hove**

Installation of 6no metal bollards to front of store.

**Applicant:** Tesco Stores Ltd

**Officer:** Adrian Smith 290478

**Approved on 05/10/12 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 railings shown on the approved plans shall be painted black and shall thereafter be retained as such.

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

#### 3) UNI

The 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, block plan & elevations	(P)103-6		04/10/2012
Site plan and elevations	(P)203-6		04/10/2012

#### 4) UNI

Within three months of the date of installation of the bollards hereby permitted, the shopfront roller shutters to the front of the premises shall be removed in their entirety.

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

### **NORTH PORTSLADE**

#### **BH2012/00692**

##### **Portslade Aldridge Community Academy Chalky Road Portslade**

Application for Approval of Details Reserved by Conditions 9 and 14 of application BH2012/00733

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Refused on 01/10/12 DELEGATED**

#### 1) UNI

A satisfactory Framework Travel Plan has not been submitted to comply with the requirements of condition 9.

#### 2) UNI2

A BRE issued Design Stage, indicating that the scheme would meet a standard of 'very good', has not been submitted in order to comply with the requirements of condition 14.

#### **BH2012/02332**

##### **Portslade Aldridge Community Academy Chalky Road Portslade**

Application for Approval of Details reserved by Condition 12 of application BH2012/00733

**Applicant:** Brighton & Hove City Council

**Officer:** Jason Hawkes 292153

**Approved on 24/09/12 DELEGATED**

### **SOUTH PORTSLADE**

#### **BH2012/01967**

##### **Mercedes Benz Victoria Road Portslade**

Reconfiguration of customer parking, used vehicle display and vehicle storage with replacement of existing lighting columns.

**Applicant:** Bolling Investments Limited

**Officer:** Adrian Smith 290478

**Approved on 26/09/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan	001		28/06/2012
Plans	120		22/08/2012
Plans	121		10/07/2012
External lighting plan			28/06/2012

**BH2012/02100****Eurovans Ellen Street Portslade**

Erection of a 2.4 metre palisade fence and entrance gates (Retrospective).

**Applicant:** Eurovans Ltd**Officer:** Mark Thomas 292336**Approved on 25/09/12 DELEGATED****BH2012/02535****17 Sharpthorne Crescent Portslade**

Erection of two storey rear extension with pitched roof at basement and ground floor level.

**Applicant:** Mr & Mrs Tennant**Officer:** Clare Gibbons 292454**Approved on 26/09/12 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 and Block Plan			16th August 2012
Proposed plan showing existing situation	953/02		16th August 2012
Proposed plan	953/02		16th August 2012

**HOVE PARK****BH2012/01831****17 Hill Drive Hove**

Demolition of existing dwelling and erection of a new 3 bed house.

**Applicant:** Mr Jonathan Paxton**Officer:** Guy Everest 293334**Refused on 28/09/12 DELEGATED****1) UNI**

The development by reason of its scale, siting and detailing would appear unduly dominant and create a contrast and sense of bulk which, in relation to adjoining properties and the wider surrounding area, would harm the existing character and appearance of Hill Drive. The development therefore fails to respond sufficiently to the scale, character and appearance of the existing built environment contrary to policies QD1 and QD2 of the Brighton &amp; Hove Local Plan.

**2) UNI2**

The development by reason of its height, bulk and proximity to the boundary would result in significant loss of light and outlook for occupants of 19 Hill Drive, to the detriment of their amenity. The development therefore fails to protect

neighbouring residential amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

### **3) UNI3**

The development by reason of extensive glazing to the southern elevation and an elevated roof terrace would create significant overlooking and cause a harmful loss of privacy for occupants of 15 Hill Drive, to the detriment of their amenity. The development therefore fails to protect neighbouring residential amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

## **BH2012/02122**

### **10 Hove Park Gardens Hove**

Remodelling of existing dwelling including erection of two storey side extension with pitched roof incorporating rooflights and dormers to form rooms in roof, re-orientation of the main entrance to front Hove Park Gardens, revised vehicular access with new single storey garage and replacement fencing with new gate to front boundary.

**Applicant:** Mr & Mrs Tucker

**Officer:** Adrian Smith 290478

**Approved on 20/09/12 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 hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

#### **4) UNI**

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

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

#### **5) UNI**

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing all trees within and adjacent to the site that are to be retained, including full details of their protection throughout construction works in accordance with BS5837 (2012), all trees that are to be removed, and any new replacement trees that are to be planted. Development shall be carried out in accordance with the submitted details. No vehicles, plant or materials shall be driven or placed within any protected area surrounding any retained tree.

*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.*

**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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site plan and block plan			09/07/2012
Existing plans	A.02		09/07/2012
Existing plans	A.02	A	25/07/2012
Existing plans	A.03		09/07/2012
Existing plans	A.04		25/07/2012
Existing plans	A.05		09/07/2012
Existing plans	A.06		09/07/2012
Proposed plans	D.01		09/07/2012
Proposed plans	D.01	A	25/07/2012
Proposed plans	D.02		09/07/2012
Proposed plans	D.03	A	12/09/2012
Proposed plans	D.05		09/07/2012
Proposed plans	D.06		25/07/2012

**BH2012/02192**

**67 Woodland Drive Hove**

Remodelling of existing dwelling and associated works including raising of ridge height to provide for extended first floor accommodation, front balcony, revised fenestration and new entrance porch.

**Applicant:** Mr Rahim Abdulkhami

**Officer:** Guy Everest 293334

**Refused on 21/09/12 DELEGATED**

**1) UNI**

The development would introduce a material uncharacteristic of Woodland Drive and create a narrow vertical emphasis to the building which would poorly contrast with the adjoining pitched roof. The resulting architectural style and detail would appear an unduly dominant and uncharacteristic addition to Woodland Drive and the wider surrounding area. As a result the building would appear unduly isolated and incongruous in views along Woodland Drive, and in views from the adjoining Woodland Drive Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

**BH2012/02231**

**Burger King Goldstone Retail Park Newtown Road Hove**

External alterations including black metal cladding to existing structure and increasing height of service block by 740mm.

**Applicant:** Leon Kennedy Ltd

**Officer:** Guy Everest 293334

**Refused on 25/09/12 DELEGATED**

**1) UNI**

The proposed increase in height would be readily visible in views along Old Shoreham Road and from Hove Park to the north. The taller vertical element would be poorly integrated with the remaining roof form and would appear an unduly dominant feature in views from the surrounding area. The resulting visual prominence would appear incongruous in this location and the proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan.



## **BH2012/02325**

### **6 Hove Park Gardens Hove**

Erection of detached garage with pitched roof at front of property.

**Applicant:** Mr J Foot

**Officer:** Robert McNicol 292322

**Refused on 20/09/12 DELEGATED**

#### **1) UNI**

Policy QD14 of the Brighton & Hove Local Plan 2005 states that permission will only be granted where the proposal is well designed and sited in relation to the property to be extended and to the surrounding area, and that proposals should take account of the existing space around buildings and the character of the area. By virtue of being excessively large and being positioned on the front boundary of the property, the proposed garage would be an unattractive addition to the street scene, dominating the appearance of the street and the recipient property. Further, by virtue of not taking into account the positive contribution of the space around the buildings, the proposal does not respect the open character of the area. It is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

## **BH2012/02428**

### **Bishop Hannington Church Nevill Avenue Hove**

Erection of a single storey side extension.

**Applicant:** Vicar & PCC

**Officer:** Steven Lewis 290480

**Approved on 27/09/12 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) BH06.02**

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.*

#### **3) BH13.01**

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

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

#### **4) UNI**

All tree planting, shall be carried out in the first planting and seeding seasons following 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.

*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 2005.*

#### **5) UNI**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for replacement tree planting, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development shall also be submitted. The submitted scheme shall include details of at least one replacement tree for every tree removed and of a suitable species.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan 2005.*

#### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Location	07776-AL (00) 001		02/08/2012
Proposed Plan	07776-AL (00) 100	C	02/08/2012
Proposed Site Plan	07776-AL (00) 101		02/08/2012
Existing Plan	07776 SK 03 P1		02/08/2012
Existing Elevations	07776 SK 05		02/08/2012
Proposed Elevations	07776 SK 06	A	26/09/2012

#### **7) UNI**

Prior to the commencement of development, a 1:20 elevation expressing the details of the entrance elevation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

*Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan 2005.*

#### **8) UNI**

The development hereby permitted shall not be commenced until details of disabled parking space 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 adequate parking provision is provided and to comply with policy TR18, TR19 of the Brighton & Hove Local Plan 2005.*

### **BH2012/02561**

#### **4 Bishops Road Hove**

Roof extension over new first floor level extension at rear elevation with alterations to existing first floor level balcony, new balcony at second floor level, rooflights and revised fenestration.

**Applicant:** Mr Adam Lloyd

**Officer:** Christopher Wright 292097

**Approved on 04/10/12 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 first floor level balcony on the rear elevation of the development hereby permitted shall not be brought into use until the precise details of a screen and/or obscure glazed balustrade to the northern edge of the balcony, have been submitted to and approved in writing by the Local Planning Authority. The screen and/or obscure glazed balustrade shall be constructed prior to the balcony being brought into use, in accordance with the approved details, and retained as such thereafter.

*Reason: To safeguard the privacy of the occupiers of the adjoining property, 6 Bishop's Road, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.*

### 3) UNI

The first floor window on the north facing flank elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window 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 properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.*

### 4) UNI

The two high-level first floor windows on the south facing flank elevation of the development hereby permitted shall be obscure glazed and the lower sills shall be no less than 1.7 metres above the floor of the rooms in which the windows are installed, and thereafter permanently retained as such.

*Reason: To safeguard the privacy of the occupiers of the adjoining properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.*

### 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 & Site Plan	TD-108-P00	A	14 August 2012
Existing Ground & First Floor Plans	TD-108-P01		14 August 2012
Existing Second Floor & Roof Plans	TD-108-P02		14 August 2012
Existing Elevations	TD-108-P03		14 August 2012
Proposed Ground & First Floor Plans	TD-108-P04		14 August 2012
Proposed Second Floor & Roof Plans	TD-108-P05	G	14 August 2012
Proposed Elevations	TD-108-P06	G	1 October 2012
Proposed Sections A & B	TD-108-P10	E	14 August 2012

## 6) UNI

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan 2005.*

## WESTBOURNE

### BH2012/02268

#### **155 Kingsway Hove**

Extensions and alterations to existing west side boundary wall including installation of timber gates.

**Applicant:** Scott Welch

**Officer:** Jason Hawkes 292153

**Approved on 24/09/12 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			19th July 2012
Block Plan			19th July 2012
Alterations to side boundary wall	CDC/2012/047		19th July 2012

### BH2012/02363

#### **1 Cowper Street Hove**

Conversion of existing house to form 1no one bed flat and 1no three bed maisonette.

**Applicant:** Filippa Price

**Officer:** Adrian Smith 290478

**Refused on 04/10/12 DELEGATED**

#### 1) UNI

Policy HO9 of the Brighton & Hove Local Plan states that planning permission for the conversion of dwellings into smaller units of self-contained accommodation will be permitted in instances where (amongst others) at least one unit of accommodation is provided which is suitable for family accommodation. Policies QD27 and HO5 require new residential development to provide for good amenity for future occupiers, including the provision of private useable amenity space. The proposed development, by virtue of the lack of private amenity space for the 3-bedroom maisonette, fails to retain a unit within the development suitable for family occupation. The proposal therefore represents a poor standard of family accommodation contrary to policies HO5, HO9 & QD27 of the Brighton & Hove Local Plan.

## 2) UNI2

Policy TR14 of the Brighton & Hove Local Plan requires new development to provide secure convenient cycle parking commensurate to the scale of development. No cycle parking is proposed within the proposed development, contrary to the above policy.

### **BH2012/02473**

#### **45 Pembroke Crescent Hove**

Loft conversion incorporating side dormer, new rooflights, removal of side window, enlargement of window at roof level and new rear "bullseye" window.

**Applicant:** Mr N Bullen

**Officer:** Adrian Smith 290478

**Approved on 24/09/12 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			09/08/2012
Existing and proposed plans	NSB/001	C	09/08/2012
Existing and proposed plans	NSB/002	D	09/08/2012

## 2) UNI

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

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

## 3) UNI

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

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

### **BH2012/02481**

#### **27 Walsingham Road Hove**

Erection of detached summerhouse to rear garden and associated works.

**Applicant:** Mr Roger Wade

**Officer:** Christopher Wright 292097

**Approved on 08/10/12 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 commence in connection with the development hereby approved, including operations such as tree felling, pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery; or excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids, within any area designated as being fenced off or otherwise protected in the approved protection scheme. Protective fencing shall be retained intact for the full duration of the

development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

*Reason: To protect the trees and planting 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 2005.*

### **3) UNI**

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

*Reason: To protect the trees and planting 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 2005.*

### **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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Design and Access Statement			2 August 2012
Block and Site Location Plans	TA666/01		2 August 2012
Existing Ground Floor Plan	TA666/02	A	2 August 2012
Existing Sections	TA666/03		2 August 2012
Existing Sections	TA666/04		2 August 2012
Proposed Site Plan	TA666/10	A	15 August 2012
Proposed Ground Floor Plan	TA666/11		2 August 2012
Proposed Sections	TA666/12		2 August 2012
Proposed Elevations	TA666/13		2 August 2012
Proposed Elevations	TA666/14		2 August 2012

### **5) UNI**

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the foundations of the summerhouse has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

*Reason: To protect the trees which are to be retained on the site in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan 2005.*

## **WISH**

### **BH2012/02380**

#### **35 Coleman Avenue Hove**

Certificate of Lawfulness for proposed loft conversion incorporating barn hip to gable roof extension, rear dormer and front rooflights.

**Applicant:** Mr Jonathan Fairclough

**Officer:** Jason Hawkes 292153

**Approved on 20/09/12 DELEGATED**

**BH2012/02487****36 Mansfield Road Hove**

Removal of existing lean to at rear, erection of single storey extension at rear of existing garage and creation of new garden access doors.

**Applicant:** Mr Henry Duddy

**Officer:** Mark Thomas 292336

**Approved on 09/10/12 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.*

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site location and block plan	CH501/001		10th August 2012
Existing floor and roof plans	CH501/002		10th August 2012
Existing elevations	CH501/003		10th August 2012
Existing sections	CH501/004		10th August 2012
Proposed floor and roof plans	CH501/005		10th August 2012
Proposed elevations	CH501/006		10th August 2012
Proposed sections	CH501/007		10th August 2012

**BH2012/02488****36 Mansfield Road Hove**

Certificate of Lawfulness for proposed roof conversion incorporating 2no side dormers.

**Applicant:** Mr Henry Duddy

**Officer:** Mark Thomas 292336

**Approved on 09/10/12 DELEGATED**

