

PLANS LIST 21 NOVEMBER 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****BH2012/01936****10 Overhill Drive Brighton**

Removal of existing steps to garden and formation of balcony to rear.

Applicant: Mrs & Mrs M Lankstead

Officer: Louise Kent 292198

Refused on 26/10/12 DELEGATED**1) UNI**

The proposed balcony, due to its position, height, and siting would result in a loss of privacy to adjoining neighbouring properties, and in particular 8 Overhill Drive. 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 balcony 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.

BH2012/02308**Lifestyle Carden Avenue Brighton**

Display of internally and externally illuminated and non-illuminated fascia signs, an internally illuminated projecting sign and an internally illuminated projecting pole sign.

Applicant: Lifestyle

Officer: Chris Swain 292178

Approved on 12/10/12 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.

BH2012/02442

24 Brangwyn Avenue Brighton

Enlargement of existing garage.

Applicant: Mr & Mrs V Chaman

Officer: Chris Swain 292178

Approved on 22/10/12 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) BH03.03

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan, existing and proposed plans and proposed elevations	VC01		28 August 2012

BH2012/02482

78 Greenfield Crescent Brighton

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

Applicant: Mr & Mrs Chilcott

Officer: Robin K Hodgetts 292366

Refused on 15/10/12 DELEGATED

1) UNI

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

BH2012/02512

17 Westfield Close Brighton

Erection of single storey ground floor rear extension and hip to gable roof extension incorporating enlarged rear dormer.

Applicant: Mr Nick Prichard

Officer: Wayne Nee 292132

Refused on 30/10/12 DELEGATED

1) UNI

The proposal to replace the existing hipped roof with a gable end would imbalance the symmetry of the semi-detached pair to the detriment of the appearance of the properties, and would create a visually heavy roof to one half. Furthermore, the proposed bulky roof dormer would dominate the rear roof slope. The proposal would fail to respect the character and appearance of the property and the wider locality, and would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, as well as the guidance in Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

BH2012/02519

7 Brangwyn Drive Brighton

Demolition of existing garage and erection of a two storey front extension with pitched roof.

Applicant: Mr P Gower

Officer: Wayne Nee 292132

Refused on 25/10/12 DELEGATED

1) UNI

The proposed two storey front extension, by virtue of its form, projection beyond the existing front wall, and the design, would appear as an overly dominant and inappropriate addition. The proposal would harm the appearance of the existing property and the street scene, and would therefore be contrary to policies QD2 and QD14 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.

BH2012/02638

81 Woodbourne Avenue Brighton

Erection of single storey rear extension at lower ground floor level and installation of glazed screen to existing doors.

Applicant: Mr Jason Champion

Officer: Chris Swain 292178

Refused on 22/10/12 DELEGATED

1) UNI

The proposed development, by reason of its depth, width, design, and siting would result in an overly dominant and incongruent addition that would detract significantly from the appearance and character of the building and the wider surrounding area. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02656

14 Brangwyn Drive Brighton

Removal of rear roof dormer and formation of front and rear dormers and boundary wall alterations at rear fronting Brangwyn Avenue.

Applicant: Mr Joseph Anderson

Officer: Wayne Nee 292132

Refused on 22/10/12 DELEGATED

1) UNI

The proposed front and rear dormers, by reason of their size, positioning and design, which rises above the main roof ridge level, are considered to form an unacceptable alteration to the roof slopes. This would be detrimental to the appearance of the existing property, as well as the wider street scene. As such, the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and SPGBH1.

2) UNI2

The proposed boundary wall and fence, due to its excessive height and length as well as its inappropriate materials, would result in a dominant and incongruous feature which would detract from the open character and appearance of the surrounding area, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/02692**6 Braybon Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension and loft conversion incorporating hip to gable roof extension, front rooflights and rear dormer.

Applicant: Mr Steve Preston

Officer: Louise Kent 292198

Approved on 19/10/12 DELEGATED

BH2012/02703**20 Dale Drive Brighton**

Demolition of existing lean to and erection of a single storey rear extension incorporating 3no rooflights and bi-folding doors and other associated external alterations.

Applicant: Mr Paul Tuffs

Officer: Pete Campbell 292359

Approved on 30/10/12 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
OS location and block plans	0105/201		31/08/2012
Ground floor survey plan	0105/202		31/08/2012
First floor survey plan	0105/203		31/08/2012
Roof survey plan	0105/204		31/08/2012
Survey front & rear elevations	0105/205		31/08/2012
Survey side elevation	0105/206		31/08/2012
Proposed ground floor plan	0105/207		31/08/2012
Proposed first floor plan	0105/208		31/08/2012
Proposed roof plan	0105/209		31/08/2012
Proposed front & rear elevations	0105/210		31/08/2012
Proposed side elevation	0105/211		31/08/2012
Proposed section A-A	0105/212		31/08/2012

BH2012/02750

73 Woodbourne Avenue Brighton

Erection of rear extension and rear decking with privacy screen.

Applicant: K Juggins

Officer: Wayne Nee 292132

Approved on 26/10/12 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 screening to the balustrade hereby approved shall be fully installed before the raised decking is in use. The screening shall be permanently retained as such.

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

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 rear extension and raised decking	001		31 August 2012
Existing elevation	002		31 August
Proposed rear extension and raised decking	003		31 August
Proposed rear extension and raised decking	004		31 August
Location plan	006		31 August

PRESTON PARK

BH2012/00992

St Augustines Church Stanford Avenue Brighton

Conversion of church hall to provide 9no self-contained flats. Internal alterations to church incorporating installation of two new floors with associated works. Demolition of timber building to rear.

Applicant: Elim International

Officer: Anthony Foster 294495

Approved on 18/10/12 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 commence until details of a 1.8m high screen to the north

side of the balcony to flat 6 at first floor level have been submitted to and approved in writing by the Local Planning Authority. The screen shall be installed in accordance with the approved details prior to the occupation of this flat and shall thereafter be retained as such.

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

Instruct Legal to progress S106 and then issue decision notice.

3) UNI

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

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

4) 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.

5) UNI

The new community space and proposed residential units hereby approved shall not be occupied until the church has been repaired and restored in accordance with the schedule of works produced by Renascent Developments Ltd submitted on 14 May 2012.

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

6) UNI

All new floors and partition walls in the church shall be scribed around existing stonework and no stone shall be cut away, removed or otherwise altered other than to allow the fixing of the steel beams to support the new first floor hereby approved.

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

7) UNI

All existing roof timbers to the church and the existing oak floor must be retained in situ and unaltered, unless 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.

8) UNI

All new or replacement rainwater goods must be of cast iron.

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

9) UNI

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.

10) UNI

No works shall take place until a full and detailed specification of works for the repair and restoration of the church fabric and the Palladian (west) frontage of the church hall has been submitted to and approved in writing by the local planning

authority. The works shall be carried out in strict accordance with the approved specification.

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.

11) UNI

No works shall take place until details of the proposed methods of fire protection and sound insulation within the church have been submitted to and approved in writing by the local planning authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

12) UNI

No works shall take place until detailed drawings of the following features, at 1:20 scale, 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.

I. The balustrades to the new first floor of the church.

II. The new external balcony doors to the church hall.

III. The new external balcony railings to the church hall.

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.

13) UNI

No works shall take place until a schedule of all historic features to be removed, moved or replaced within the church has been submitted to and approved in writing by the local planning authority. Such a schedule must include photographs/drawings recording all such features.

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

14) UNI

No works shall take place until full details of the extract flue to serve the new kitchen, including position, dimensions and materials, shall be submitted to an approved in writing by the local planning authority prior to its installation. No other flues or vents shall be installed on the church unless approved in writing by the local planning authority.

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

15) UNI

No works shall take place until a photographic record of the existing stained glass windows has been submitted to and approved in writing by the local planning authority.

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

16) UNI

No works shall take place until details of the method of protection for the existing stained glass windows have been submitted to and approved in writing by the local planning authority.

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

17) 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 and QD27 of the Brighton & Hove Local Plan.

BH2012/01901

Port Hall Mews Brighton

Conversion of existing buildings to form 6no two storey town houses and 2no single storey cottages with associated alterations, parking and integral garages.

Applicant: Agar Property

Officer: Sue Dubberley 293817

Refused on 16/10/12 DELEGATED

1) UNI

The proposal would be contrary to policy EM3 of the Brighton & Hove Local Plan which seeks to restrict the loss of industrial/office uses unless it has been demonstrated that the use is no longer viable. Applicants are expected to demonstrate active marketing of the unit on competitive terms detailing the ways in which the site has been made attractive to other types of employment uses. Insufficient information has been submitted with the application to demonstrate the use is no longer viable in this location and that the premise is unsuitable for modern employment needs. It has therefore not been demonstrated that the premises are genuinely redundant.

2) UNI2

The development does not make any provision for cycle parking for unit three and thus the proposal is inadequate in its provision of cycle parking. The proposal is therefore contrary to policy TR14 and SPGBH4.

3) UNI3

The application has failed to demonstrate that the proposal would meet "Excellent" EcoHomes Refurbishment rating as a minimum or that the use of materials and methods to minimise overall energy use have been incorporated in to the layout and design. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and to the Supplementary Planning Document 08: Sustainable Building Design.

4) UNI4

The application fails to demonstrate that adequate consideration has been given to ensure that where possible the proposed residential units would comply with Lifetime Homes requirements. The application is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

BH2012/01994

13 Preston Road Brighton

Application for variation of condition 6 of application BH2010/01864 (Change of Use from retail (A1) to hot food take-away (A5) incorporating extraction flue) to permit the premises to be open for trade between 1100 and 0100 hours Sunday to Thursday and 1100 and 0300 hours on Friday and Saturday for a 12 month temporary period.

Applicant: Har Ltd

Officer: Chris Swain 292178

Refused on 12/10/12 PLANNING COMMITTEE

1) UNI

The proposed extension of opening hours would result in an increased opportunity for noise disturbance and anti-social behaviour during the early hours of the morning to the detriment of the amenity of neighbouring residential occupiers and contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2012/02565

30A Beaconsfield Villas Brighton

Loft conversion incorporating a rear dormer and 2no rooflights to front roofslope.

Applicant: Mr J Taylor

Officer: Jonathan Puplett 292525

Refused on 18/10/12 DELEGATED

1) UNI

The proposed rear dormer is of a large bulky 'box' design which fails to relate to the traditional character and appearance of the host building. The proposed dormer windows, roof and fascia detail are also of inappropriate design. The proposed rooflights are poorly positioned and are orientated horizontally rather than vertically which would traditionally be the case. The proposed dormer and rooflights would harm the character and appearance of the building and the Preston Park Conservation Area and are contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan and the guidance set out in SPGBH1 'Roof Alterations and Extensions'.

BH2012/02582

161 Preston Drove Brighton

Erection of a single storey rear and side extension and extension to rear at first floor level incorporating a Juliet balcony.

Applicant: Mr & Mrs Robin Green

Officer: Pete Campbell 292359

Approved on 17/10/12 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 rooflights hereby approved shall be obscure glazed and have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

The 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			21/08/2012
Block plan			21/08/2012
Existing plans and elevations	001		21/08/2012
Proposed plans and elevations	101	D	16/08/2012

BH2012/02693**88 Waldegrave Road Brighton**

Erection of single storey rear extension and loft conversion incorporating front and rear rooflights.

Applicant: Mr Tim Packwood

Officer: Pete Campbell 292359

Approved on 25/10/12 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.

Plan Type	Reference	Version	Date Received
Site location plan			30/08/2012
Block plan			30/08/2012
Existing and proposed plans and elevations	01	C	30/08/2012

BH2012/02899**20 Preston Park Avenue Brighton**

Non Material Amendment to BH2011/00561 to enlargement of 3no south elevation windows, provision of an entrance gate and adjustments to garage door style porch roof and elevational treatments.

Applicant: Roche Barrett Estates Ltd

Officer: Sue Dubberley 293817

Approved on 17/10/12 DELEGATED

1) UNI

The proposed revisions to enlarge 3no south elevation windows, provision of an entrance gate and adjustments to garage door style, porch roof and elevational treatments are not considered so significant that they warrant the submission of a further application for planning permission.

BH2012/03037**Preston Grange Grange Close Brighton**

Non Material Amendment to BH2010/01219 to omission of glazing bars to door type D1 and adjacent balcony windows - incorporate additional fixed pane and glazing bar to allow tilt and turn to kitchen windows additional window types for this purpose.

Applicant: Preston Grange (Brighton) Ltd

Officer: Anthony Foster 294495

Refused on 18/10/12 DELEGATED

BH2012/03038

101 Chester Terrace Brighton

Certificate of lawfulness for proposed new single storey rear extension with new folding doors for garden access. Revised fenestration and doors at ground floor level. Internal alterations.

Applicant: Liz Wakefield

Officer: Liz Arnold 291709

Approved on 26/10/12 DELEGATED

REGENCY

BH2010/03500

4A Powis Road Brighton

Non Material Amendment to 87/2439/F to revise details for the railings to be erected at ground and first floor levels, revise details for the entrances, revised details for windows, doors and for the rear balconies.

Applicant: Mr Ray Heasman

Officer: Jason Hawkes 292153

Approved on 19/10/12 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application ref: 87/2439/F are considered minor as they do not significantly affect the appearance of the building, the setting of the adjacent listed buildings, the amenity of adjacent properties and do not warrant the submission of a further application for planning permission.

BH2011/02478

80 East Street Brighton

Replacement of existing extract duct (Retrospective).

Applicant: Barracuda Pubs and Bars

Officer: Jason Hawkes 292153

Refused on 16/10/12 DELEGATED

1) UNI

The existing duct exceeds the recommended noise levels of 5dB(A), below the existing LA90 background noise level, normally required for new plant and machinery. Without the submission of an acoustic report or details of proposed noise attenuation measures, the applicant has failed to demonstrate that the proposal would not be significantly detrimental to the amenity of neighbouring properties by way of noise nuisance. The proposal is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2011/02479

80 East Street Brighton

Replacement of existing extract duct (Retrospective).

Applicant: Barracuda Pubs and Bars

Officer: Jason Hawkes 292153

Approved on 16/10/12 DELEGATED

1) UNI

Prior to the installation of the cladding, details of the cladding shall be submitted to and approved in writing by the Local Planning Authority. The cladding shall be installed in accordance with the agreed details and thereafter retained as such.

Reason: To preserve the appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

2) UNI

Within 3 months of the date of this permission, the flue shall be fitted with

cladding and shall be retained as such thereafter in accordance with the details submitted and approved under condition 2.

Reason: To preserve the appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

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).

BH2012/02316

146 147 & 148 Kings Road Brighton

Repair works to existing first floor balcony to front elevation.

Applicant: Mr Martin Rowland

Officer: Christopher Wright 292097

Approved on 15/10/12 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
Design, Access and Heritage Statement			24 August 2012
Location Plan	01		25 July 2012
Key Plan and Photo Elevation	10		25 July 2012
Detailed Cross Section Illustrating Balcony Repairs	11		28 August 2012
Gyoury Self New Structure	08		25 July 2012
Gyoury Self General Arrangement	09		25 July 2012
Gyoury Self Details	10		25 July 2012
Gyoury Self Cornice Moulding and Edge of Balcony	11		25 July 2012
Photographs (seven pages)			22 August 2012

BH2012/02317**146 147 & 148 Kings Road Brighton**

Repair works to existing first floor balcony to front elevation.

Applicant: Mr Martin Rowland

Officer: Christopher Wright 292097

Approved on 16/10/12 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

Those parts of the bressumer beam that are sound and in good condition shall be retained unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

The front face and underside of the bressumer beam shall be lined in treated softwood boarding and the soffit underneath the balcony deck shall be reinstated in softwood timber boarding to match the original soffit and painted white to match.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan 2005.

BH2012/02433**62-63 East Street Brighton**

Erection of site boundary formed of railings on a wall.

Applicant: All Saints Ltd

Officer: Robert McNicol 292322

Approved on 16/10/12 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	E100		12 October 2012
Existing plan	E105	A	12 October 2012
Existing elevations	E106		12 October 2012
Existing sections (C and D)	E104.2		12 October 2012
Proposed plan	A201	A	12 October 2012
Proposed rear elevations	A202	B	12 October 2012
Proposed sections (C and D)	A203	B	12 October 2012
Fence design details	A204	B	12 October 2012

BH2012/02452**30 Little Preston Street Brighton**

Erection of second floor extension involving removal of existing pitched roof at rear.

Applicant: Mr & Mrs Georgiou

Officer: Clare Gibbons 292454

Approved on 15/10/12 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) BH12.03

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	2584/1		9th August 2012
Existing and proposed plans	2584/2A		9th August 2012
Existing and proposed elevation and section	2584/3B		4th October 2012
Existing and proposed north and south elevations	2584/4B		4th October 2012

5) UNI

No development shall take place until full details of the proposals have been submitted to and approved by the Local Planning Authority in writing, including:

- i) 1:20 sample elevations and sections, showing their relationship to the window reveals and cills and 1:1 joinery sectional profiles of the new windows;
- ii) details and sections at 1:5 scale of the string course between the first and second floors cills, eaves and verges;
- iii) samples of the roofing slates.

Reason: To ensure a satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

6) UNI

The window cills in the development hereby permitted shall match the existing masonry cills to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

7) UNI

The walls shall not have bell mouth drips above the string 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 to the satisfaction of the Local Planning Authority. The walls to the development hereby permitted shall be smooth rendered in a cement /lime / sand render mix and shall be lined out with ashlar joint lines and painted in a smooth masonry paint to match the original building and maintained as such to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

8) UNI

All roof ventilation shall use flush and concealed ridge and eaves ventilators and any extract outlets through the roofs shall have concealed slate or tile vents to match to the roof covering to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

9) UNI

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

Reason: To ensure a satisfactory appearance of the development and to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

10) UNI

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

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

BH2012/02751

20 Clifton Hill Brighton

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

Applicant: Mr & Mrs Dominic Sankey

Officer: Helen Hobbs 293335

Approved on 29/10/12 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
Plans, sections and elevations as existing	SCH 3A		3rd September 2012
Plans, sections and elevations as proposed	SCH4B		3rd September 2012
Site Plan	SCH1		3rd September 2012
Block Plan	SCH2		3rd September 2012

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).

BH2012/01716

The Open Market Brighton

Application for Approval of Details Reserved by Condition 37 of application BH2010/03744.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Kate Brocklebank 292175

Approved on 15/10/12 DELEGATED

BH2012/01743

100-101 Queens Road Brighton

Change of use of ground floor to A1 or A2 or A3 or B1 use and installation of new shopfront (part retrospective)

Applicant: Hargreaves Developments Ltd

Officer: Pete Campbell 292359

Refused on 19/10/12 DELEGATED

1) UNI

The premises have not been adequately demonstrated as genuinely redundant as no marketing information has been provided. As such the application fails to comply with Policy EM5 of the Brighton & Hove Local Plan.

BH2012/01924

The Open Market Marshalls Row and Francis Street Brighton

Non Material Amendment to BH2010/03744 to internal layout and external elevation changes.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Kate Brocklebank 292175

Approved on 15/10/12 DELEGATED

BH2012/02147

31-33 Bath Street Brighton

Demolition of existing buildings to be replaced with proposed development of 5no residential dwellings to the rear of the site and 3no live-work units at the front of the site.

Applicant: PSPF 70 LLP

Officer: Wayne Nee 292132

Approved on 12/10/12 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 following details shall be submitted to and approved in writing by the Local Planning Authority before works commence:

- i) sectional profiles at 1:1 scale of window, door and shopfront frames.
- ii) details and samples of materials.
- iii) details of colours and finishes.

The scheme shall then be carried out in strict accordance with the agreed details.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no demolition of the building shall take place during the bird nesting season (1 March - 31 July inclusive).

Reason: To ensure that nesting birds are not disturbed and to comply with policy QD18 of the Brighton & Hove Local Plan.

4) UNI

The upper half of the sash windows servicing the bathrooms within units R4 and R5 shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently retained as such.

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

5) UNI

The top half of the sash windows servicing the second bedrooms within the rear elevations of units R2 and R3 hereby approved shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently retained as such.

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

6) UNI

The walls of the new buildings shall be smooth rendered down to ground level and shall not have bell-mouth drips or channels.

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

7) UNI

All new rainwater goods, soil and other waste pipes shall be in cast iron.

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

8) UNI

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

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

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

9) UNI

The use of the three units fronting Bath Street hereby permitted shall be for live / work units only, comprising a mixed Use Class B1 and Use Class C3 use in accordance with the approved floor plans, and shall exclude the use of the whole premises for an individual Class B1 or Class C3 use.

Reason: For the avoidance of doubt and in order to secure a mixed live / work use in compliance with policy EM8 of the Brighton & Hove Local Plan.

10) UNI

No outside working or storage shall be permitted at any time.

Reason: To protect neighbour amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

11) UNI

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

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

12) UNI

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

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

13) UNI

Unless otherwise agreed in writing, no development shall commence until details of the proposed green walling and chalk grassland roof, including a timetable for implementation, maintenance programme, sections of the grassland roof and seed mix, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details.

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

14) UNI

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

15) UNI

No development shall take place until elevational details of the refuse and recycling storage indicated on the approved plans have been submitted to and

approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to occupation 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 policies SU2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

Notwithstanding the approved drawings, no development shall commence until details including a 1:10 scale elevation of the architectural metalwork of the Juliet balconies and the central entrance gates, which shall be of an artistic design, have been submitted to and approved 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.

17) UNI

Notwithstanding the approved drawing no. TA657/18, no development shall commence until full details of the balcony balustrades have been submitted to and approved in writing by the Local Planning Authority. All glazing to the second floor rear balconies hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

18) UNI

A method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, shall be submitted to and approved by the Local Planning Authority before works commence. The demolition and construction works shall be carried out and completed full in accordance with the approved method statement.

Reason: To ensure satisfactory protection of the existing boundary walls which are considered to be an important feature within the conservation area, in accordance with policy HE6 of the Brighton & Hove Local Plan.

19) UNI

Before development commences details of the treatment to all boundaries to the site including details of any retained walling 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 prior to first occupation of the development and retained thereafter.

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

20) UNI

No development shall commence until details of the type and location of a swift nesting box has been submitted to and approved in writing by the Local Planning Authority. The box shall then be provided in accordance with the approved details prior to first occupation and retained as such thereafter.

Reason: To ensure protection of species on the site in accordance with policy QD18 of the Brighton & Hove Local Plan.

21) UNI

No development shall take place until a scheme for landscaping has been submitted to and approved by the Local Planning Authority, which shall include hard and soft landscaping, tree and shrub planting, level changes, reinstated paths, new paths and hard paved areas, fences, walls and gates, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

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

22) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the local planning authority and the use of the premises shall not commence until all specified works have been carried out to the satisfaction of the local planning authority. Machinery shall not be operated outside of business hours.

Reason: To protect neighbour amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.

23) UNI

A scheme for the soundproofing of the building shall be submitted to the Local Planning Authority and no development shall commence until a scheme is approved by the Local Planning Authority. The end use of the premises shall not commence until all soundproofing works have been carried out to the satisfaction of the Local Planning Authority.

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

24) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover to Bath Street 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.

25) UNI

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

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

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

26) 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.

27) 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.

28) 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	TA657/01		11 July 2012
Block plans	TA657/02		11 July 2012
Existing plans and elevation	TA657/03		11 July 2012
Proposed site plan	TA657/10		11 July 2012
Proposed lower ground floor plan	TA657/11		11 July 2012
Proposed ground floor plan	TA657/12		11 July 2012
Proposed first floor plan	TA657/13A		07 September 2012
Proposed second floor plan	TA657/14		11 July 2012
Proposed section AA	TA657/15		11 July 2012
Proposed Bath Street elevation	TA657/16A		07 September 2012
Proposed courtyard (north)	TA657/17		11 July 2012
Proposed courtyard (south)	TA657/18		11 July 2012
Proposed rear elevations	TA657/19		11 July 2012
Proposed side elevation (East)	TA657/20		11 July 2012
Proposed section EE	TA657/21		11 July 2012
Proposed section FF	TA657/22		11 July 2012
Proposed section GG	TA657/23		11 July 2012
Typical building details	TA657/30A		24 September 2012
Proposed Bath Street elevation	TA657/16B		08 October 2012

BH2012/02148**31-33 Bath Street Brighton**

Demolition of existing buildings.

Applicant: PSPF 70 LLP**Officer:** Wayne Nee 292132**Approved on 16/10/12 PLANNING COMMITTEE****1) UNI**

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

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

2) 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.

BH2012/02334**58 & 58A Queens Road Brighton**

Change of Use of first floor to restaurant (A3) to provide increased seating for existing restaurant.

Applicant: Ms Tinghuang**Officer:** Richard Elder 292321**Approved on 25/10/12 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 use of the first floor, hereby permitted, shall not be open to customers except between the hours of 17.00 and 23.00 on Mondays to Fridays, 17.00 and 23.30 on Saturdays and 17.00 and 23.00 on Sundays.

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

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	ADC508/LP		14 August 2012
Block plan	ADC508/BP		10 August 2012
Existing plans, elevations and section	ADC/508/01	A	10 August 2012
Proposed plans, elevations & section	ADC/508/02	A	10 August 2012

BH2012/02372**9A Rose Hill Terrace Brighton**

Removal of existing white UPVC casement window and wooden framed single glazed doors and installation of timber framed bi-fold double glazed doors, replacement and additional timber framed casement windows and other alterations to rear.

Applicant: Mr Dan Maitland

Officer: Pete Campbell 292359

Approved on 12/10/12 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
Existing plans	RHT01		17/08/2012
Proposed plans	RHT02	A	21/09/2012
Window specification information			17/08/2012
Patio door specification information			17/08/2012

BH2012/02497**27 Gloucester Place Brighton**

Installation of glazed screens to pavement to the front elevation to facilitate the creation of an external seating area.

Applicant: InnBrighton Ltd

Officer: Sue Dubberley 293817

Refused on 19/10/12 DELEGATED

1) UNI

It is considered that the screens would be very conspicuous on this prominent corner and would appear as an alien, intrusive feature in the street scene that would fail to relate to the host building, fail to respect the prevailing street frontages and building line and would harm the appearance and character of the Valley Gardens conservation area and the setting of the listed buildings at 26 Gloucester Place and 1A-13 St George's Place. The development is therefore contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2012/02531**The Shakespeares Head 1 Chatham Place Brighton**

Erection of decking and railings to front garden (retrospective).

Applicant: Inn Brighton Ltd

Officer: Chris Swain 292178

Refused on 12/10/12 DELEGATED

1) UNI

The development has resulted in the reduction in the width of the adopted highway. Insufficient width remains to allow pedestrians to pass freely on the footway, resulting in an increased danger to users of the public highway. As such, the proposal fails to comply with policies TR7, TR8 and TR13 of the Brighton & Hove Local Plan.

2) UNI2

The raised terrace and enclosure as built forms an incongruous development to the front of the building that relates poorly to the traditional built form within the immediate vicinity and harms 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.

BH2012/02641

37 Lewes Road Brighton

Display of a non-illuminated fascia sign fronting Lewes Road.

Applicant: Mr Naeem Khalid

Officer: Jonathan Puplett 292525

Approved on 19/10/12 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.*

BH2012/02691

63 Buckingham Road Brighton

Erection of a single storey side infill extension to the rear incorporating folding timber doors and other associated alterations.

Applicant: Mr Ashim Paun

Officer: Liz Arnold 291709

Approved on 22/10/12 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 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

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

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

4) UNI

The 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
Rear Extension	12/040/03July 2012		31st August 2012
Site Location Plan	12/040/05August 2012		31st August 2012
Block Plan	12/040/06August 2012		31st August 2012

BH2012/02783

1 Terminus Street Brighton

Erection of single storey rear extension.

Applicant: Mr Gary Toyne

Officer: Wayne Nee 292132

Approved on 24/10/12 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.

Plan Type	Reference	Version	Date Received
Location and block plan	CH494/001		05 September 2012
Existing plans	CH494/002		05 September 2012
Existing elevations & sections	CH494/003		05 September 2012
Proposed plans	CH494/004		05 September 2012
Proposed elevations & sections	CH494/005		05 September 2012

BH2012/02823

14 Kensington Place Brighton

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

Applicant: Miss Liane Wiseman

Officer: Wayne Nee 292132

Approved on 15/10/12 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.

Plan Type	Reference	Version	Date Received
Site plan	n/a		05 September 2012
Block plan	n/a		05 September 2012
Existing rear elevation	n/a		05 September 2012
Ground floor plan	n/a		05 September 2012
First floor plan	n/a		05 September 2012
Proposed rear elevation	n/a		05 September 2012

BH2012/02901

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

Application for Approval of Details Reserved by Condition 19 of application BH2011/03643.

Applicant: Cedarmill Developments

Officer: Richard Elder 292321

Approved on 23/10/12 DELEGATED

BH2012/03044

11 Frederick Street Brighton

Non Material Amendment to BH2012/00741 to reposition of cycle stand from undercroft to adjacent to front door.

Applicant: IPS Pensionbuilder Acumen

Officer: Wayne Nee 292132

Approved on 18/10/12 DELEGATED

BH2012/03045

11 Frederick Street Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2012/00741.

Applicant: IPS Pensionbuilder Acumen

Officer: Wayne Nee 292132

Approved on 16/10/12 DELEGATED

WITHDEAN

BH2012/01909

256 Dyke Road Brighton

Remodelling and detachment of existing dwelling, including raising of roof height and rear extension to first floor providing inset balconies.

Applicant: Mr Roy Pook

Officer: Jason Hawkes 292153

Approved on 29/10/12 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) BH05.08

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

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

4) UNI

Access to the flat roof of the rear single-storey extension shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

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

5) UNI

The side first floor windows facing south hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

6) 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 or other alteration to the roof 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 of the roof 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.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing	0391-PA-001		13th July 2012
Existing	0391-PA-002		25th June 2012
Existing	0391-PA-003		25th June 2012
Proposed Plans	0391-PA-010D		24/10/2012
Side Elevation and Section Through New Side Entrance	0391-PA-011C		24/10/2012
Proposed Front and Rear Elevations	0391-PA-012B		20/09/2012
Proposed Sections	0391-PA-013B		24/10/2012
Proposed Roof Plan	0391-PA-030		10/10/2012

BH2012/02270

48 Inwood Crescent Brighton

Application for variation of conditions 11 and 12 of application BH2011/02317 (Erection of 2no two bedroom three storey houses on land rear of 48-50 Inwood Crescent) to change the requirement for Sustainable Homes rating from Code Level 5 to Code Level 3.

Applicant: IQ-ICM

Officer: Jason Hawkes 292153

Approved on 18/10/12 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

Report from: 10/10/2012 to: 30/10/2012

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) BH02.07

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

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

4) 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 a high Code level 3 (62 points or more) 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) BH06.03

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

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

7) BH11.02

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

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

8) UNI

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 received under planning application ref: BH2012/02271, 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

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.

11) 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 a high Code level 3 (62 points or more) 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 a high Code level 3 (62 points or more) 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.

12) 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.

13) 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.

14) 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.

15) 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
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	21st September 2011
Proposed Front Elevation	TA/493/13	D	21st September 2011
Proposed Side Elevation 1	TA/493/14	C	21st September 2011
Proposed Side Elevation 2	TA/493/15	D	21st September 2011
Proposed Rear Elevation	TA/493/16	D	21st September 2011
Proposed Section AA	TA/493/17	B	5th August 2011

17) 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.

BH2012/02392**Crowhurst Hall & Knoyle Hall Knoyle Road Brighton**

Demolition of existing lean to and erection of single storey extension with associated roof alterations to North elevation of Crowhurst Hall and erection of single storey extension with ramped access to West elevation. Relocation of existing shed and installation of new ground floor windows to West elevation of Knoyle Hall.

Applicant: PCC of St John The Evangelist Church

Officer: Steven Lewis 290480

Approved on 18/10/12 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) 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) BH12.02

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	2012/01/01	A	23/08/2012
Site Survey	2012/01/02	A	23/08/2012
Existing G/F Plan	2012/01/03	A	23/08/2012
Existing Roof Plan	2012/01/04	A	23/08/2012
Existing Sections	2012/01/05	A	23/08/2012
Existing Elevations	2012/01/06	A	23/08/2012
Proposed Site Plan	2012/01/07		23/08/2012
Proposed Ground Floor Plan	2012/01/08		31/07/2012
Proposed First Floor Plan	2012/01/09		31/07/2012
Proposed Roof Plan	2012/01/10		31/07/2012
Proposed Sections	2012/01/11		31/07/2012
Proposed North & South Elevations	2012/01/12	A	23/08/2012
Proposed West & East Elevations	2012/01/13	A	23/08/2012
Existing East & West Elevations	2012/01/14	A	23/08/2012

5) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification /Method Statement for foundations for the extension and relocated shed 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 adjacent 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.

BH2012/02471

6 Cornwall Gardens Brighton

Erection of single storey porch at front of property.

Applicant: Mr J Blackmore

Officer: Mark Thomas 292336

Refused on 15/10/12 DELEGATED

1) UNI

The proposed porch would be unduly large and inappropriately detailed. These factors, together with the loss of the angled entranceway, and the utilisation of a UPVC window would represent significant harm to the character and appearance of the recipient property and the wider conservation area. For the reasons outlined the proposal would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02477

Lower Ground Floor Flat 18A Herbert Road Brighton

Replacement of existing wooden framed windows with new UPVC double glazed windows to rear.

Applicant: Mr Andrew Tolman

Officer: Christopher Wright 292097

Approved on 16/10/12 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
Location Plan			31 August 2012
Ovolo System Brochure			9 August 2012
Godfrey Oliver Windows Elevations			31 August 2012
Photographs (5 sides of A4)			28 August 2012

BH2012/02545**40 Middle Road & 1 Home Road Brighton**

Certificate of lawfulness for the proposed conversion of two dwelling houses into a single dwelling house.

Applicant: Mrs Gilly Forrester

Officer: Steven Lewis 290480

Approved on 15/10/12 DELEGATED

BH2012/02550**40 Middle Road & 1 Home Road Brighton**

Creation of balcony with glazed balustrade to front elevation. Installation of external staircase to side elevation. Conversion of garage into habitable space and associated external alterations including alterations to fenestration.

Applicant: Mrs Gilly Forrester

Officer: Christopher Wright 292097

Refused on 22/10/12 DELEGATED

1) UNI

The proposed development would, by reason of the design, siting and appearance of the alterations and additions, appear unsympathetic and discordant and would detract from the form and character of the recipient building and the unity and distinctive design elements which define this small group of matching houses and which otherwise make a positive contribution visually to the street scene. As such the proposals would be detrimental to visual amenity and the character of the conservation area, contrary to the requirements of policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02574**Flat 2 The Excelsior London Road Brighton**

Replacement of aluminium & timber windows with white UPVC double glazed units.

Applicant: Mrs G R Cox

Officer: Christopher Wright 292097

Approved on 15/10/12 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
Location Plan	L240PW/HP/01		20 August 2012
Block Plan	L240PW/HP/02		20 August 2012
Profile 22 Profile Drawing			20 August 2012
Schedule of Photographs (7 pages)			20 August 2012
Premier Windows Specification (2 pages)			20 August 2012
Bay Window types W1a and W1b as proposed	L240PW/HP/03		20 August 2012
Window type W2 as proposed	L240PW/HP/04		20 August 2012
Window type W3 as proposed	L240PW/HP/05		20 August 2012

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Window type W4 as proposed	L240PW/HP/06		20 August 2012
Window type W5 as proposed	L240PW/HP/07		20 August 2012
Window type W6 as proposed	L240PW/HP/08		20 August 2012

BH2012/02595

62 Surrenden Road Brighton

Replacement of crittal windows with aluminium framed double glazed windows.

Applicant: Mr John Stubbs

Officer: Steven Lewis 290480

Approved on 11/10/12 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 Plan			20/08/2012
Photographs			20/08/2012
Sectional Details			20/08/2012
Technical Specification Sheet			20/08/2012

3) UNI

The aluminium window frames shall be coloured white and thereafter retained as such.

Reason: in the interests of the visual amenity of the area and to preserve the appearance of the Preston Park conservation area, in accordance with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02627

26 Millcroft Brighton

Erection of two storey rear extension. Loft conversion incorporating hip to gable roof extensions, rear dormer and front rooflights.

Applicant: Mr Adam Jannece

Officer: Wayne Nee 292132

Refused on 18/10/12 DELEGATED

1) UNI

The proposed roof extension forming gable ends would result in an inappropriate addition which would harm the appearance of the existing property, and would appear incongruous on the street scene. Furthermore, the proposed bulky roof dormer and the excessive proliferation of front roof lights would dominate the roof slopes and so they also fail to respect the character and appearance of the property and the wider locality. The proposal would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, as well as the guidance in Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed roof extensions, by virtue of the massing and bulk in close proximity to the boundary line, would be an un-neighbourly form of development that would be overbearing for the residents at no. 24 Millcroft, resulting in an increased sense of enclosure. The proposal therefore is contrary to policies

QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear extension, by virtue of its size and design, would exceed the height of the eaves of the existing property, and would form an inappropriate addition that would not relate well to the existing rear elevation. The proposal would therefore be to the detriment of the appearance of the existing property, contrary to policies QD2 and QD14.

BH2012/02663

1 Copse Hill Brighton

Non Material Amendment to BH2011/02053 to minor addition of an access door for maintenance to the rear of the extension.

Applicant: Mr Scott Brady

Officer: Mark Thomas 292336

Approved on 15/10/12 DELEGATED

BH2012/02761

30 Inwood Crescent Brighton

Alterations to rear lean to extension including raising of roof height and alterations to windows.

Applicant: Mr Ben Cregan

Officer: Clare Gibbons 292454

Approved on 16/10/12 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
As existing survey plans, site OS location plan and proposed block plan	0110/200		04/09/2012
Proposed plan, section & elevations	0110/201/A		04/09/2012

EAST BRIGHTON

BH2012/02301

5 Sussex Mews Brighton

Removal of existing hedge and erection of rendered 1.75m high blockwork wall with gated access.

Applicant: Mr Hugh Cole

Officer: Wayne Nee 292132

Refused on 23/10/12 DELEGATED

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1) UNI

The proposed blockwork wall is excessive in height and given the uniform appearance of hedges on the existing boundary, it would represent an overly prominent and incongruous feature in the street scene. The wall would harm the character and appearance of the property and the wider East Cliff Conservation Area, which is contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

BH2012/02446

Flat 1 4 Chichester Place Brighton

Insertion of window to rear elevation.

Applicant: Mrs E Hardy

Officer: Pete Campbell 292359

Approved on 23/10/12 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	03		08/08/2012
Block plan	02		08/08/2012
Elevation and floor plan, existing and proposed	01		08/08/2012
Elevation and floor plan, existing and proposed, window detail	01	A	04/10/2012
Window details	02		04/10/2012

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

BH2012/02580

Ground Floor Flat 72 Rugby Place Brighton

Installation of timber French doors to replace existing ground floor rear window and associated remedial works (retrospective).

Applicant: Ms Irene Reeve

Officer: Pete Campbell 292359

Approved on 29/10/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			04/09/2012

Block plan			20/08/2012
Supporting photographs			03/09/2012
Existing and proposed plans	P001		20/08/2012
Elevation of doors	P002		10/10/2012

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the French doors hereby permitted shall be paint-finished in a white colour within 3 months from the date of this permission.

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

BH2012/02818

Hamilton Lodge School 7 - 9 Walpole Road Brighton

Erection of a single storey extension to the East elevation of the Miles building.

Applicant: Hamilton Lodge School

Officer: Robin K Hodgetts 292366

Approved on 30/10/12 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
Location and block plans	1259-P-001-B		05/09/12
Site plan as existing	1259-P-002-A		05/09/12
Floor plans as existing sheet 1	1259-P-003-A		05/09/12
Floor plans as existing sheet 2	1259-P-004-A		05/09/12
Elevations as existing	1259-P-002-A		05/09/12
Site plan as proposed	1259-P-006-B		05/09/12
Floor plans as proposed sheet 1	1259-P-007-A		05/09/12
Floor plans as proposed sheet 2	1259-P-008-B		05/09/12
Elevations as proposed	1259-P-009-B		05/09/12
Existing and proposed sections	1259-P-010-A		05/09/12

BH2012/02827**30 Bennett Road Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating front rooflights and rear dormer with Juliet balcony.

Applicant: Miss Louise Brown

Officer: Louise Kent 292198

Approved on 19/10/12 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.

Plan Type	Reference	Version	Date Received
Site location plan			23/04/2012
Supporting photographs			23/04/2012
Window & door elevation drawings			23/04/2012
Front bay window elevation drawing			12/09/2012
Window & 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.

BH2012/02525**8 Elm Grove Brighton**

Certificate of Lawfulness for existing use as a residential dwelling.

Applicant: Mr David Miller**Officer:** Jonathan Puplett 292525**Approved on 16/10/12 DELEGATED****BH2012/02671****90 Hartington Road Brighton**

Conversion of existing house to form 4no self contained flats and associated works.

Applicant: Mr Ian Lawson**Officer:** Anthony Foster 294495**Refused on 24/10/12 DELEGATED****1) UNI**

The proposed basement unit would be substantially enclosed, resulting in a poor level of outlook to the principle living area and as such fails to provide an acceptable residential environment for future occupiers, contrary to Brighton & Hove Local Plan policy QD27.

BH2012/02746**Sidney Tidy House 173 Queens Park Road Brighton**

Replacement of existing painted timber external flat doors with composite doors with frames.

Applicant: Southern Housing Group**Officer:** Anthony Foster 294495**Approved on 26/10/12 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	100		31 August 2012
Existing Lower Ground Floor Plan	200		
Existing Ground Floor Plan	201		31 August 2012
Existing First Floor Plan	202		31 August 2012
Existing Second Floor Plan	203		31 August 2012
Existing Third Floor Plan	204		31 August 2012
Proposed Lower Ground Floor Plan	220		31 August 2012
Proposed Ground Floor Plan	221		31 August 2012
Proposed First Floor Plan	222		31 August 2012
Proposed Second Floor Plan	223		31 August 2012
Proposed Third Floor Plan	224		31 August 2012
Existing Rear Elevation	300		31 August 2012
Proposed Rear Elevation	305		31 August 2012
Door Specification Sheet "Proposed Door Style"			31 August 2012

Set of annotated photographs (x 16 sheets)			31 August 2012
"Typical Frame Details"			31 August 2012

HOLLINGDEAN & STANMER

BH2011/03215

2A Hollingbury Place Brighton

Demolition of existing storage building and erection of two storey building with ground floor office and 1no one bedroom flat over.

Applicant: LK-Space

Officer: Helen Hobbs 293335

Refused on 11/10/12 DELEGATED

1) UNI

The proposed property would be out of keeping with the density and spacing characteristics of the surrounding area, and would result in an inappropriate form of development, wholly out of character with the locality and represents an overdevelopment of the plot. As such the scheme is unacceptable as the proposal fails to comply with policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2012/02209

Friston Building University of Sussex Falmer Brighton

Application for variation of condition 1 of application BH2009/00916 (Erection of 2 storey temporary teaching building for a period of 3 years) to state that the temporary buildings hereby permitted shall be permanently removed from the site before 7th August 2015 and the land reinstated to its former condition.

Applicant: University of Sussex

Officer: Anthony Foster 294495

Approved on 16/10/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan 2	964	A	17 July 2012
Site Location Plan	964	B	17 July 2012
Site and Block Plan	990	B	17 July 2012
North and South Elevations	992	B	17 July 2012
East and West Elevations	993	B	17 July 2012

2) UNI

The temporary buildings hereby permitted shall be permanently removed from the site before 7 August 2015 and the land reinstated to its former condition.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development, permission is granted for a temporary period only in accordance with policies QD1, QD2, QD4 and NC7 of the Brighton & Hove Local Plan.

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

BH2012/02628**22 Coldean Lane Brighton**

Certificate of lawfulness for the proposed erection of a single storey rear extension to replace existing extension.

Applicant: Mrs Lucy Tan

Officer: Louise Kent 292198

Approved on 24/10/12 DELEGATED

BH2012/02666**314 Ditchling Road Brighton**

Erection of single storey side/rear extension.

Applicant: Mr & Mrs Simon & Victoria Nixon

Officer: Richard Elder 292321

Approved on 29/10/12 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
Block plan, cross section, elevations & location plan	235.12.02		31 August 2012
Existing floor plans	235.12.01		31 August 2012
Proposed block plan, cross section and elevations	235.12.04	A	22 October 2012
Proposed floor plans	235.12.03	A	22 October 2012

MOULSECOOMB & BEVENDEAN**BH2012/02406****72 Ashurst Road Brighton**

Erection of a single storey rear extension.

Applicant: Bryan O'Toole

Officer: Richard Elder 292321

Approved on 18/10/12 DELEGATED

Report from: 10/10/2012 to: 30/10/2012

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan	H0		31 July 2012
Existing plans	A0		31 July 2012
Proposed front elevation	D0		31 July 2012
Proposed side elevation	C0		31 July 2012
Proposed side elevation	F0		31 July 2012
Proposed ground floor plan	B0		31 July 2012
Proposed first floor plan	B10		31 July 2012

BH2012/02625

Moulsecoomb Childrens Centre Hodshrove Lane Brighton

Replacement of existing window to West elevation with double doors and extension of raised timber terrace.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 11/10/12 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 Plan	A-001	A	28th August 2012
Block Plan	A-002	A	10/09/2012
Existing Lower Ground Floor	A-300	A	28th August 2012
Proposed Lower Ground Floor	A-301	A	28th August 2012

Existing Ground Floor	A-302	A	28th August 2012
Existing and Proposed West Elevation	A-303	A	28th August 2012

BH2012/02912

93 Norwich Drive Brighton

Erection of single storey side extension.

Applicant: Ellie Cook

Officer: Liz Arnold 291709

Approved on 24/10/12 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

No development shall commence until fences for the protection of the hedge to be retained, along the boundary with no. 91 Norwich Drive, have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

4) UNI

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.

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 and Block Plans	RFA 12/227/OS	A	12/09/2012
Ground Floor Plan - Existing	RFA 12/227/01		12/09/2012
Elevations - Existing	RFA 12/227/02		12/09/2012
Ground Floor Plan - Proposed	RFA 12/227/03	A	12/09/2012
Elevations - Proposed	RFA 12/227/04	A	12/09/2012
Tree Plan	RFA 12/227/05	A	12/09/2012

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.

BH2011/02017

42 & 43 George Street Brighton

Demolition of 43 George Street.

Applicant: Meadowbridge Properties Ltd

Officer: Sue Dubberley 293817

Approved on 25/10/12 PLANNING COMMITTEE

1) UNI

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

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

2) 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.

BH2012/01830

16 Grand Parade Brighton

Replacement of timber framed windows to the rear with UPVC windows.

Applicant: Mr Timothy Herring

Officer: Robin K Hodgetts 292366

Approved on 11/10/12 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 plan			23/07/12

Photographs of windows			03/07/12
Product data & specifications			23/07/12

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.

Plan Type	Reference	Version	Date Received
Site Location Plan	771_07_001	P1	2 July 2012
Site Block Plan	771_07_002	P1	2 July 2012
Existing Ground Floor Plan	771_07_100	P1	2 July 2012
Existing First Floor Plan	771_07_101	P1	2 July 2012
Existing Second Floor Plan	771_07_102	P1	2 July 2012
Existing Attic Floor Plan	771_07_104	P1	2 July 2012
Existing Roof Plan	771_07_105	P1	2 July 2012
Proposed Ground Floor Plan	771_07_110	P1	2 July 2012
Proposed Second Floor Plan	771_07_112	P1	2 July 2012
Proposed Third Floor Plan	771_07_113	P1	2 July 2012
Proposed Attic Plan	771_07_114	P1	2 July 2012
Proposed Roof Plan	771_07_115	P1	2 July 2012
Existing Part Plans at Dawson Hall Gable 1/2	771_07_120	P1	2 July 2012
Existing Part Plans at Dawson Hall Gable 2/2	771_07_121	P1	2 July 2012
Proposed Part Plans at Dawson Hall Gable 1/2	771_07_130	P2	9 October 2012
Proposed Part Plans at Dawson Hall Gable 2/2	771_07_131	P1	2 July 2012
Existing Context Elevations East & South	771_07_200	P1	2 July 2012
Existing Context Elevations North & West	771_07_201	P1	2 July 2012
Existing Context Elevations East & South	771_07_210	P1	2 July 2012
Existing Context Elevations North & West	771_07_211	P1	2 July 2012
Proposed Context Elevations East & South	771_07_220	P1	2 July 2012

Proposed Context Elevations North & West	771_07_221	P1	2 July 2012
Proposed Context Elevations East & South	771_07_230	P1	2 July 2012
Proposed Context Elevations North & West	771_07_231	P1	2 July 2012
Existing Elevation of Dawson Hall Gable	771_07_240	P1	2 July 2012
Proposed Elevation of Dawson Hall Gable	771_07_250	P1	2 July 2012
Proposed Cross Sections	771_07_310	P1	2 July 2012
Existing Long Section Through Dawson Hall Gable	771_07_320	P1	2 July 2012
Existing Cross Section Through Dawson Hall Gable	771_07_321	P1	2 July 2012
Proposed Long Section Through Dawson Hall Gable	771_07_330	P1	2 July 2012
Proposed Cross Section Through Dawson Hall	771_07_331	P1	2 July 2012
East Elevation - Bay Study	771_07_500	P1	2 July 2012
South Gable - Bay Study	771_07_503	P1	2 July 2012
Link Block North - Bay Study	771_07_504	P1	2 July 2012
North Gable Chimney Details	771_07_510	P1	2 July 2012
Proposed Interface Details	771_07_610	P1	2 July 2012
Existing and Proposed Boundary Wall on Eastern Road	771_07_615	P1	2 July 2012
Site Location Plan - Existing	771_07_000	P1	17 July 2012
Proposed First Floor Plan	771_07_111	P2	17 July 2012
North Gable - Bay Study	771_07_502	P1	17 July 2012
West Elevation - Bay Study	771_07_501	P1	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.

BH2012/02420

Flat 5 7 Evelyn Terrace Brighton

Replacement of existing timber window with UPVC windows.

Applicant: Ms Carol Levi

Officer: Robin K Hodgetts 292366

Refused on 30/10/12 DELEGATED

1) UNI

Not enough information is supplied as part of the application, relating to the design and method of opening of the proposed windows, to be certain that the appearance of the property will not be harmed and as such be contrary to policy QD14 of the Local Plan.

BH2012/02426

Hereford Court Hereford Street Brighton

Installation of insulated render cladding to all elevations, renewal of roof and replacement of windows to East and North elevations. Associated renewal of vents, flues and services and other associated alterations.

Applicant: Mears Group Plc

Officer: Chris Swain 292178

Approved on 12/10/12 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 (1:1250)	P001		17 August 2012
Site location plan (1:400)	P001		2 August 2012
Existing roof plan	P005		2 August 2012
Proposed roof plan	P010		2 August 2012
Existing elevations	P015		2 August 2012
Existing elevations	P016		2 August 2012
Existing elevations	P017		2 August 2012
Existing elevations	P018		2 August 2012
Proposed elevations	P020		2 August 2012
Proposed elevations	P021		2 August 2012
Proposed elevations	P022		2 August 2012
Proposed elevations	P023		2 August 2012

4) UNI

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

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

BH2012/02438

23 Bristol Road Brighton

Conversion of existing house to form 2no three bedroom maisonettes. Creation of a rear roof terrace with glass balustrade and associated external alterations. (Part Retrospective)

Applicant: Mr Fraser Hopewell

Officer: Jonathan Puplett 292525

Approved on 11/10/12 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) BH06.03

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall not be occupied until full details of the proposed glazed pavement lights, and measures to maximise the light levels which the lower ground floor would receive from the lightwells, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details in their entirety prior to the first occupation of the development hereby approved.

Reason: To ensure a satisfactory appearance to the development, to ensure an acceptable standard of accommodation for future occupiers, and to comply with policies QD1, QD27 and HE6 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

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 HE6 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			07/08/2012
Existing plans	BRCP1.0		07/08/2012
Existing elevations & section	BRCE1.1		08/10/2012
Proposed plan	BRPP1.4		08/10/2012
Proposed elevations & section	BRPE1.1		08/10/2012
Proposed section	BRSE1.1		08/10/2012
Proposed access hatch	L-50T		08/10/2012

8) UNI

The tiles to be hung to the rear of the proposed roof structure shall match in material and appearance those of the existing roof 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.

BH2012/02652

Essex Place Montague Street Brighton

Installation of insulated render cladding to all elevations and removal of brick balconies and enclosing with UPVC window system with associated external alterations.

Applicant: Mears Group Plc

Officer: Anthony Foster 294495

Approved on 26/10/12 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 proposed replacement windows to the north and eastern elevations shall have the same method of opening as the existing windows. The windows to the eastern elevation shall be hung and open outwards. The windows to the northern elevation shall be bottom hung and open inwards.

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

3) UNI

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

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

4) UNI

No cables, wires, aerials, pipework, meter boxes or flues, except those as existing, shall be fixed to the elevations of the building.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Site Plan	01		29 August 2012
North Elevations & Returns	10		29 August 2012
East & West Elevations	11		29 August 2012
Existing South Elevation	12		29 August 2012
Existing Roof Plan	13		29 August 2012
Proposed Roof Plan	23		29 August 2012
North Elevation & Returns	20	A	2 October 2012
Proposed East & West Elevations	21	A	2 October 2012
Proposed South Elevation	22	A	2 October 2012

6) UNI

The proposed enclosure of the balconies shall be carried out to all balconies at the same time and not to be restricted to individual balconies.

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

ROTTINGDEAN COASTAL

BH2012/01505

34 Roedean Crescent Brighton

Roof alterations to create additional storey incorporating rear dormers and rooflights to front roofslope.

Applicant: Mr Damian Sablon

Officer: Jonathan Puplett 292525

Approved on 12/10/12 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

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

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

3) 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 policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	RHA.003-100		17/05/2012
Proposed elevations	LTH11-219-251	D	24/08/2012
Proposed sections	LH11-219-252	B	24/08/2012
Proposed contextual elevations	LH11-219-253	D	24/08/2012
Proposed roof plan	LH11-219-254		08/06/2012
Proposed front elevation	LH11-219-256	A	06/08/2012
Proposed second floor plan	LH11-219-302	A	17/05/2012
Proposed first floor plan	LH11-219-302	B	24/08/2012
Existing first floor plan	LH11-219-403	A	24/08/2012
Existing ground floor plan	LH11-219-402	A	08/06/2012
Existing front elevation	LH11-219-404	D	06/08/2012
Existing elevations	LH11-219-405	B	24/08/2012
Existing sections	LH11-219-407	A	08/06/2012

Existing roof plan	LH11-219-408		08/06/2012
Existing street scenes	LH11-219-409	D	06/08/2012

BH2012/01802

Flats 7 & 9 20 - 22 Lewes Crescent Brighton

Certificate of lawfulness for proposed conversion of two existing flats into one via the installation of a lift to link the flats.

Applicant: Mr Christopher Goss

Officer: Anthony Foster 294495

Approved on 11/10/12 DELEGATED

BH2012/02089

1 Wicklands Avenue Saltdean Brighton

Loft conversion incorporating raising of the ridge height, installation of new windows in front and rear roofspace, new rooflights in North and South elevations.

Applicant: Mrs A Latham

Officer: Wayne Nee 292132

Refused on 18/10/12 DELEGATED

1) UNI

The proposed increase in ridge height and eaves height, as well as the shallow roof pitch in relation to the neighbouring properties to the south, would give the property undue prominence that would unbalance the prevailing appearance of buildings on the street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/02255

35 Oaklands Avenue Saltdean Brighton

Application to extend time limit for implementation of previous approval BH2009/01660 for the minor amendments to previously approved applications BH2004/03075 and BH2008/01157 to erect a two storey 3 bedroom chalet bungalow and garage.

Applicant: Mr & Mrs Baldrey

Officer: Richard Elder 292321

Approved on 25/10/12 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) BH02.03

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

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

3) BH02.08

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning

Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

4) BH03.01

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

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

5) BH04.01

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

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

6) BH05.01

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02

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.

8) 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.

9) BH11.01

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

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

10) BH11.02

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

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

11) UNI

The upper floor side windows to bedroom two and the landing shall not be glazed otherwise than with obscured glass and fixed shut, and thereafter permanently retained as such.

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

12) UNI

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	616/01		9 July 2009
Proposed dwelling	616/02		9 July 2009
Site location plan			9 July 2009

13) UNI

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

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02569

47 Roedean Crescent Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2012/01401

Applicant: Mr Doug Lyons

Officer: Chris Swain 292178

Approved on 15/10/12 DELEGATED

BH2012/02585

11 Dean Court Road Rottingdean Brighton

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

Applicant: Sussex Transformations Ltd

Officer: Chris Swain 292178

Approved on 17/10/12 DELEGATED

BH2012/02591

17 Dean Court Road Rottingdean Brighton

Demolition of detached garage to rear and erection of single storey side extension and double garage with roof terrace at first floor level.

Applicant: Mrs Christina Harrison-Flynn

Officer: Robin K Hodgetts 292366

Refused on 15/10/12 DELEGATED

1) UNI

The proposed extension, by reason of its excessive size, design and siting would relate poorly to the existing property, resulting in an excessively bulky addition that would form an overly dominant and incongruous element within the street scene and detract from the appearance and character of the property, street scene and the wider area contrary to policy QD14 of the Local Plan.

2) UNI2

The proposed roof terrace, by reason of its excessive height and prominent position 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.

BH2012/02659

20 Lenham Road West Brighton

Two storey side extension.

Applicant: Mr & Mrs Fogg

Officer: Jonathan Puplett 292525

Approved on 16/10/12 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 enlargement or other alteration of the extension hereby approved shall be carried out without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall 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	P8081-07		30/08/2012
Block plan	P8081-08		30/08/2012
Existing ground floor plan	P8081-01		30/08/2012
Existing first floor plan	P8081-02		30/08/2012
Existing elevations	P8081-03		30/08/2012
Proposed ground floor plan	P8081-04		30/08/2012
Proposed first floor plan	P8081-05		30/08/2012
Proposed elevations	P8081-06		30/08/2012

BH2012/03097

5 Waterfront Brighton Marina Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/02094.

Applicant: Nando's Chickenland Ltd

Officer: Jonathan Puplett 292525

Approved on 16/10/12 DELEGATED

WOODINGDEAN

BH2012/00736

Land to West of 42 Falmer Gardens Brighton

Erection of a 2no storey detached dwelling with associated car parking and new access.

Applicant: Mr Clive Stillman

Officer: Jonathan Puplett 292525

Refused on 16/10/12 PLANNING COMMITTEE

1) UNI

The design of the proposed development is out of keeping with the surrounding properties and the surrounding street scene particularly by virtue of its flat roof appearance and timber cladding. Moreover, it is considered that the height of the fence is excessive in the context of the surrounding street scene and would provide an unattractive and uninteresting frontage to Falmer Gardens. The proposed development is therefore contrary to policies QD1, QD2 and QD5 of the Brighton & Hove Local Plan 2005."

BH2012/02219

11 Newells Close Brighton

Extension to existing raised rear platform to form decked area with garden access. Construction of new decking at ground level.

Applicant: Mr Tim Pettitt

Officer: Chris Swain 292178

Refused on 30/10/12 DELEGATED

1) UNI

The submitted plans are considered inaccurate and lack sufficient information to adequately demonstrate that the proposed development, by reason of its height, design, depth, material and siting would not result in an overly dominant and overbearing structure that would detract from the appearance and character of the site and the wider surrounding area. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the inaccurate plans, it is considered that the proposed development would result in significant overlooking and loss of privacy towards the rear gardens and rear elevations of the adjoining properties, Nos.10 and 12 Newells Close. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan

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).

BH2012/02650

2 West View Close Brighton

Conversion of garage to habitable space with associated external alterations.

Applicant: Hayley Kenward & Michelle Holland

Officer: Robin K Hodgetts 292366

Approved on 22/10/12 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			11/09/12
Existing and proposed plans	0109.12.01		11/09/12

BRUNSWICK AND ADELAIDE

BH2012/02424

Flat 14 27-29 First Avenue Hove

Replacement of existing aluminium casement and UPVC casement windows with new timber sliding sash windows.

Applicant: Ms Susanna Hawkins

Officer: Robert McNicol 292322

Approved on 22/10/12 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			7/09/2012
Window photographs 1 & 2			1/08/2012
Window elevation Splay bay window, window 1			7/09/2012
Bottom rail section Splay bay window			7/09/2012
Meeting rail section Splay bay window			7/09/2012
Stile section Splay bay window			7/09/2012
Window elevation Square bay window, window 2			7/09/2012
Bottom rail section Square bay window			7/09/2012
Meeting rail section Square bay window			7/09/2012
Stile section Square bay window			7/09/2012
Horn detail Splay bay window and square bay window			7/09/2012

BH2012/02583

Flat 3 8 Palmeira Square Hove

Replacement of existing door with new window and installation of new door to replace existing window to first floor front elevation.

Applicant: Mr Paul Dyke

Officer: Clare Gibbons 292454

Approved on 11/10/12 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 new window and door hereby permitted shall be painted softwood with joinery details to match the existing original window and the depth, profile materials and finish of the new wall and cill must match the existing exactly and

Report from: 10/10/2012 to: 30/10/2012

shall be all retained as such.

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

BH2012/02622

15 Western Road Hove

Alterations to shopfront incorporating new door serving upper residential floors.

Applicant: Mr Fan Mei Say

Officer: Jason Hawkes 292153

Refused on 23/10/12 DELEGATED

1) UNI

The installation of the additional aluminium door would result in a cluttered and discordant appearance for the shopfront. The existing metal shopfront is already deemed to detract from the character and appearance of the building and conservation area and the proposed additional door would further detract from its appearance, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 2: Shop Front Design.

BH2012/02629

Flat 7 116 Lansdowne Place Hove

Internal alterations to flat including replacement ceiling.

Applicant: Dr Brian Worrall

Officer: Christopher Wright 292097

Approved on 16/10/12 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.

CENTRAL HOVE

BH2012/01969

Flat 30 The Priory 8 St Catherines Terrace Hove

Replacement of existing timber framed windows and door with UPVC windows and door.

Applicant: Mrs Emiko Owen

Officer: Clare Gibbons 292454

Approved on 15/10/12 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 replacement units hereby permitted shall match the glazing design of the existing units and be retained so thereafter.

Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies HE6 and QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			24th July 2012
Design and Access Statement			9th July 2012
Shaws specification			24th July 2012
4 sheets of specification for 'French' door and casement window			24th July 2012
Two photographs			24th July 2012

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.

BH2012/02480

14 Stirling Place Hove

Certificate of lawfulness for an existing loft conversion incorporating rear dormer and rooflights to front elevation.

Applicant: Mr B Essex

Officer: Guy Everest 293334

Approved on 18/10/12 DELEGATED

1) UNI

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

BH2012/02571

Flat 5 3 St Aubyns Hove

Replacement of two windows on rear dormer with one new window.

Applicant: Ms Heather James

Officer: Robert McNicol 292322

Refused on 22/10/12 DELEGATED

1) UNI

Due to the form of the proposed window, the proposal would result in a strong horizontal emphasis to the rear dormer that would be at odds with the vertical emphasis of the rear elevation of the property. It would therefore be detrimental to the design of the recipient building. Due to its relative prominence in the street scene, this detrimental impact would also cause harm to the character and appearance of the Old Hove conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02902

1-2 Victoria Terrace Hove

Non Material Amendment to BH2012/01140 to alterations to approved layout of ground floor flat, A2 units at ground and lower ground floor and studio flats at lower ground floor level.

Applicant: John Regan

Officer: Guy Everest 293334

Refused on 11/10/12 DELEGATED

1) UNI

The extent of proposed revisions to the scheme approved under application BH2012/01140 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess their impact on the listed building.

GOLDSMID

BH2012/02186

Land to South of 32 Cambridge Grove Hove

Erection of detached dwelling house.

Applicant: Ms Justina Grigaite

Officer: Helen Hobbs 293335

Refused on 17/10/12 DELEGATED

1) UNI

The development would result in a harmful loss of openness between the Grade II Listed properties on The Drive/Cromwell Road and the mews buildings in Cambridge Grove, to the detriment of the prevailing character and appearance of the Willett Estate Conservation Area, contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development, by reason of its siting and scale, would appear overly dominant and overbearing, particularly from the neighbouring gardens of Cromwell Road and constitutes a cramped form of development with an unsatisfactory amount of private useable amenity space for the scale of development. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood and would have a negative impact upon the amenity of the adjoining properties, QD1, QD2, QD3, QD27 and HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of its design, materials and detailing would appear incongruous within the historic mews setting, to the detriment of the Willett Estate Conservation Area, contrary to policies QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The applicant has failed to demonstrate that Level 5 of the Code for Sustainable Homes can reasonably be achieved without significant alterations to the design and appearance of the dwelling. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

5) UNI5

The application has failed to demonstrate that the proposal could meet the Lifetime Homes requirements set out in policy HO13 of the Brighton & Hove Local Plan.

6) UNI6

Insufficient information has been submitted regarding the impact of the noise from the traffic on The Drive and the living conditions of the future occupiers, therefore

the proposal can not be formally assessed in respect of policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2012/02502

27 Wilbury Gardens Hove

Erection of single storey side/infill extension, infilling of second floor dormer structure to link to existing house with relocation of second floor rear window and amendments to rear fenestration at ground floor level.

Applicant: Mr & Mrs N Habba

Officer: Helen Hobbs 293335

Approved on 15/10/12 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
Existing floor plans	12095/01		14th August 2012
Proposed floor plans	12095/02	A	9th October 2012
Existing elevation	12095/03		14th August 2012
Proposed elevations	12095/04	A	9th October 2012
Proposed block plan	12095/05	A	9th October 2012
Site location plan			14th August 2012

BH2012/02521

1 Addison Road Hove

Application for Approval of Details Reserved by Conditions 3, 6 and 8 of application BH2010/01142.

Applicant: Harley Trading Ltd

Officer: Adrian Smith 290478

Approved on 22/10/12 DELEGATED

BH2012/02523

1 Goldstone Lane Hove

Conversion of existing ground floor garage into habitable space with new windows at ground and first floor levels on Southern elevation and revised entrance access.

Applicant: Mrs Anne Watkins

Officer: Steven Lewis 290480

Approved on 15/10/12 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			14/08/2012
Plans as Existing	GL/1		14/08/2012
Plans and elevations as proposed	GL/2		14/08/2012

BH2012/02588

Ground Floor Flat 1 York Avenue Hove

Erection of single storey rear extension and relocation of the existing store.

Applicant: Mrs P Bowen

Officer: Helen Hobbs 293335

Refused on 23/10/12 DELEGATED

1) UNI

The proposed extension by virtue of its height, roof form and overly large rooflights, would represent an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the recipient property, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/02589

13 The Upper Drive Hove

Erection of two storey rear extension incorporating roof terrace and Juliet balcony.

Applicant: Mr & Mrs Harmer-Strange

Officer: Christopher Wright 292097

Approved on 23/10/12 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 window on the southwest facing flank elevation of the rear extension hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining 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
Block & Site Locations Plans	TA651-01C		19 October 2012
Proposed Site Plan	TA651-10C		19 October 2012
Proposed Ground & Basement	TA651-11E		19 October 2012
Proposed First & Second Floors	TA651-12B		19 October 2012
Proposed Elevations	TA651-13A		19 October 2012
Proposed Elevations	TA651-14D		19 October 2012
Proposed Section	TA651-15D		19 October 2012
Proposed Section Facing East	TA651-16B		19 October 2012
Existing Ground & Basement	TA651-02		22 August 2012
Existing First and Second Floors	TA651-03		22 August 2012
Existing Elevations	TA651-04		22 August 2012
Existing Elevations	TA651-05		22 August 2012
Existing Sections	TA651-06		22 August 2012

BH2012/03032

78 Livingstone Road Hove

Non Material Amendment to BH2012/01318 to change the location of new window 2 over to landing.

Applicant: Ms Harriet Lyons

Officer: Helen Hobbs 293335

Approved on 16/10/12 DELEGATED

HANGLETON & KNOLL

BH2012/02774

368 Old Shoreham Road Hove

Conversion of existing single dwelling to form 2no flats, incorporating rear first floor extension, associated external alterations and landscaping.

Applicant: Mr Maurice Kifford

Officer: Steven Lewis 290480

Refused on 29/10/12 DELEGATED

1) UNI

The proposed rear extension by reason of its detailing, form and siting is considered poorly designed and would harm the appearance of the area, this is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan 2005.

NORTH PORTSLADE

BH2012/01755

The Chalk Pit 285 Mile Oak Road Portslade

Erection of detached storage building.

Applicant: Bluebird Society for the Disabled

Officer: Guy Everest 293334

Approved on 15/10/12 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 storage building hereby permitted shall only be used in a manner ancillary to the main use of the Chalk Pit site, as identified on drawing no. 1229 E01.

Reason: The building is only considered acceptable to supplement the existing use of the site and to comply with policy EM7 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	E01		11/06/2012
Block Plan	P02		11/06/2012
Elevations Sheet 1	SCN0328 03	A	11/06/2012
Base Plan & West Elevation	SCN0328 04	A	11/06/2012

BH2012/02494

30 Edgehill Way Portslade

Installation of a gate to existing timber fence on land adjacent to 31 Edgehill Way.

Applicant: Mr Victor Sams

Officer: Christopher Wright 292097

Approved on 15/10/12 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
Location Plan	17147/3011-23		20 August 2012
Block Plan & Elevation	17147/3011-24		20 August 2012
Photographs (5 pages)			22 August 2012

BH2012/02755

52 Southdown Road Portslade

Erection of rear extension at first floor level with associated external alterations including new side elevation windows and enlargement of existing raised decking.

Applicant: Adam Neyland

Officer: Robert McNicol 292322

Approved on 15/10/12 DELEGATED

Report from: 10/10/2012 to: 30/10/2012

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Block plan & site location plan	PL.01		31/08/2012
Existing ground floor plan	PL.02	A	31/08/2012
Existing first floor plan	PL.03		31/08/2012
Existing roof plan	PL.04		31/08/2012
Existing front elevation	PL.05		31/08/2012
Existing rear elevation	PL.06		31/08/2012
Existing side elevation	PL.07		31/08/2012
Existing section (AA)	PL.08		31/08/2012
Proposed ground floor plan	PL.10	A	31/08/2012
Proposed first floor plan	PL.11	B	31/08/2012
Proposed roof plan	PL.12	A	31/08/2012
Proposed front elevation	PL.13		28/09/2012
Proposed rear elevation	PL.14	B	31/08/2012
Proposed side elevation	PL.15	A	31/08/2012
Proposed section (AA)	PL.16	A	31/08/2012
Proposed section (BB)	PL.17		31/08/2012

HOVE PARK

BH2012/01956

79 Hove Park Road Hove

Part removal/reinstatement of front boundary wall/piers, formation of hardstanding, surrounding wall and associated works (retrospective).

Applicant: Mr Spencer Orman

Officer: Helen Hobbs 293335

Refused on 22/10/12 DELEGATED

1) UNI

The removal of part of the front boundary wall would result in a significant opening which would appear excessive when viewed in the context of the wider locality. Further, the introduction of a large hardstanding and associated retaining walls would represent a disproportionate level of hard landscaping and coupled with two parked vehicles, would appear out of keeping with the prevailing character of the area, and as such would be an incongruous and unsympathetic form of development. The proposal would therefore be contrary to policies QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed crossover would have a significantly harmful impact upon the Elm Tree, situated in close proximity to the front boundary of the site. The proposal would therefore be contrary to policy QD16 of the Brighton & Hove Local Plan 2005.

BH2012/02230

14 Shirley Road Hove

Construction of new vehicular access, driveway and crossover. Erection of single storey side porch.

Applicant: Mr A Spicer

Officer: Mark Thomas 292336

Approved on 19/10/12 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 external finishes of the single storey side extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

No development shall commence until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of the on-street Elm, including a construction specification/method statement for the vehicle crossover, has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

Reason: To protect the on street elm tree on the verge to the front of the property, which is to be retained in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

4) UNI

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 and block plan	0118.PL.101		3rd August 2012
Existing plans and elevations	0118.EXT.100		18th July 2012
Proposed plans and elevations	0118.PL.100	B	2/10/2012

BH2012/02274

Burger King Goldstone Retail Park Newtown Road Hove

Display of internally illuminated fascia sign and lettering and externally illuminated corrugated panels.

Applicant: Leon Kennedy Ltd

Officer: Christopher Wright 292097

Refused on 11/10/12 DELEGATED

1) UNI

The proposed signage would have a detrimental impact on visual amenity by reason of the size, position and cumulative visual impact of the signs and excessive brightness of the proposed illumination. As such the proposal conflicts with policy QD12 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD07: Advertisements.

BH2012/02366

4 Tongdean Road Hove

Demolition of existing garage and erection of new single storey double length garage. Extension to existing consulting room at ground and first floor level with pitched roof to provide car port and habitable space above. New garden wall & gates to front.

Applicant: Christopher Liu

Officer: Jason Hawkes 292153

Refused on 25/10/12 DELEGATED

1) UNI

Having regard to the design, bulk and footprint of the proposed front extension in a prominent position to the front of the main building, the scheme would obscure the front of the host property and stand out as an inappropriate and unsympathetic addition to the detriment of its appearance and the appearance of the street scene and conservation area. The scheme is therefore contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02390

177 Nevill Road Hove

Certificate of lawfulness for an existing loft conversion incorporating roof extension, rear dormer with Juliette balcony and rooflights to front elevation.

Applicant: Chris Hill

Officer: Christopher Wright 292097

Approved on 19/10/12 DELEGATED

BH2012/02544

Land Adjacent to 13 Edward Avenue Hove

Erection of 2no single storey 1 bed dwellings.

Applicant: Mr David Cook

Officer: Christopher Wright 292097

Refused on 12/10/12 DELEGATED

1) UNI

The proposed development would have a cramped appearance due to the limited size of the plot and the design, scale and appearance of the dwellings would be incongruous with the predominant form and layout of development in the area and would fail to enhance the positive characteristics of the locality. As such the proposal would be detrimental to visual amenity and contrary to policies HO4, QD1, QD2 and QD3 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed development would result in the loss of private, useable amenity spaces which are used by existing residents. As such the proposal would conflict with policies HO4 and HO5 of the Brighton & Hove Local Plan 2005.

3) UNI3

For reasons including the raised level of the site, the proximity of the dwellings against the boundaries of the plot and the siting of parking and cycle storage facilities, the development would have a significant adverse impact on neighbour amenity by way of loss of privacy, overlooking, overbearing impact and noise disturbance and intrusion. For these reasons the proposal would be contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

4) UNI4

The proposed development, by reason of the design and absence of windows at eye level (notwithstanding views into the enclosed terrace of each property), would not provide a satisfactory standard of accommodation for future occupiers due to the limited outlook provided from within. As such the proposal conflicts with policy QD27 of the Brighton & Hove Local Plan 2005.

5) UNI5

The application proposes to achieve Level 3 of the Code for Sustainable Homes for the development. This is not a satisfactory level of sustainability for the development because the plot constitutes a Greenfield site which is not previously developed and as such a minimum of Level 5 of the Code for Sustainable Homes should be achieved in accordance with policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD08: Sustainable Building Design.

BH2012/02551

6 Park View Road Hove

Erection of a single storey rear extension incorporating rooflights and folding doors.

Applicant: Mr Philip Kennedy

Officer: Steven Lewis 290480

Approved on 22/10/12 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 and Block Plan	2040 (10)500	A	16/08/2012
Existing Floor Plans	2040 (20)500	A	16/08/2012
Proposed Floor Plans	2040 (21)500	A	16/08/2012
Existing Elevations	2040 (30)500	A	16/08/2012
Proposed Elevations	2008 (31)500	A	16/08/2012

BH2012/02552

5 Park View Road Hove

Erection of single storey rear and side extension and infilling of existing front porch. Creation of vehicle hard standing within front garden and installation of solar panels to existing side roofslope.

Applicant: Mr Darren Tai

Officer: Steven Lewis 290480

Approved on 22/10/12 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 not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and Policy HE12 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.

Plan Type	Reference	Version	Date Received
Site and Block Plan	2008 (10)500/		16/08/2012
Existing Floor Plans	2008 (20)500/		16/08/2012
Proposed Floor Plans	2008 (21)500/		16/08/2012
Existing Elevations	2008 (30)500/		16/08/2012
Proposed Elevations	2008 (31)500/		16/08/2012

5) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and Policy HE12 of the Brighton & Hove Local Plan 2005.

BH2012/02775

6 Chalfont Drive Hove

Erection of first floor extension over existing garage with pitched roof incorporating front dormers and rear rooflights.

Applicant: Mr David Saxby

Officer: Adrian Smith 290478

Refused on 19/10/12 DELEGATED

1) UNI

The proposed extension, by virtue of its excessive width and unsympathetic design, represents an incongruous addition that would add excessive bulk to the building at a prominent location within the street. As such it presents an over-extension of the building and a poor design standard that would be harmful to the appearance of the building and wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/02900

287 Dyke Road Hove

Non Material Amendment to BH2012/02709 to change from sedum roof to conventional flat roof.

Applicant: Care Management Group

Officer: Steven Lewis 290480

Approved on 15/10/12 DELEGATED

Report from: 10/10/2012 to: 30/10/2012

WESTBOURNE

BH2011/01885

Flat 1 52 Sackville Gardens Hove

Erection of single storey rear infill extension.

Applicant: Mr Scott Sale

Officer: Wayne Nee 292132

Refused on 26/10/12 DELEGATED

1) UNI

The proposed single storey side/rear extension would extend beyond the original rear wall of the outrigger forming an inappropriate addition which would be to the detriment of the character and appearance of the rear elevation of the existing property. Furthermore this poor design would cause material harm to the surrounding Sackville Gardens Conservation Area. The proposal would therefore be contrary to policies HE6, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed single storey side/rear extension, by virtue of its bulk, projection, and positioning, would result in an increased sense of enclosure for the existing and future residents of the host property of Flat 1 no. 52 Sackville Gardens. Furthermore the proposal would also result in a loss of light and outlook to the neighbouring ground floor flat at no.54 Sackville Gardens. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01794

2 - 6 Pembroke Crescent Hove

Application for removal of condition 6 of application BH2012/00500, which states that the dwelling at No 2 Pembroke Crescent shall not be occupied 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 house at No 2 Pembroke Crescent, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Applicant: Mr Lloyd Thompsett

Officer: Adrian Smith 290478

Approved on 19/10/12 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

Notwithstanding the details shown on drawing no.03 received on the 19th December 2011, all new and replacement windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

4) UNI

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

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

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

5) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan			19/12/2011
Existing plans	01 & 02		19/12/2011
Proposed plans	03 & 04		19/12/2011

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the garage located adjacent to No.6 Pembroke Crescent and detailed on drawing no.03 received on the 19th December 2011 shall be used solely for the parking of vehicles for the benefit of No.6 Pembroke Crescent.

Reason: For the avoidance of doubt to ensure an adequate level of parking provision and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2012/02178

1 Coleridge Street Hove

Erection of a single storey rear extension incorporating installation of extraction ducting.

Applicant: Pizzaface

officer: Mark Thomas 292336

Refused on 15/10/12 DELEGATED

1) UNI

Insufficient information has been submitted to demonstrate that the extraction associated with the proposed pizza oven would not result in noise and odour nuisance to occupiers of nearby residential properties. As such, the proposals would be contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02660

Flat 3 76 Sackville Road Hove

Replacement of existing timber windows with UPVC windows.

Applicant: Ms Lily Liao

Officer: Helen Hobbs 293335

Refused on 17/10/12 DELEGATED

1) UNI

By virtue of having overly thick frames and being casement hung rather than sashes, the proposed windows on the front elevation would have an irregular and unattractive appearance and would appear incongruous in the terrace where timber sashes predominate. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, which states that alterations to buildings should be well designed and detailed in relation to the recipient property and the surrounding area.

BH2012/02711

19 Sackville Gardens Hove

Loft conversion incorporating 1no rooflights to front roofslope and 1no rooflight and 2no dormers to rear roofslope. Erection of single storey rear pitched roof extension with rooflights.

Applicant: Mark & Samantha Mordue

Officer: Adrian Smith 290478

Approved on 30/10/12 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 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.

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 and proposed floor plans	249.12.01		03/09/2012
Existing roof plan and elevations	249.12.02		03/09/2012
	249.12.03		03/09/2012
Proposed floor plans and elevations	249.12.04	A	03/09/2012
	249.12.06		22/10/2012
Block plan and proposed roof plan	249.12.05	A	22/10/2012

WISH

BH2012/00988

331 Kingsway Hove

Application for variation of conditions 22 and 23 of application BH2011/00227 (Mixed commercial and residential development comprising of a four storey plus basement block of 40 apartments (16 affordable) and 1005sqm of floorspace comprising of a medical centre on ground and first floors (D1) and offices (B1) on second floor with associated parking and amenity space). Condition 22 varied to allow for provision of revised ventilation details. Condition 23 varied to allow for provision of revised heat and power plant details.

Applicant: Denne Construction Limited

Officer: Guy Everest 293334

Approved after Section 106 signed on 26/10/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	PL (00) 101		26/01/2012
Proposed Basement Floor Plan	PL (00) 106	D	26/01/2012
Proposed First & Second Floor Plan	PL (00) 108	E	26/01/2012
Proposed Third Floor & Roof Plan	PL (00) 109	E	26/01/2012
Proposed Elevations 1	PL (00) 100	C	26/01/2012
Proposed Elevations 2	PL (00) 101	D	26/01/2012
Proposed Site Sections & Elevations 1	PL (00) 012	D	26/01/2012
Proposed Site Sections & Elevations 2	PL (00) 013	D	26/01/2012
Proposed Site Sections & Elevations 3	PL (00) 114	D	26/01/2012
Proposed Lighting Scheme	PL (00) 116	B	26/01/2012
Proposed & Previous Schemes Comparison	PL (00) 117	B	26/01/2012

Lifetime Homes Compliance	PL (00) 118	D	26/01/2012
Lifetime Homes Compliance 2	PL (00) 119	D	26/01/2012
Proposed Ground Floor and Landscape Plan	PL (00) 007	E	26/01/2012
Boiler & CHP Flue Layout at Each Floor Level and Roof	711967/M0801	P1	25/10/2011

2) UNI

Prior to occupation of the D1 accommodation, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the medical centre shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, requirements of home delivery vehicles; associated areas/plant and vehicle types. The food store shall operate in strict accordance with the operational plan agreed at all times.

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

3) UNI

The ground and first floor areas indicated on approved drawings PL (00) 007 Rev E and PL (00) 108 Rev E shown as D1 clinic and associated rooms shall only be used for the purposes of providing a medical practice and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

4) UNI

The second floor B1 unit shown on approved drawing number PL (00) 108 Rev E shall only be used for the purposes of providing business uses under the B1 use class and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure satisfactory levels of employment remain on site and to comply with policy EM9 of the Brighton & Hove Local Plan.

5) UNI

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

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

6) UNI

A minimum of four residential units (two within the affordable accommodation and two within the market accommodation) are to be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

7) UNI

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

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

8) UNI

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

Reason: To safeguard the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The development shall be completed in strict accordance with the recommendations of the report by Acoustic Associates on the Assessment of the Impact of Road Traffic and Commercial Noise for 331 Kingsway Hove, dated 23rd November 2009 prepared by George Orton. This must include the provision of a 2 metre high wall or 2 metre high acoustic timber fence of 20mm with cover strips along the north and west edge of the car park as outlined in the report. The development shall be implemented in strict accordance with the approved details and retained as such thereafter.

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

10) UNI

No servicing (i.e. deliveries to or from the business premises) shall occur outside the hours of 8am and 6pm Monday to Saturday or at any time on Sundays and Bank Holidays.

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

11) UNI

The medical clinic hereby permitted shall not be open to patients and clients except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 1230 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

12) UNI

The second and third floor north facing windows shown as obscured glass on approved drawing number 114 Rev D shall not be glazed otherwise that with obscured glass and non-opening, unless the parts of the windows what can be opened are more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

13) UNI

The landscaping scheme approved under application BH2011/03230 on 10th January 2012 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the

Brighton & Hove Local Plan.

14) UNI

Within 6 months of the occupation of the medical centre, a travel plan for medical centre staff and visitors shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and patients and include measures to encourage travel by sustainable modes of transport. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

Reason: To comply with policies TR1, TR2, TR4 and TR7 of the Brighton & Hove Local Plan

15) UNI

The development hereby approved shall be implemented in accordance with the materials schedule approved under application BH2011/02569 on 9th January 2012 (with the exception of render, glazed porcelain tiles and balcony glazing sections) and the materials approved under application BH2012/01966 on 2nd August 2012.

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

16) UNI

The development hereby approved shall be implemented in accordance with the ground levels, siting and floor levels approved under application BH2012/02218 on 20th August 2012.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

17) UNI

- (i) The development hereby approved shall be implemented in accordance with the Remediation Method Statement and Earthworks Plan (prepared by Delta Simons) approved under application BH2011/02569 on 9th January 2012.
- (ii) The development hereby approved shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) above that any remediation scheme required and approved under the provisions of (i) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
 - a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority the Combined Heat and Power within the development hereby approved shall be Baxi-Senertec Dachs Mini-CHP, as outlined in MLM in letter ref: JM/711967/SK dated 5th March 2012 and on drawing no. 711967/M0801 P1 received 25th October 2011.

Reason: To ensure the emissions from the development are acceptable in accordance with policy SU9 of the Brighton & Hove Local Plan

19) UNI

The development hereby permitted shall be implemented in accordance with the scheme for surface water disposal approved under application BH2011/02835 on

20th March 2012.

Reason: To ensure surface water drainage is considered in regard to existing capacity and to comply with SU4 and SU5 of the Brighton & Hove Local Plan.

20) UNI

The development hereby approved shall be implemented in accordance with the scheme for the provision of on-site public art approved under application BH2012/01880 on 5th September 2009.

Reason In the interests of the public realm and in accordance with policy QD6 of the Brighton & Hove Local Plan.

21) UNI

The development hereby approved shall be implemented in accordance with the ecological mitigation and enhancement strategy approved under application BH2011/02392 on 12th January 2012.

Reason: The scheme shall be implemented in accordance with policies QD15 and QD17 of the Brighton & Hove Local Plan.

22) UNI

The development hereby approved shall not be occupied until the cycle storage facilities approved under application BH2011/02218 on 20th August 2012 have been fully implemented and made available for use. These facilities 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.

23) UNI

Unless otherwise agreed in writing by the Local Planning Authority within 3 months of the date of this decision:

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

A completed pre-assessment estimator will not be acceptable.

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

24) UNI

Unless otherwise agreed in writing by the Local Planning Authority within 3 months of the date of this decision::

- a) evidence that the non-residential component of 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 non-residential component of 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.

25) UNI

Within 3 months of the date of this decision details of external lighting shall be submitted to the Local Planning Authority for written approval. The external lighting shall be installed in accordance with the approved details and thereby retained as such.

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.

26) UNI

Within 3 months of the date of this decision detail of the ventilation system to be incorporated in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

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

27) UNI

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

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

28) 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 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

29) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 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.

30) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the

Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority and retained as such thereafter:

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

31) UNI

Prior to the occupation the building the 90m2 photovoltaic panels outlined on approved drawing number PL (00) 109 Rev E shall be installed on the roof of the approved building and these panels shall be maintained and permanently retained in place thereafter.

Reason: To secure micro-generation technologies for the site and to comply with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Sustainable Building Design SPD08.

32) UNI

Prior to occupation of the B1 accommodation, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the office shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections; associated areas/plant and vehicle types. The B1 accommodation shall operate in strict accordance with the operational plan agreed at all times.

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

33) 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 and QD27 of the Brighton & Hove Local Plan.

BH2012/02233

Land rear of 385 Portland Road Hove

Application for Approval of Details Reserved by Conditions 2, 10 and 13 of application BH2010/00369.

Applicant: AKN Sussex LLP

Officer: Clare Gibbons 292454

Approved on 16/10/12 DELEGATED

BH2012/02365

173 New Church Road Hove

Erection of a single storey side extension.

Applicant: Mr Emad Herandi

Officer: Mark Thomas 292336

Refused on 18/10/12 DELEGATED

1) UNI

The proposed extension would be unduly large, particularly with regard to its width which is considered excessive. This width together with the depth, spanning near the full depth of the side elevation of the existing dwelling, would result in an unsympathetic addition in the host property, which would not be appropriately subservient. As a result the property would have an overextended appearance. The proposed development would represent significant harm to the character and appearance of the recipient property and the wider locality. For the reasons outlined the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/02542

70 Braemore Road Hove

Certificate of lawfulness for existing loft conversion incorporating hip to gable roof extension, rear dormers, rooflights to front, window to gable end and alterations to side elevation.

Applicant: Mr John Rose

Officer: Christopher Wright 292097

Refused on 18/10/12 DELEGATED

BH2012/02560

70 Portland Villas Hove

Loft conversion incorporating front dormer and rear balcony.

Applicant: Mr & Mrs Iberkwe

Officer: Clare Gibbons 292454

Refused on 19/10/12 DELEGATED

1) UNI

The proposed development by reason of its scale, bulk and position, would have the appearance of an additional storey that would dominate the main building and introduce incongruous features that would cause harm to the street scene and visual amenity of the wider area. Therefore, the proposal would be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension at the rear of the building, by virtue of its height, position and scale would have an unacceptable overbearing effect, detrimental to the amenity of occupiers of the neighbouring residential properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed balcony to the rear of the proposed development would introduce an unacceptable degree of overlooking and significant loss of privacy which would be detrimental to the amenity of occupiers of neighbouring residential properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02807

Gala Bingo Hall & Adjacent Car Park 193 Portland Road Hove

Non Material Amendment to BH2009/03154 to recess of entrance to surgery and pharmacy and increase in chamfer to ground floor at junction of Portland Road and School Road in lieu of public highway information.

Applicant: Affinity Sutton

Officer: Guy Everest 293334

Approved on 26/10/12 DELEGATED