

PLANS LIST 12 DECEMBER 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****BH2012/02559****2 Old Patcham Mews Brighton**

Replacement of existing timber front door with a composite door.

Applicant: Edward Pollard

Officer: Pete Campbell 292359

Approved on 15/11/12 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			16/08/2012
Proposed door photograph			24/10/2012
Proposed glazing photograph			24/10/2012
Proposed door colour example			24/10/2012

3) UNI

The existing door furnishings should be reused or replacements used that match the existing, made of metal and black in colour.

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

BH2012/02657**Lifestyle Carden Avenue Brighton**

Display of internally-illuminated fascia and freestanding totem signs.

Applicant: Lifestyle Seat

Officer: Chris Swain 292178

Approved on 06/11/12 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.

Plan Type	Reference	Version	Date Received
Proposed elevations	Lif1	F	2 November 2012
Signage details	Lif2	F	2 November 2012
Block Plan	Lif3	F	2 November 2012
Site location plan			30 August 2012

BH2012/02700

20 Dale Drive Brighton

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

Applicant: Mr Paul Tuffs

Officer: Pete Campbell 292359

Approved on 09/11/12 DELEGATED

BH2012/02828

59 The Priory London Road Brighton

Replacement of existing windows with UPVC windows.

Applicant: Mr Raoul Meade

Report from: 31/10/2012 to: 21/11/2012

Officer: Pete Campbell 292359

Approved on 16/11/12 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			26/09/2012
Window drawings			07/09/2012
Supporting photographs			07/09/2012
Window specification brochure			07/09/2012

BH2012/02920

59 Wilmington Way Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer and rooflight to front. Installation of rooflight at ground floor level to rear.

Applicant: Mrs Corinne Barnard

Officer: Pete Campbell 292359

Approved on 05/11/12 DELEGATED

BH2012/02961

15 Court Close Brighton

Erection of a single storey rear extension with garden doors and access.

Applicant: Sean Bleach

Officer: Chris Swain 292178

Refused on 09/11/12 DELEGATED

1) UNI

The proposal would result in significant overlooking and loss of privacy towards the rear garden of the neighbouring property, No.14 Court Close, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed addition, by reason of scale, design, siting, height and detailing would result in an unsympathetic and overly dominant addition that relates poorly to the existing building and detracts from the appearance and character of the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/02968

17A Warmdene Road Brighton

Erection of first floor side extension incorporating roof extension over.

Applicant: Mrs Marnie Filby

Officer: Liz Arnold 291709

Approved on 06/11/12 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of

the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & Proposed Floor Plans	1		17/09/2012
Existing Elevations			15/10/2012
Proposed Elevations			15/10/2012

BH2012/03111

66 Denton Drive Brighton

Erection of new brick porch to front elevation. Removal of existing store and erection of a single storey side & rear extension with rooflights. Removal of existing conservatory and erection of a single storey rear extension with rooflights.

Applicant: Mr John Finney
Officer: Wayne Nee 292132

Refused on 20/11/12 DELEGATED

1) UNI

The proposed side extension and proposed rear extension, by virtue of their design, would form inappropriate additions to the property. The roof of the proposed rear extension would not relate well to the first floor window above, and the side extension would wrap around the corner of the building resulting in an incongruous appearance. Furthermore the proposed side extension would not have a sufficient set back from the front of the building in order to ensure a subservient appearance. Overall the proposal would detract from the character and appearance of the existing property. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03114

3 Ladies Mile Road Brighton

Erection of a single storey rear extension with rooflights & steps to garden.

Applicant: Mr & Mrs Crossman
Officer: Robin K Hodgetts 292366

Approved on 21/11/12 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests

of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed elevations and plans	2590-01		28/09/12

PRESTON PARK

BH2012/02792

60 Florence Road Brighton

Loft conversion incorporating rooflights to front and rear.

Applicant: Mrs Kate Lulham

Officer: Wayne Nee 292132

Approved on 06/11/12 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 rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	SD 01		06/09/2012
Existing	SD 02	A	06/09/2012
Proposed loft plan	PP 01.1	B	01/10/2012
Block plann/a			06/09/2012
Proposed elevations	PP 01.3	A	06/09/2012

BH2012/02909

110 Beaconsfield Villas Brighton

Loft conversion incorporating front rooflight.

Applicant: Mr Geoff Braterman

Officer: Chris Swain 292178

Approved on 05/11/12 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) BH12.05A

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed & existing plans / elevations and site location plan	BR/01		11/09/2012

BH2012/03027

1 Waldegrave Road Brighton

Loft conversion incorporating 3no. new dormers to the rear roofslope & 3no. new rooflights to the front roofslope.

Applicant: Mr Peter Crawhurst

Officer: Sue Dubberley 293817

Refused on 19/11/12 DELEGATED

1) UNI

The proposed middle dormer which would house the staircase, by virtue of its positioning, inappropriate design and impact in terms of the cumulative size of the rear roof alterations, would form an incongruous addition, which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed three rooflights on the front roof slope would result in a cluttered appearance which would be detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

REGENCY

BH2012/01904

54 - 55 Kings Road Brighton

Display of externally illuminated scaffolding shroud to front elevation.

Applicant: Infinity Outdoor Ltd

Officer: Clare Gibbons 292454

Refused on 07/11/12 DELEGATED

1) UNI

The proposed advertisement by reason of its size, proposed materials, illumination and position would appear incongruous and unduly prominent in this seafront location, causing harm to the character and appearance of this property and this part of the Old Town Conservation Area, contrary to policies QD4, QD12 and HE9 and SPD07 (Advertisements).

BH2012/02150

62 West Street & 2 Boyces Street Brighton

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

Applicant: Proverb 28 Ltd

Officer: Jason Hawkes 292153

Approved on 15/11/12 DELEGATED

1) UNI

Within three months of date of this permission, a detailed scheme of the acoustic screening proposed, demonstrating compliance with the results found in the acoustic report by Acoustica received on the 18th September 2012, shall be submitted to the Local Planning Authority for approval in writing. The agreed scheme shall be fully implemented within 3 months of the approval of details.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Details as existing	32853/1		11th July 2012
Details as existing	32853/2		11th July 2012
Details as proposed	32853/3	G	3rd August 2012
Details as proposed	32853/4	F	11th July 2012
Site plan	32853/5	B	11th July 2012
Location plan	32853/6		11th July 2012
Alterations to rear 'modern' 1st floor extension - existing	32853/9	A	11th July 2012
Alterations to rear 'modern' 1st floor extension - proposed	32853/11	B	11th July 2012

BH2012/02464

17 Meeting House Lane Brighton

Change of use from retail (A1) to café/tea room (A3).

Applicant: Mrs Jacqueline De Groot

Officer: Clare Gibbons 292454

Approved on 21/11/12 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

Amplified music or other entertainment noise from within the premises shall not be audible at any adjacent residential premises.

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

3) UNI

The premises shall only be used for tea room/café and for no other purposes (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

4) UNI

No alcohol shall be served in the premises except to persons seated and consuming food or hot beverages prepared and purchased from the premises.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy

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
Site location plan			09/09/2012
Block plan			09/09/2012
Ground floor plans - change of use			25/09/2012

6) UNI

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

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

BH2012/02514

Burger King 63-65 North Street Brighton

Alterations to shop front including installation of new timber fascia panel and mouldings.

Applicant: Leon Kennedy Ltd

Officer: Clare Gibbons 292454

Approved on 31/10/12 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
Existing floor plans	9616/01	A	14/08/2012
Proposed floor plans	9616/02	H	14/08/2012
Proposed floor plans	9616/07		28/08/2012
Site layout	9616/08		22/10/2012

BH2012/02613

63-65 North Street Brighton

Display of internally illuminated fascia logo sign and fascia letters. Refacing of existing projecting sign.

Applicant: Leon Kennedy Ltd

Officer: Clare Gibbons 292454

Approved on 31/10/12 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

site.

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisements hereby granted consent shall not be installed or erected until the existing projecting sign located on the eastern pilaster has been removed and any damage incurred by removal repaired.

Reason: To enhance the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2012/02647

52 East Street Brighton

Display of internally-illuminated fascia and projecting signs. (Retrospective)

Applicant: Hugo Boss

Officer: Helen Hobbs 293335

Approved on 06/11/12 DELEGATED

1) BH10.01

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

Reason: To accord with Regulation 14(7) of the Town and Country Planning

(Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

The advertisements shall not be illuminated later than 22:00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07:00 on any day.

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

BH2012/02690

37 Upper North Street Brighton

Certificate of lawfulness for use of the ground floor as a dwelling ancillary to no. 36 for residential purposes.

Applicant: Mr Stephen Osborne

Officer: Robert McNicol 292322

Refused on 31/10/12 DELEGATED

1) UNI

Insufficient evidence has been provided to demonstrate that the ground floor of 37 Upper North Street has been occupied as a residential use for a continuous period of four years or longer.

BH2012/02943

85 Upper North Street Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/01066

Applicant: Mr Peter Morrison

Officer: Christopher Wright 292097

Approved on 12/11/12 DELEGATED

BH2012/02945

54 - 56 West Street Brighton

Alterations to shop front including installation of replacement glazed double entrance doors and installation of vinyl to internal face of glazing on Duke Street elevation

Applicant: Nationwide Building Society

Officer: Robert McNicol 292322

Approved on 14/11/12 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
Block plan	11485J-10		17/09/2012
Site location plan			17/09/2012
Existing floor plan	11485J-06	A	17/09/2012
Proposed floor plan	11485J-07		17/09/2012
Existing shopfront elevation	11485J-09		2/11/2012
Proposed shopfront elevations Elevations A, B & C			12/11/2012
Proposed shopfront elevation	11485J-12	E	12/11/2012

BH2012/03033

Flat 3 14 Clarence Square Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2012/00763.

Applicant: Coral Pfluger

Officer: Jason Hawkes 292153

Refused on 12/11/12 DELEGATED

1) UNI

The 1:20 elevation of the new rear bathroom is inappropriate as it should have a single-vertical glazing bar in the top and bottom sashes. A section drawing is also required of the midrail and top rails of the French doors and the door frame should be shown set back into the opening and recessed into the reveals. The French doors as proposed also has too many glazing bar subdivisions resulting in a style which does not match the sash windows.

Report from: 31/10/2012 to: 21/11/2012

ST. PETER'S & NORTH LAINE

BH2012/00780

16 Tichborne Street Brighton

Demolition of existing building and erection of 3no storey building plus mansard roof and basement to accommodate workshops (B1) at basement and ground floor levels and 4no one bedroom flats on the first and second floor levels and 1no two bedroom flat on the third floor level.

Applicant: Mr Patrick Moorhead

Officer: Liz Arnold 291709

Approved on 31/10/12 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

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendments thereto, the basement and ground floor B1 units hereby approved shall be used as Offices (other than a use within Class A2 Financial Services) or Research and Development Products and Processes (Class B1 (a) and (b)) facilities only and for no other purposes within Class B1 (Business) or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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

3) UNI

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

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

4) UNI

The B1 units hereby permitted shall not be open to customers except between the hours of 07:00 and 19:00 on Mondays to 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.

5) UNI

Deliveries to the basement and ground floor B1 units hereby approved shall only be made between the hours of 07.00 and 19:00 Monday to Saturday and at no times Sunday or Bank Holidays.

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

6) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 14th March 2012 shall be implemented in strict accordance with the approved details.

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

7) UNI

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

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

8) UNI

No development shall commence until 1:20 sample elevations and sections of the proposed window and door openings have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

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

9) UNI

No development shall commence until details of the proposed locations for meter boxes, cables, wires, aerials, pipework, rainwater goods and flues 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 policies QD1 and HE6 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) 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.

12) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' 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 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' 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.

13) UNI

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

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

14) UNI

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

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

15) UNI

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

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

16) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover, located to the front of the property, 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.

17) 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.

18) 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.

19) 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.

20) 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 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

21) UNI

The B1 units hereby approved shall be fitted out to shell and core and shall be made available for use prior to the first occupation of the residential units hereby approved.

Reason: To ensure that the B1 units come forward and are provided as part of the development and to comply with policy EM3 and EM6 of the Brighton & Hove Local Plan.

22) 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	1111 01	Rev. A	14th March 2012
Existing Lower Ground Floor Plan	1111 02	Rev. A	14th March 2012
Existing Ground Floor Plan	1111 03	Rev. A	14th March 2012
Existing First Floor Plan	1111 04	Rev. A	14th March 2012
Existing Section X-X	1111 05	Rev. A	14th March 2012
Existing Section Y-Y	1111 06	Rev. A	14th March 2012
Existing West Elevation	1111 07	Rev. A	14th March 2012
Existing East Elevation	1111 08	Rev. A	14th March 2012
Existing Street Elevation	1111 09	Rev. A	14th March 2012
Proposed Lower Ground Floor Plan	1111 10	Rev. A	14th March 2012
Proposed Ground Floor Plan	1111 11	Rev. C	8th May 2012
Proposed First Floor Plan	1111 12	Rev. C	8th May 2012
Proposed Second Floor Plan	1111 13	Rev. C	8th May 2012
Proposed Third Floor Plan	1111 14	Rec. C	8th May 2012

Proposed Section A-A	1111 15	Rev. B	14th March 2012
Proposed Section B-B	1111 16	Rev. B	14th March 2012
Proposed West Elevation	1111 17	Rev. C	8th May 2012
Proposed East Elevation	1111 18	Rev. C	8th May 2012
Proposed Street Elevation	1111 19	Rev. C	8th May 2012
Comparative Roof Profiles	1111 21	Rev. B	8th May 2012
Juliet Balcony/Glazing Detail	1111 22	Rev. A	14th March 2012
Shadow Studies Sheet 1	1111 30	Rev. A	14th March 2012
Shadow Studies Sheet 2	1111 31	Rev. A	14th March 2012
Shadow Studies Sheet 3	1111 32	Rev. A	14th March 2012

BH2012/00782

11B (Former Ice Rink) and 11 Queen Square Brighton

Demolition of former Ice Rink and number 11 Queen Square and erection of a 5no. storey 56 room serviced apartment hotel with a restaurant/café at lower ground floor level and associated ancillary facilities, incorporating creation of outside seating area, new service area, 3no. car parking spaces and cycle spaces.

Applicant: The Light Brighton LLP

Officer: Sue Dubberley 293817

Approved on 31/10/12 DELEGATED

1) UNI

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

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

2) UNI

No development shall commence until a hotel management plan has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall be implemented in full and thereafter maintained.

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

3) UNI

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 Brighton & Hove Local Plan

4) UNI

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

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

5) UNI

The rendered elevations shall be smooth and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings

and the render work shall not use visible metal or plastic expansion joints, corner or edge render beads and any paint finish shall be smooth and not textured.

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

6) UNI

The existing boundary walls to the north and west sides of the site shall be retained and no development shall take place until a survey report and 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, including details of any temporary support and structural strengthening or underpinning works have been submitted to and approved by the local planning authority in writing. The demolition and construction works shall be carried out and completed full in accordance with the approved method statement.

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

7) 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. No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority.

8) UNI

The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

9) UNI

No deliveries or waste collections shall occur at the premises except between the hours of 08:00 and 19:00 on Mondays to Fridays and 08:00 and 17:00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

10) UNI

The external seating area located in front of the proposed hotel shall only be in use between the hours of 07:30 and 22:00 on Mondays to Sundays.

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

11) UNI

Notwithstanding the details on the approved drawings, the windows on the west elevation at first, second and third floors shall be obscure glazed and non-opening unless the part of the windows which can be opened are more than 1.7m above the floor of the room in which the windows are installed with bottom hung hinges and thereafter permanently retained as such.

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

12) UNI

The glass balustrade around the roof terrace shall be retained as such.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1, HE3 and HE6 of the Brighton & Hove Local Plan.

13) UNI

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

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

14) UNI

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

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

15) UNI

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

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

16) UNI

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

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

17) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM 70% 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 70% 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.

18) UNI

No development shall take place until the following details have been submitted to and approved by the local planning authority in writing:

- i) sample elevations and sections at 1:20 scale of the cafe frontage, railings, gates, bays, balconies, windows, doors, door canopies, steps parapets, balustrades, copings, eaves, brises soleil, louvres, bin stores, meter cupboards, cycle stores, and all other features,
- ii) details and sections at 1:5 scale of the eaves, copings, cills, door thresholds and steps,
- iii) sectional profiles at 1:1 scale of the window frames, door frames and shopfront frames showing their relationship to their reveals and cills,
- iv) details and samples of materials and colours including of the rainwater goods and paving, and the works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

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

19) UNI

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

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

20) UNI

Prior to commencement of development a Discovery Strategy shall be submitted and approved in writing by the Local Planning Authority detailing what action will be taken if unsuspected contamination findings are discovered whilst developing the site. Development shall be undertaken in strict accordance with the approved strategy.

Reason: Previous activities within close proximity of this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution and in accordance with policy SU11 of the Brighton & Hove Local Plan.

21) UNI

Notwithstanding the details on the approved drawings no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a revised highways works plan. There plan to include such design features such as coloured or raised surfacing which would encourage the use of the shared surface area appropriately and loading area details.

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

22) UNI

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

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

Hove Local Plan.

23) UNI

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

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

24) UNI

No development shall commence until an Arboricultural Method Statement has been submitted to and agreed in writing by the Local Planning Authority regarding the protection of trees in the church yard in the vicinity of the proposed development.

Reason: To protect the trees which are in the vicinity of the proposed development in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

25) 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 70% 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.

26) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan shall include a process of annual monitoring and reports to quantify if the specified targets are being met, and the council shall be able to require proportionate and reasonable additional measures for the promotion of sustainable modes if it is show that monitoring targets are not being met.

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

27) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.P001, 2 rev. 2, 3, 4, 5, 10 rev.1, 11 rev.2, 12, 13 rev. 1, 14 rev.1, 15 rev.1, 16 rev.1, 17 rev.1, 18 rev.1, 19 rev. 3, 20 rev.1, 22 rev.1, 23 rev. A, 26 rev.1, 30 rev.1, 31 rev.2, 32 rev.1, 33 rev.1 34 rev. 1, 35 rev.2, 36 and LLD372/01 received on 14 March 2012.

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

BH2012/02367**37 Lewes Road Brighton**

Change of use from tool hire premises (Use Class A1) to car sales premises (Sui Generis) including the erection of an office cabin and installation of 3no wall mounted external lights.

Applicant: Naeem Khalid

Officer: Jonathan Puplett 292525

Approved on 06/11/12 PLANNING COMMITTEE**1) UNI**

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	12/04-01		23/08/2012
Existing site plan	12/04-05		23/08/2012
Proposed site plan	12/04-02		23/08/2012
Proposed elevations & floorplan of sales office	12/04-03		23/08/2012

3) UNI

The permission hereby approved grants consent for car sales only. No other activities shall be carried out.

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

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 09.30 and 17.00 on Mondays to Saturdays and 10.00 and 16.00 on Sundays, Bank or Public Holidays.

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

5) UNI

The external lighting hereby approved shall not be installed until full details of the lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Light Pollution" (dated 2005,) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

6) UNI

The external lighting hereby approved shall not be in use except between the hours of 09.30 and 17.00 on Mondays to Saturdays and 10.00 and 16.00 on Sundays, Bank or Public Holidays.

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

7) UNI

Vehicular access to the site shall be from Lewes Road only and all vehicles shall

leave the site onto Newport Street only.

Reason: In the interests of highway safety, to restrict the size of vehicles using Newport Street and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.

8) UNI

No vehicles exceeding 3000kg maximum gross weight shall enter the premises.

Reason: In the interests of highway safety, to restrict the size of vehicles using Newport Street and to comply with policies TR7 and QD27 of the Brighton & Hove Local Plan.

9) UNI

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

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

10) UNI

Deliveries to the premises hereby approved shall not take place except between the hours of 09.30 and 17.00 on Mondays to Saturdays and 10.00 and 16.00 on Sundays, Bank or Public Holidays.

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

BH2012/02492

49 Surrey Street Brighton

Formation of front basement incorporating new window opening in new light well.

Applicant: Mr Philip Young

Officer: Robin K Hodgetts 292366

Approved on 14/11/12 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
Existing lower ground and ground floor plans	5087-01	A	13/08/12
Existing first and second floor plans	5087-02	C	18/09/12
Front elevation	5087-03	A	13/08/12
Existing section A-A	5087-04	A	13/08/12
Proposed lower ground and ground floor plan	5087-05	A	13/08/12
Proposed front elevation	5087-07	C	21/09/12
Proposed section A-A	5087-08	B	21/09/12
Existing site plan & location plan	5087-09	C	18/09/12

Report from: 31/10/2012 to: 21/11/2012

BH2012/02601

24-25 Queens Road and 30 Crown Gardens Brighton

Demolition of existing house and erection of 3no three bedroom terraced houses and provision of basement storage area for use by Masonic Centre.

Applicant: U G L S Ltd

Officer: Jonathan Puplett 292525

Refused on 21/11/12 DELEGATED

1) UNI

The existing dwelling and boundary wall is considered to make a positive contribution to the conservation area setting of the site. The demolition of these features has not been justified, and furthermore the proposed replacement development is not of a suitable high standard. The proposed development is therefore contrary to policy HE8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed building would divide the curtilage of the listed building, would be set closer to the listed building than the existing dwelling and would further obstruct windows which serve the dining hall of the listed building. The proposed terrace is not considered to be of a design and detailing in keeping with the conservation area of the site. The proposed development would harm the listed building, its setting, and the character of the conservation area setting, contrary to policies QD1, QD2, QD3, QD5, HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, consisting of three three-bedroom dwellings and storage associated with the Masonic centre, spread over four floors of accommodation, fails to respect the constraints of the application site and would represent an overdevelopment of the site, contrary to policies QD1, QD2, QD3, HO4 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The proposed dwellings would provide cramped internal accommodation and insufficient usable private outdoor amenity space. Occupiers of the proposed dwelling would suffer poor quality outlook, privacy and light levels due to the proximity of the buildings which would be situated behind the dwellings. The proposed development is therefore contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposed dwelling layouts do not comply with Lifetime Homes Standards and would require significant reconfiguration to provide compliance. The proposed development is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

6) UNI6

The proposed development fails to provide an appropriate standard of cycle storage and it is not clear that such provision could be provided without further compromising the standard of accommodation which the proposed dwellings would provide. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/02620

17-19 Oxford Street Brighton

Application for Approval of Details Reserved by Conditions 3, 6 and 10 of application BH2011/02903.

Applicant: A.R.T. Leisure Ltd

Officer: Sue Dubberley 293817

Approved on 20/11/12 DELEGATED

BH2012/02653

13-16 Vine Street Brighton

Application for variation of condition 2 of application BH2011/01724 (Conversion and extension of existing building to allow B1/B8 use on ground floor and addition of first and second floor to create 1no two bedroom flat and 1no 1 bedroom flat) to allow for a revised front elevation including timber doors at ground floor level and amended positioning of rainwater goods.

Applicant: Mr James Oliver

Officer: Anthony Foster 294495

Approved on 15/11/12 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
Drawings as Existing	PL-101		14/06/2011
Location and Block Plan	VS.08		14/06/2011
As Proposed Ground & First Floor Plan	101	A	26/08/2011
As Proposed Second & Roof Plan	102	A	26/08/2011
As Proposed North & South Elevations	104	B	02 /09/2011
East Elevation doors	P.03		15/11/2012
Door Details	P.04	B	15/11/2012

2) UNI

The new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

3) 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 fronting a highway.

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

4) UNI

The rendered parts of the walls shall be smooth rendered in a cement/lime/sand render mix down to ground level and shall not have bell mouth drips above the damp proof course or above the window, door and archway openings and the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint, and retained as such thereafter.

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

5) UNI

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

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

6) UNI

Details of a scheme of works to raise the existing kerb and footway in front of the

proposed ground floor office units 1, 2 and 3 are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

7) UNI

The development hereby approved shall be commenced in strict accordance with the contaminated land report approved under application BH2011/03200 on 19/12/11.

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

8) UNI

The development hereby approved shall be commenced in strict accordance with the sustainability measures approved under application BH2011/03200 on 19/12/11.

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.

9) UNI

The development shall be carried out in accordance with joinery details, sectional profiles, samples of materials approved under application BH2011/03067. The approved details shall be retained as such thereafter.

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

10) UNI

The development hereby approved shall be commenced in strict accordance with the scheme for the storage of refuse and recycling approved under application BH2011/03067 on 24 February 2012. 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.

11) UNI

The development hereby approved shall be commenced in strict accordance with the scheme for secure cycle storage approved under application BH2011/03067 on 24 February 2012. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

12) UNI

Access to the flat roof 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.

BH2012/02682

56-57 Lewes Road Brighton

Replacement of existing entrance lobby with new shop front with sliding door extended out to line of existing shop front, relocation of existing ATM on front elevation, installation of new trolley bay to front and news and magazine lock box to front of shop.

Applicant: The Co-operative Group

Officer: Chris Swain 292178

Approved on 08/11/12 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 and block plan	2035.04		11/09/2012
Existing plan and elevations	2035.01	A	31/08/2012
Proposed plan and shopfront	2035.03	B	01/11/2012

BH2012/02745

8 London Road Brighton

Display of internally illuminated fascia and hanging signs to front elevation and non-illuminated fascia sign to side elevation.

Applicant: British Heart Foundation

Officer: Robin K Hodgetts 292366

Approved on 06/11/12 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

Reason: To accord with Regulation 14(1) of the Town and Country Planning

(Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) BH10.08

The advertisement shall not be illuminated later than 22.00 or after the premises are closed to the public (whichever is the earlier) and shall not be illuminated before 07.00 on any day.

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

BH2012/02752

3 York Place Brighton

Installation of a new shopfront.

Applicant: Paydens

Officer: Wayne Nee 292132

Approved on 13/11/12 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	SP1309:LO1		03/09/2012
Existing	SP1309:100		03/09/2012
Proposed	SP1309:101		03/09/2012

BH2012/02793

56-57 Lewes Road Brighton

Display of internally illuminated fascia signs and an internally illuminated projecting sign.

Applicant: Co-operative Food Group

Officer: Chris Swain 292178

Approved on 19/11/12 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.

BH2012/02796**21 Gardner Street Brighton**

Certificate of Lawfulness for existing use of ground floor and basement as a cafe/restaurant (A3).

Applicant: Trustees of the Francis Laugland Trust

Officer: Louise Kent 292198

Approved on 06/11/12 DELEGATED

BH2012/02817**43A Ditchling Road Brighton**

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

Applicant: Mr Cecil Giles

Officer: Pete Campbell 292359

Approved on 19/11/12 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			05/09/2012
Rear elevation photo			05/09/2012
Proposed window drawings			05/09/2012
Window section details			05/09/2012
Window brochure			24/09/2012

BH2012/02835**56 - 57 Lewes Road Brighton**

Installation of new mechanical plant on upper and lower flat roof to replace existing with associated safety barrier.

Applicant: The Co-operative Group

Officer: Chris Swain 292178

Approved on 08/11/12 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 and block plan	2035.04		11/09/2012
Existing roof plan	2035.02	A	11/09/2012
Proposed roof plan	2035.05	A	09/10/2012

3) UNI

Noise associated with the hereby approved mechanical plant shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A)

Report from: 31/10/2012 to: 21/11/2012

below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

BH2012/02950

The Level Cafe Ditchling Road Brighton

Application for Approval of Details reserved by conditions 5, 6, 7, 8, 9 and 10 of application BH2011/02555.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Split Decision on 05/11/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5, 6, 8, 9, 10 and 11 of approved application BH2011/02555 and subject to full compliance with the submitted details.

1) UNI

The applicant has failed to provide elevational details of the proposed security shutters in respect of condition 7 of approved application BH2012/02555.

2) UNI

The details pursuant to condition 7 are NOT APPROVED for the reason(s) set out in section 11.

BH2012/03116

41 Crescent Road Brighton

Replacement windows to front elevation at GF and FF level. Timber replaced with UPVC.

Applicant: Mr & Mrs Nicholas & Alzbeta Johnson

Officer: Chris Swain 292178

Refused on 20/11/12 DELEGATED

1) UNI

The replacement uPVC windows, by reason of their material, method of opening and detailing form a visually inappropriate alteration to the building and adversely affect the character and appearance of the Roundhill Crescent street scene and the Roundhill Conservation Area and as such are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

WITHDEAN

BH2012/01838

Vardean College Surrenden Road Brighton

Non Material Amendment to BH2011/03056 to change the roof covering, of the hall extension flat roof from copper to liquid plastic sheet roofing of colour to match oxidized copper.

Applicant: Mr Nicholas Carr

Officer: Guy Everest 293334

Approved on 13/11/12 DELEGATED

BH2012/02612

25 Valley Drive Brighton

Erection of a single storey side extension incorporating roof lantern.

Applicant: Mr & Mrs MacDonald

Officer: Robert McNicol 292322

Refused on 20/11/12 DELEGATED

1) UNI

By virtue of projecting from the side of the house and being visible from the street behind and above the side gate, the extension would be incongruous in the street scene and out of character with the style of this group of properties. Furthermore, the roof line of the combined extensions at the rear would have a disjointed and ungainly form that would detract from the appearance of the rear of the house. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/02646

64 Valley Drive Brighton

Certificate of lawfulness proposed for erection of dormer extension to rear and side roofslopes.

Applicant: Mr Bill Behich

Officer: Clare Gibbons 292454

Approved on 08/11/12 DELEGATED

BH2012/02688

64 Tivoli Crescent Brighton

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

Applicant: Mr W Mackintosh

Officer: Christopher Wright 292097

Approved on 06/11/12 DELEGATED

BH2012/02754

8 Westdene Drive Brighton

Erection of two storey rear extension at lower ground and ground floor level, new front porch, installation of rooflight to front elevation and conversion of garage into habitable accommodation. Alterations to front elevation including new enlarged parking area, widening of crossover and associated works.

Applicant: Mr Shaun Southon

Officer: Robert McNicol 292322

Approved on 15/11/12 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) BH05.10

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

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

4) BH06.01

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

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, door or other opening shall be constructed on either the north-west or south-east facing flank elevations of the extension hereby permitted without planning permission obtained from the Local Planning Authority.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan & site location plan	OS/01	A	21/09/2012
Plan showing existing and proposed crossover and hardstandings	OS/02		31/08/2012
Plan showing visibility splays	OS/03		31/08/2012
Existing and proposed lower ground floor plan	01		31/08/2012
Existing and proposed ground floor plan	02	A	21/09/2012
Existing and proposed first floor plan	03		31/08/2012
Existing and proposed roof plan	04		31/08/2012
Existing elevations	05	A	21/09/2012
Proposed elevations	06	A	21/09/2012

BH2012/02770

60 Green Ridge Brighton

Erection of single storey rear extension including terraced areas and loft conversion with roof extension at rear and rooflights to side.

Applicant: Ms Karen Knowles

Officer: Jason Hawkes 292153

Approved on 19/11/12 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Floor Plan	2158.01		04/09/2012
Existing NW & SW Elevation	2158.02		04/09/2012
Existing SE & NE Elevation	2158.03		04/09/2012
Proposed Floor Plan	2158.04	B	07/11/2012
Proposed Loft Floor Plan	2158.05	A	04/09/2012
Proposed SE & NE Elevation	2158.06	B	07/11/2012
Proposed NW & SW Elevation	2158.07	B	07/11/2012
Block Plan	2158.08		24/09/2012
Site Plan			04/09/2012

BH2012/02790

11 Westdene Drive Brighton

Certificate of lawfulness for proposed hip to gable roof extension, enlargement of existing rear dormer, front rooflights and associated external alterations.

Applicant: Mr Ian Habben

Officer: Jason Hawkes 292153

Refused on 13/11/12 DELEGATED

1) UNI

Development is permitted by Class B.1, (c) Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, which relates to the enlargement of a dwellinghouse consisting of an addition to its roof. Development is not permitted if the cubic content of the resulting floor space would exceed the cubic content of the original roof space by more 50 cubic metres. The proposed cubic content of the proposed gable end and rear dormers is 70.9 cubic metres. The proposal is therefore contrary to the above.

BH2012/02812

10 Harrington Villas Brighton

Removal of existing single storey extension and erection of new single storey rear extension incorporating roof lantern and raised decking.

Applicant: Mrs G Davidson

Officer: Jason Hawkes 292153

Refused on 19/11/12 DELEGATED

1) UNI

The proposed development, by virtue of its design, size and bulk relates poorly to the host property and would appear as incongruous and unsympathetic addition. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan which seek to ensure that new developments are well designed, sited and detailed in relation to the property to be extended and also preserve the character and appearance of the conservation area.

BH2012/02897

35 Dene Vale Brighton

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

Applicant: Mr Tom Mott

Report from: 31/10/2012 to: 21/11/2012

Officer: Christopher Wright 292097
Approved on 05/11/12 DELEGATED

BH2012/02903

1 Glen Rise Brighton

Erection of single storey rear ground floor extension. Hip to gable roof extensions and roof alterations incorporating removal of existing flat roof dormer and replacement with 2no double pitched roof dormers to rear.

Applicant: Mr & Mrs Dixon
Officer: Clare Gibbons 292454

Refused on 08/11/12 DELEGATED

1) UNI

The proposal, by virtue of the size and inappropriate design of the rear dormers, would form an incongruous and unsympathetic feature, detrimental to the character and appearance of the building, the street scene and the surrounding area. The proposal is therefore contrary policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2012/02949

71 & 73 Gordon Road Brighton

Demolition of existing single storey rear extension and erection of replacement two storey extension at both 71 and 73 Gordon Road.

Applicant: Miss Fiona MacDonald
Officer: Robert McNicol 292322

Refused on 06/11/12 DELEGATED

1) UNI

By virtue of its height, bulk and massing and its proximity to 31 Balfour Road, the proposed extension would be visually dominant, thereby significantly increasing the sense of enclosure to the patio of that property. The proposal would therefore be an unneighbourly form of development, detrimental to the amenity of the residents of 31 Balfour Road. It is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02955

41 Varndean Gardens Brighton

Erection of single storey garden building and associated garden landscaping.

Applicant: Mr & Mrs Davies
Officer: Robert McNicol 292322

Approved on 15/11/12 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 and location plans	0189.01		18/09/2012
Garden survey, showing existing plan			20/09/2012
Concept design, showing proposed garden plan			18/09/2012
Concept design sections, showing			20/09/2012

proposed garden plan and sections			
Proposed plan and elevations for outbuilding	A		18/09/2012

3) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification for the foundations of the garden building 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.

Reason: To ensure the development causes no detrimental impact on the nearby beech tree and to comply with policy QD16 of the Brighton & Hove Local Plan 2005.

BH2012/02967

Flat 47 KINGSMERE London Road Brighton BN1 6UX

Replacement of existing metal windows and balcony doors with UPVC windows and balcony doors.

Applicant: Mr Tim Hill

Officer: Christopher Wright 292097

Approved on 06/11/12 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			3 October 2012
Retail Quotation (3 pages)			17 September 2012
Photograph			17 September 2012

EAST BRIGHTON

BH2012/02516

39 Chesham Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7, 8, 10, and 11 of application BH2011/02947.

Applicant: Mr Clive Hawkins

Officer: Richard Elder 292321

Split Decision on 14/11/12 DELEGATED

1) UNI

Approve the details pursuant to condition 6 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 5, 7, 8, 10 and 11 are NOT APPROVED for the reason(s) set out in section 5.

Details submitted in relation to condition 5 are insufficient to address the requirements of the condition.

2) UNI

No information has been submitted to discharge condition 7.

3) UNI2

The work to narrow the existing crossover has not been undertaken. As such, condition 8 cannot be discharged.

4) UNI4

Details submitted in relation to condition 10 are insufficient, lack detail and fail to fully address the requirements of the condition.

5) UNI5

No information has been submitted to discharge condition 11.

BH2012/02572

Flat 3 128 Marine Parade Brighton

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

Applicant: Mr Steven Griffiths

Officer: Pete Campbell 292359

Approved on 31/10/12 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 replacement windows shall match in terms of joinery details the existing windows at ground floor level.

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

3) UNI

The 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			17/08/2012
Window joinery details			17/08/2012
Supporting photography			17/08/2012

4) UNI

The replacement windows shall be painted softwood, double hung vertical sliding sashes, and shall be retained as such.

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

BH2012/02760

Caravan Club Site Shepcote Valley Brighton

Erection of single storey extension and external alterations to Block B.

Applicant: The Caravan Club

Officer: Jonathan Puplett 292525

Approved on 16/11/12 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

Reason: To ensure a satisfactory appearance to the development in the interests

of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing, no development shall commence until details of the construction of the green / brown roof has been submitted to and approved in writing by the Local Planning Authority. The details shall include a timescale for implementation, cross section, construction method statement and the seed/planting mix. The scheme shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure an acceptable appearance to the development, that the development contributes to ecological enhancement on the site, and in accordance with policies QD14 and QD17 of the Brighton & Hove Local Plan.

4) UNI

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

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

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
Existing floorplan	829.GA01	B	03/09/2012
Existing elevations	829.GA02	B	03/09/2012
Existing sections	829.GA03	B	03/09/2012
Proposed floorplan	829.GA04	C	03/09/2012
Proposed roof plan	829.GA06	B	03/09/2012
Proposed elevations	829.GA07	B	03/09/2012
Proposed elevations	829.GA08	B	03/09/2012
Location and site plan	829.GA09	A	03/09/2012
Block plan	829.GA10	B	03/09/2012

HANOVER & ELM GROVE

BH2012/02504

10 Hanover Crescent Brighton

Internal and external alterations including relocation of existing kitchen, replacement of existing fireplace, removal of spiral staircase between ground and lower ground floor, installation of new flooring at ground and lower ground floors, damp proofing works, removal of beading to walls, reinstatement of lath and plaster wall, removal of dumb waiter between ground and lower ground floors, installation of new extract grills, boiler flues and air vents and 3no velux rooflights. (Part Retrospective)

Applicant: Mr D Curley

Officer: Wayne Nee 292132

Refused on 16/11/12 DELEGATED

1) UNI

Insufficient information has been submitted with the application to demonstrate that the proposed works, including damp proofing, new floors and ventilation, new doors, replacement fireplace, and roof lights are suitable additions and

alterations. The applicant has consequently failed to demonstrate that the proposed works would preserve original features or would be appropriate for this listed building. The scheme is therefore contrary to policy HE1.

2) UNI2

The proposed subdivision of the dwelling in order to create a new self contained flat would result in changes to the room layout of the building, including the formation of a ground floor rear kitchen and a new first floor en suite. The accumulation of these consequential and harmful effects, which include the proposed formation of a basement corridor in the basement front room and the loss of the internal staircase link between the basement and ground floors, would be detrimental to the character and original plan form of the building. The scheme is therefore considered contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/02506

10 Hanover Crescent Brighton

Internal alterations to layout of dwelling to facilitate conversion of lower ground floor to form self contained flat and upper floor maisonette (part retrospective).

Applicant: Mr D Curley

Officer: Wayne Nee 292132

Refused on 16/11/12 DELEGATED

1) UNI

The proposed subdivision of the dwelling in order to create a new self contained flat would result in changes to the room layout of the building, including the formation of a ground floor rear kitchen and a first floor en suite, which would have consequential and harmful effects to the character of the building. Furthermore the proposed formation of a basement corridor in the basement front room and the loss of the internal staircase link between the basement and ground floors would be detrimental to the original plan form of the building. The scheme is therefore considered contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/02658

20 Southover Street Brighton

Installation of additional shop front.

Applicant: Ms Karayaka

Officer: Robin K Hodgetts 292366

Refused on 21/11/12 DELEGATED

1) UNI

The proposal, by reason of its location would be an unsympathetic and incongruous alteration that fails to relate well to the street scene and is detrimental to the character and appearance of the surrounding area. The proposal is therefore contrary to policy QD14 of the Local Plan.

2) UNI2

The proposal is considered to cause harm to the amenities of neighbouring residential occupiers by reason of its location. As such the proposal fails to comply with policies QD27 and SU10 of the Local Plan.

BH2012/02743

151 Elm Grove Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2011/02506.

Applicant: Downside Developments (Brighton) Ltd

Officer: Jonathan Puplett 292525

Approved on 19/11/12 DELEGATED

BH2012/02826

31 Melbourne Street Brighton

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

Applicant: Mrs Alyousif

Officer: Wayne Nee 292132

Refused on 02/11/12 DELEGATED

1) UNI

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

HOLLINGDEAN & STANMER

BH2012/01085

18 Hollingbury Park Avenue Brighton

Erection of a single storey side and rear extension (retrospective).

Applicant: Ms Marisa Corsi

Officer: Pete Campbell 292359

Refused on 15/11/12 DELEGATED

1) UNI

The extension by reason of its positioning, height and length along the shared boundary causes harm to the amenity of the neighbouring occupants at no.16 Hollingbury Park Avenue by virtue of causing a loss of light, reduced outlook from the side windows and by creating an increased sense of enclosure. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

The extension by reason of the roof design and uncomplimentary rooflights adversely impacts upon the visual appearance and character of the property. The application is thereby contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03058

Land North of Lewes Court, Refectory Road University of Sussex Brighton

Application for Approval of Details Reserved by Conditions 8 and 13 of application BH2012/00485.

Applicant: Department of Estates and Facilities Management

Officer: Anthony Foster 294495

Approved on 19/11/12 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2011/00845

Woollards Field Lewes Road Falmer

Application for Approval of Details Reserved by Conditions 5, 8, 14, 16, 17, 18, 20, 21, 22 and 23 of application BH2010/03259.

Applicant: East Sussex County Council

Officer: Mick Anson 292354

Approved on 05/11/12 DELEGATED

BH2012/02816

8 Taunton Road Brighton

Demolition of existing side extension and erection of a new single storey side extension and other associated alterations including an access ramp to front elevation.

Applicant: Steve Mitchell

Officer: Wayne Nee 292132

Refused on 31/10/12 DELEGATED

1) UNI

The proposed extension, by reason of its design and its excessive width, would not be appropriately subservient and would result in an unsympathetic addition. As a result the property would have an overextended appearance. The proposed development would represent significant harm to the character and appearance of the existing property and the wider locality. For the reasons outlined the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/02888

71 Auckland Drive Brighton

Certificate of lawfulness for proposed single storey side extension.

Applicant: Mrs Melissa Wright

Officer: Chris Swain 292178

Approved on 13/11/12 DELEGATED

QUEEN'S PARK

BH2012/00011

7 St Georges Road Brighton

Display of non illuminated fascia sign (Retrospective).

Applicant: Mr P Rooney

Officer: Louise Kent 292198

Approved on 12/11/12 DECISION ON APPEAL

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.

BH2012/01921

8 Marine Parade Brighton

Continued display of non-illuminated scaffolding shroud. (Retrospective).

Applicant: Stonegate Pub Company

Officer: Pete Campbell 292359

Approved on 12/11/12 DELEGATED

1) BH10.02

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) 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
Photo schedule			03/07/2012
Site location plan			25/06/2012
Shroud drawing	81779	C	25/06/2012

7) UNI

This consent shall expire 6 months 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 ensure that there is no prolonged visual amenity impact on the East Cliff Conservation Area and to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan.

BH2012/02609

70 Grand Parade Brighton

Conversion of first floor offices (B1) to 2no studio flats.

Applicant: Southporch Ltd

Officer: Liz Arnold 291709

Refused on 02/11/12 DELEGATED

1) UNI

The applicant has failed to demonstrate that future occupiers of the proposed residential unit, within the front section of the building, would not suffer detrimental levels of noise disturbance. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to ensure an acceptable standard of amenity for future occupiers.

BH2012/02610

70 Grand Parade Brighton

Conversion of first floor offices (B1) to 2no studio flats with associated internal alterations.

Applicant: Southporch Ltd

Officer: Liz Arnold 291709

Approved on 02/11/12 DELEGATED

1) BH01.05

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

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

2) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the

approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

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

3) UNI

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

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

4) UNI

No works shall take place until details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, 1:20 scale elevations of doors and 1:1 scale moulding sections, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

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

5) UNI

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

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

6) 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.

BH2012/02708

10 Camelford Street Brighton

Replacement of existing rear ground floor painted timber sash window with new painted timber French doors and Juliet Balcony.

Applicant: Mr & Mrs Richard Miles

Officer: Robin K Hodgetts 292366

Refused on 14/11/12 DELEGATED

1) UNI

Policy HE1 states proposals involving the alteration of a Listed Building will only be permitted where the proposal would not have an adverse effect on the architectural and historic character of the building. The proposal to remove the original window, which is a historic feature of the property, and to demolish part of the property's historic fabric is contrary to the above mentioned policy and the

guidance contained in SPD09 Architectural Features, and is considered to cause harm to this Grade II Listed Building

BH2012/02989

14 Egremont Place Brighton

Replacement of timber framed windows at ground, first and second floor levels.

Applicant: Whisper Developments

Officer: Pete Campbell 292359

Approved on 09/11/12 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	04		17/09/2012
Window Schedule	05	A	17/09/2012
Sections as Proposed	12/03/01	A	17/09/2012
Sections as Proposed	12/03/02	A	17/09/2012
Sections as Proposed	12/03/03	A	17/09/2012

BH2012/02991

Flat 3 22 Upper Rock Gardens Brighton

Internal works to replace timber beam with steel beam over structural opening to bow structure to front of property.

Applicant: Ms Cathy Ceesay

Officer: Louise Kent 292198

Approved on 12/11/12 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 reinstatement of wall and ceiling finishes must match existing in lath and lime plaster to the original profiles.

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

BH2012/02993

24 Walpole Terrace Brighton

Replacement of existing UPVC windows with timber windows to front elevation.

Applicant: Mr Nicholas Monti

Officer: Chris Swain 292178

Approved on 12/11/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Window schedule	05	A	17/09/2012
Section details	12/02/01	A	17/09/2012
Section details	12/02/02	A	17/09/2012
Section details	12/02/03	A	17/09/2012
Site plan	12/02/04		17/09/2012

BH2012/03312

St Marys Hall Eastern Road Brighton

Non Material Amendment to BH2010/01833 to change the wording of condition 10.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 13/11/12 DELEGATED

1) UNI

Condition 10 of application ref: 2010/01833 to read as follows : -

Prior to the reoccupation in turn of the following buildings (or part thereof) shown on Block plan drawing no: SITE-BLK-01:-

- a) Venn House
- b) Art Centre
- c) Martin House
- d) Hall and Music Rooms including Elliot Wing
- e) Main Building
- f) Mary Bryan Theatre
- g) Elliot House
- h) Swimming Pool

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

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

ROTTINGDEAN COASTAL

BH2012/00491

49 Rock Street Brighton

Internal alterations to layout of flats to allow conversion of 1no studio flat and 1no one bedroom flat to form 1no two bedroom maisonette.

Applicant: Mr Oliver Wragg

Officer: Anthony Foster 294495

Approved on 07/11/12 DELEGATED

1) BH01.05

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

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

2) BH13.11

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

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

3) UNI

The approved works shall be carried out in strict accordance with the details as approved on drawing "Details" 01 received on 21 February 2012, and retained as such thereafter.

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

BH2012/02290

Flat 3, 31 Sussex Square Brighton

Installation of a fire escape door at first floor level and fire escape stairs to existing balcony to side of property.

Applicant: 31 Sussex Square Ltd

Officer: Jonathan Puplett 292525

Approved on 08/11/12 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 realigned pipe hereby approved shall match the existing pipe in appearance, material finish and colour and shall be maintained as such thereafter.

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

3) UNI

The railings hereby approved shall be painted black, and the door and architrave hereby approved shall be painted white to match the existing wall, and shall be maintained as such thereafter.

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

4) UNI

The 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			20/07/2012
Block plan			20/07/2012
Existing elevations and floorplan	1		20/07/2012
Proposed elevations and floorplan	2	A	20/07/2012
Proposed door detail and section			13/09/2012

5) UNI

The wall around the new door shall be made good to match the appearance, texture, finish and colour of the existing wall, and shall be maintained as such thereafter.

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

BH2012/02291

Flat 3, 31 Sussex Square Brighton

Installation of a fire escape door at first floor level and fire escape stairs to existing balcony to side of property.

Applicant: 31 Sussex Square Ltd

Officer: Jonathan Puplett 292525

Approved on 08/11/12 DELEGATED

1) BH01.05

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

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

2) UNI

No development shall take place until further details of the proposed staircase structure, which should confirm that the works do not cut into the string course, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and maintained as such thereafter.

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

3) UNI

The realigned pipe hereby approved shall match the existing pipe in appearance, material finish and colour and shall be maintained as such thereafter.

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

4) UNI

No development shall take place until further details of the proposed door architrave and railings, including large scale section drawings, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and maintained as such thereafter.

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

5) UNI

The wall around the new door shall be made good to match the appearance, texture, finish and colour of the existing wall, and shall be 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.

6) UNI

The railings hereby approved shall be painted black, and the door and architrave hereby approved shall be painted white to match the existing wall, and shall be maintained as such thereafter.

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

BH2012/02526

The Library The Grange The Green Rottingdean Brighton

Partial rebuilding and stabilisation of existing flint walls, removal and replanting of mulberry tree.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 15/11/12 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) BH14.01

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

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

3) UNI

No development shall commence until a scheme for the planting of a replacement tree, in compensation for the Mulberry tree to be felled as a result of the development hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The planting of the replacement tree shall be carried out in strict accordance with the approved scheme in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and of the tree which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies HE3, HE6, QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

4) UNI

No weephole details shall be formed until full details of such features have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the submitted details and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of the Listed walls and to comply with policy HE1 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
Site plan	001		15/08/2012
Block plan	002		15/08/2012
Existing south elevation	004		15/08/2012
Wall survey	9391	P2	15/08/2012
Rear wall condition survey	9391	P2	15/08/2012
Proposed south elevation	005	A	09/10/2012
Site layout	006	A	09/10/2012
Works to walls	9391-06	P8	09/10/2012
Works to walls-coursing details	9391-07	P6	09/10/2012
Works to walls	9391-08	P6	09/10/2012
Rear wall works	9391-11	P6	09/10/2012

6) UNI

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

- a) Samples of the brick and mortar
- (b) Sample of the brick coping
- (c) A sample panel of flintwork which shall be constructed on the site.

Works shall be carried out to match the approved samples and shall be retained

Report from: 31/10/2012 to: 21/11/2012

as such thereafter.

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

BH2012/02624

5 Ashdown Avenue Brighton

Alterations to front boundary wall including brick piers, installation of sliding electric gate and pedestrian gate.

Applicant: Ali Mankoui

Officer: Anthony Foster 294495

Refused on 19/11/12 DELEGATED

1) UNI

The development, by virtue of its size, width, height, siting and design forms an incongruous and unsympathetic feature which is a highly prominent and would appear out of keeping with the prevailing character and appearance of the street scene. The approval of the gates would set an undesirable precedent for development of similar structures within the Ashdown Avenue street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/02649

23 Longhill Road Brighton

Erection of sun room and creation of roof terrace with glazed balustrade to top floor flat roof.

Applicant: Mr Dave Burgess

Officer: Chris Swain 292178

Refused on 05/11/12 DELEGATED

1) UNI

The proposed terrace area would result in significant overlooking and loss of privacy towards the rear garden and side elevation of the neighbouring property, No.25 Longhill Road, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed addition, by reason of scale, design, siting, height and detailing would result in an unsympathetic and incongruous alteration that relates poorly to the existing building and detracts from the appearance and character of the street scene and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/02747

5 Roedean Crescent Brighton

Erection of structural glass conservatory to front elevation and replacement of existing rendered blockwork balconies with glass balustrades and other associated external alterations.

Applicant: Mrs Elizabeth Radford-Kirby

Officer: Chris Swain 292178

Approved on 09/11/12 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	A01		03/09/2012
Block plan	A02		03/09/2012
Existing basement plan	A03		03/09/2012
Existing ground floor plan	A04		03/09/2012
Existing first floor plan	A05		03/09/2012
Existing second floor roof plan	A06		03/09/2012
Existing south elevation	A07		03/09/2012
Existing east elevation	A08		03/09/2012
Existing west elevation	A09		03/09/2012
Existing north elevation	A10		03/09/2012
Proposed ground floor plan	A11		03/09/2012
Proposal first floor plan	A12		03/09/2012
Proposed second floor / roof plan	A13		03/09/2012
Proposed south elevation	A14		03/09/2012
Proposed east elevation	A15		03/09/2012
Proposed west elevation	A16		03/09/2012
Roedean crescent street views	A17		03/09/2012
Roedean crescent aerial and boundary views	A18		03/09/2012
3D Model Views	A19		03/09/2012

BH2012/02764

19 Gorham Avenue Brighton

Erection of conservatory extension to rear.

Applicant: Mr Robert Fodor

Officer: Robin K Hodgetts 292366

Refused on 02/11/12 DELEGATED

1) UNI

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

BH2012/02806

25 Wanderdown Road Brighton

Erection of a single storey rear extension.

Applicant: Mr Shawn Brown

Officer: Richard Elder 292321

Approved on 02/11/12 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

Prior to commencement of the works, hereby permitted, details of the lantern style rooflights on top of the garage flat roof are to be 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 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			07/09/2012
Block plan			07/09/2012
Existing and proposed plans	DC/25Wand/01	A	07/09/2012

BH2012/02813

12 Chichester Drive East Saltdean Brighton

Erection of a two storey rear extension with associated roof extension and a new window opening to North East elevation.

Applicant: Mr R Heal

Officer: Jonathan Puplett 292525

Approved on 14/11/12 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 new first floor north facing side window hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall be thereafter permanently retained as such.

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

4) UNI

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

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

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
Existing & proposed elevations, sections & floorplans	234.12.01		04/09/12

BH2012/02907

Sussex Mansions 39 - 40 Sussex Square Brighton

Reinstatement of entrance door fronting Sussex Square and creation of new communal hallway. Alterations to Flat 6 including replacement of existing window and door with timber window and associated remedial works.

Applicant: Mrs Susan Jacobs & Mr Ian Barr

Officer: Anthony Foster 294495

Refused on 20/11/12 DELEGATED

1) UNI

The proposed replacement window by virtue of its width and proportions is considered to be an incongruous feature that would detract from the character and appearance of the grade I listed building. As such the proposal is contrary to policies QD14, HE1, HE4 & HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

BH2012/02908

Sussex Mansions 39 - 40 Sussex Square Brighton

Reinstatement of entrance door fronting Sussex Square and creation of new communal hallway. Alterations to Flat 6 including alterations to layout, replacement of existing window and door with timber window and associated remedial works.

Applicant: Mrs Susan Jacobs & Mr Ian Barr

Officer: Anthony Foster 294495

Refused on 20/11/12 DELEGATED

1) UNI

The proposed replacement window by virtue of its width and proportions is considered to be an incongruous feature that would detract from the character and appearance of the grade I Listed Building. As such the proposal is contrary to policies HE1 & HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

2) UNI2

The proposed internal alterations to the flat would conceal original features to the detriment of the architectural and historic character and appearance of the Listed Building contrary to policies HE1, HE4 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 11: Listed Building Interiors.

BH2012/02972

14 The Rotyngs Rottingdean

Conversion of existing garage with window replacing garage door. Erection of side extension to garage and new front porch with pitched roof to replace existing flat roof.

Applicant: Mr Peter Chesterman

Officer: Louise Kent 292198

Refused on 19/11/12 DELEGATED

1) UNI

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

BH2012/03060

32 Elvin Crescent Rottingdean Brighton

Erection of single storey rear extension with rooflights to replace existing rear sun room. New decked area with balustrades and steps down to garden.

Applicant: Mr Paul Cross

Officer: Liz Arnold 291709

Refused on 14/11/12 DELEGATED

1) UNI

The proposed extension, by virtue of its height, design and relationship with the eaves of the existing rear roofslope, would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties, the Elvin Crescent street scene and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by virtue of its positioning, height and depth, would adversely affect the amenities of the occupiers of nos. 30 Elvin Crescent resulting in an overbearing visual impact, loss of outlook, loss of light/sunlight and an increased sense of enclosure. As such the proposal would detrimentally impact on the residential amenity of this adjacent property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03064

41 Westfield Avenue North Saltdean Brighton

Erection of single storey rear extension including associated alterations.

Applicant: Mr Dean Edwards

Officer: Jonathan Puplett 292525

Refused on 20/11/12 DELEGATED

1) UNI

The proposed development would result in an overly prominent and discordant appearance when viewed from neighbouring dwellings to either side and to the rear of the application site. The proposed development is therefore contrary to Policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The bulk and visual impact of the proposed extension would have an overbearing and enclosing impact on occupiers of the property to the rear of the application site (no. 42 Coombe Vale). The proposed rear glazed doors, rear window and side window would provide increased views of the gardens and dwellings of neighbouring properties, causing harm to privacy. The proposed development is therefore contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03088

21 Beacon Hill Brighton

Demolition of single storey extension & removal of dormer. Erection of 2no two storey extensions, new casement doors/sidelights to lounge. New canopy and terrace to south elevation. (Part retrospective)

Applicant: Mr & Mrs Ford

Officer: Anthony Foster 294495

Approved on 20/11/12 DELEGATED

1) BH03.03

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

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

2) UNI

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	2007-151-01		25/09/2012
Existing Elevations	2007-151-02		25/09/2012
Proposed Floor Plans	2007-151-03		25/09/2012
Proposed Elevations	2007-151-04		25/09/2012
Location & Block Plan	2007-151-05		25/09/2012

BH2012/03130

59 Falmer Road Rottingdean Brighton

Erection of part one and part two storey side extensions, single storey extension at rear side, creation of patio area with balustrades & garden access at rear.

Applicant: Mr Rupert Bryant

Officer: Sue Dubberley 293817

Approved on 13/11/12 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	987/01		1 October 2012
Site Plan	987/02		1 October 2012
Existing plans	987/03		1 October 2012
Proposed plans	987/04	C	6 November 2012

WOODINGDEAN

BH2012/02134

47 Selhurst Road Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 7 and 9 of application BH2010/00165.

Applicant: Douglas Graham Developments Ltd

Officer: Anthony Foster 294495

Approved on 07/11/12 DELEGATED

BH2012/02759

27 Rosebery Avenue Brighton

Certificate of lawfulness for proposed construction of an additional dormer to side elevation and installation of rooflight to rear roofslope and alterations to rear fenestration.

Applicant: Mrs Lisa Pratt

Report from: 31/10/2012 to: 21/11/2012

Officer: Louise Kent 292198

Approved on 14/11/12 DELEGATED

1) UNI

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

BH2012/02885

12A Vernon Avenue Brighton

Application for Approval of Details Reserved by Condition 8a of application BH2010/01250.

Applicant: Mr Patrick Church

Officer: Pete Campbell 292359

Approved on 01/11/12 DELEGATED

BH2012/02970

136 Warren Road Brighton

Erection of 2no dormers to front elevation.

Applicant: Mr Tony De Grasse

Officer: Anthony Foster 294495

Refused on 07/11/12 DELEGATED

1) UNI

The proposed front dormers, by virtue of their bulk, size, positioning and inappropriate design would form an incongruous addition out of character with the wider street scene, to the detriment of the appearance of the building and further unbalance the existing pair of semi-detached properties. The development is therefore contrary to policy QD14 the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2012/03011

11 Briarcroft Road Brighton

Erection of conservatory and enlargement of decking to side of property.

Applicant: Gary Ambidge

Officer: Wayne Nee 292132

Refused on 15/11/12 DELEGATED

1) UNI

The proposed conservatory, by virtue of its inappropriate siting on this highly prominent corner location, would extend beyond the building line of The Brow which would form a visually intrusive and incongruous addition. This would be of detriment to the character and appearance of the street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03268

Land to rear of 49/49a Downs Valley Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/00887.

Applicant: Mr J Taylor

Officer: Liz Arnold 291709

Approved on 15/11/12 DELEGATED

BRUNSWICK AND ADELAIDE

BH2012/01537

33 Brunswick Place Hove

Erection of two storey rear extension at second and third floor levels to form 2no self contained units.

Applicant: Alpha Properties (Brighton) Ltd

Officer: Jason Hawkes 292153

Refused on 19/11/12 DELEGATED

1) UNI

The proposed extension, by virtue of its scale and bulk, would appear as an overbearing element on the building and conceal much of the principal rear façade of the building to the detriment to its character. The scheme also results in the loss of two historic windows and the proposed detailing to the windows is not traditional with inappropriately proportioned over deep meeting rails. Having regard to the above, the scheme detracts from the architectural and historic character and appearance of the listed building and surrounding conservation area and is contrary to the policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

2) UNI2

The proposed extension would, by virtue of its height, projection and proximity to windows of existing habitable rooms on the adjacent property to the north and on the host property, lead to overmassing and significant loss of light and outlook. The scheme therefore results in a detrimental impact on the amenity of adjacent residential properties and is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed extension to form two bedsits results in a poor layout for the residential units with insufficient sized living areas and inadequate outlook and light. The scheme is judged to provide an inappropriate and poor standard of accommodation and a cramped and confined internal environment that would provide inadequate living conditions for future occupiers. The scheme is therefore contrary to policy QD27 of the Brighton & Hove Local Plan

BH2012/01538

33 Brunswick Place Hove

Internal and external alterations including erection of two storey rear extension at second and third floor levels to form 2no self contained units.

Applicant: Alpha Properties (Brighton) Ltd

Officer: Jason Hawkes 292153

Refused on 19/11/12 DELEGATED

1) UNI

The proposed extension, by virtue of its scale and bulk, would appear as an overbearing element on the building and conceal much of the principal rear façade of the building to the detriment to its character. The scheme also results in the loss of two historic windows and the proposed detailing to the windows is not traditional with inappropriately proportioned over deep meeting rails. Having regard to the above, the scheme detracts from the architectural and historic character and appearance of the listed building and is contrary to the policies HE1 and HE4 and Supplementary Planning Document 9: Architectural Features.

BH2012/01875

54 Lansdowne Place Hove

Change of use from offices (B1) to 4no 1 bed flats, 1no 2 bed flat and 1no 2 bed maisonette with associated alterations.

Applicant: Mr Paul Arscott

Officer: Adrian Smith 290478

Approved on 01/11/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

No external metal beads or stops, or bell drips shall be used in the external rendering works hereby permitted. All new render shall be of a traditional lime based mix and finished to match adjacent surfaces.

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

8) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Domestic Refurbishment (or an equivalent or successor assessment tool) and a Design Stage Assessment

Report showing that the development will achieve a BREEAM Domestic Refurbishment rating have been submitted to the Local Planning Authority; and

- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9) UNI

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

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a BREEAM Domestic Refurbishment (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved an BREEAM Domestic 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.

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan & block plan	TA616/01	A	20/06/2012
Existing plans	TA616/02		20/06/2012
	TA616/03		20/06/2012
	TA616/04		20/06/2012
	TA616/05		20/06/2012
Proposed plans	TA616/10	B	20/06/2012
	TA616/11	A	20/06/2012
	TA616/12	B	20/06/2012
	TA616/13	A	20/06/2012

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the existing timber sash window to be removed from the rear ground floor elevation shall be re-used in the adjacent door opening.

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

BH2012/02520

55-57 Church Road Hove

Erection of rear extensions at lower ground floor, ground floor, first floor and second floor levels. Installation of extract units to flat roof and associated works. (Part Retrospective)

Applicant: Leonardo Restaurant

Officer: Christopher Wright 292097

Refused on 05/11/12 DELEGATED

1) UNI

The proposed development is not appropriately designed and detailed in relation to the building to be extended and altered, adjoining buildings or the site context, and the extension and alterations would, by reason of their height, form, scale and bulk, have an unsympathetic visual relationship with the recipient building and appear unduly dominant, incongruous and out of scale, thereby having a detrimental impact on visual amenity, the character of the recipient building and the appearance of the wider conservation area. For these reasons the proposal is contrary to the requirements of policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02686

Flat 24 Palmeira Avenue Mansions 21-23 Church Road Hove

Alteration to existing external waste pipe and installation of external vents and flue outlet to rear.

Applicant: Mr & Mrs Afifi

Officer: Jason Hawkes 292153

Approved on 02/11/12 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall commence until further details of the proposed mechanical vents and boiler flue, including large scale 1:20 plans and sections, 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 thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor Plan - Measured Survey	0228.EXG.001		31/08/2012
Sections and Elevations	0228.EXG.002		31/08/2012
Floor Plan - Planning	0228.PL.001	A	23/10/2012
Sections A-A E-E - Planning	0228.PL.002	A	23/10/2012
En-suite Details	0228.PL.003	A	23/10/2012

BH2012/02687

Flat 24 Palmeira Avenue Mansions 21-23 Church Road Hove

Internal alterations to layout of flat, alteration to existing external waste pipe and installation of external vents and flue outlet to rear.

Applicant: Mr & Mrs Afifi

Report from: 31/10/2012 to: 21/11/2012

Officer: Jason Hawkes 292153

Approved on 07/11/12 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall commence until further details of the proposed drainage boxing for the proposed kitchen at skirting level and the rear proposed mechanical vents and boiler flue, including large scale 1:20 plans and sections, 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 thereafter.

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

BH2012/02699

Embassy Court Kings Road Brighton

Installation of steel windows to eleventh floor north and west elevations. (Part Retrospective)

Applicant: Bluestorm Ltd

Officer: Helen Hobbs 293335

Approved on 06/11/12 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	001		30th August 2012
Existing Floor Plan	002		30th August 2012
Proposed Floor Plan	003		30th August 2012
Existing West Elevation	004		30th August 2012
Proposed West Elevation	005		30th August 2012
Existing North Elevation	006		30th August 2012
Proposed North Elevation	007		30th August 2012
Detail Sections	008		30th August 2012
Door and Floor Details	009		30th August 2012
Existing Photographs	010		30th August 2012
Historical Drawings and Photographs	011		30th August 2012

BH2012/03000

Intergen House 65 - 67 Western Road Hove

Installation of 300mm diameter transmission dish to front elevation with ancillary works.

Applicant: Vodafone Ltd

Officer: Clare Gibbons 292454

Refused on 12/11/12 DELEGATED

1) UNI

The height, design and position of the proposal would result in undesirable clutter on the front elevation and an incongruous appearance, thereby causing harm to the character and appearance of the building and this part of the Brunswick Town Conservation Area, contrary to policies QD23 and QD24 of the Brighton & Hove Local Plan.

BH2012/03103

22 Brunswick Road Hove

Application for Approval of Details Reserved by Condition 7 of application BH2011/03654

Applicant: Mrs Rachel Cusk

Officer: Adrian Smith 290478

Approved on 15/11/12 DELEGATED

BH2012/03104

22 Brunswick Road Hove

Application for Approval of Details Reserved by Condition 2 of application BH2011/03655.

Applicant: Mrs Rachel Cusk

Officer: Adrian Smith 290478

Approved on 15/11/12 DELEGATED

CENTRAL HOVE

BH2012/02402

101 - 103 Church Road Hove

Display of non illuminated individual letters and logo.

Applicant: The Royal Bank of Scotland Group

Officer: Christopher Wright 292097

Approved on 07/11/12 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.

BH2012/02429

Central United Reformed Church Ventnor Villas Hove

Erection of a single storey extension to facilitate a new entrance on North elevation incorporating an access ramp and steps. Installation of an external fire escape stairs and emergency exit door to South elevation. Replacement of existing doors to East elevation.

Applicant: Central United Reformed Church

Officer: Jason Hawkes 292153

Refused on 01/11/12 DELEGATED

1) UNI

Having regard to the design, scale and positioning of the proposed entrance extension, it would form a discordant feature which would disrupt the north façade and view of its windows as well partly obscuring the moulded stone string course below the windows and the buttresses. The extension also has a poor connection to the splayed corner element of the church hall and is also proposed in inappropriate materials with an excessive amount of notice boards. The proposed timber framed glass doors to the east elevation are also deemed to be inappropriate modern additions which would further detract from the character and appearance of the church and the surrounding conservation area. The scheme is therefore deemed contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/02564

Flat 1 41 Fourth Avenue Hove

Erection of rear garden shed / domestic office and creation of new opening with gate to existing garden wall.

Applicant: Peter Carr

Officer: Adrian Smith 290478

Approved on 02/11/12 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 detailing, material and finishes of the brick piers hereby permitted shall match in material, colour, style, bonding and texture those of the existing wall.

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			07/09/2012
Block plan			17/08/2012
Wall plans Existing			07/09/2012
Proposed			17/08/2012
Shed plans (5 drawings)			17/08/2012

BH2012/02634

Flat 11 Windsor Lodge 26-28 Third Avenue Hove

Replacement of existing timber single glazed windows to South and East elevations with UPVC double glazed windows.

Applicant: Mr Stirland

Officer: Clare Gibbons 292454

Approved on 05/11/12 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
Site location plan			24th August 2012
Specification for proposed window replacement			24th August 2012
5 x unnumbered sheets of photographs			24th August 2012
Drawing showing proposed window openings			24th August 2012
Brochure			24th August 2012

BH2012/02697**Flat 11 Ventnor Lodge 9 Ventnor Villas Hove**

Replacement of existing timber windows with UPVC windows.

Applicant: Mrs E Shallcross

Officer: Guy Everest 293334

Approved on 06/11/12 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved replacement windows shall match exactly the colour, glazing pattern and opening method of the existing windows.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	12/23.a		31/08/2012
Esteem Technical Specification	VLD/1		31/08/2012
Esteem window profiles / sections	VLD/2		31/08/2012
Window Detail Sheet	VLD/3		31/08/2012
Existing & Proposed Elevations	12/23		31/08/2012

BH2012/02894**Lower Ground Floor Flat 15 Fourth Avenue Hove**

Replacement of front windows at lower ground floor level with larger windows. Excavation of light wells to serve enlarged windows.

Applicant: Mr D Martin

Officer: Robert McNicol 292322

Approved on 16/11/12 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, block plan and lower ground floor flat plan and elevation as existing	A.001	a	26/09/2012
Plan and elevation as proposed	D.001	a	08/11/2012

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Window sections and elevation	D.002		11/10/2012
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BH2012/02914

Basement flat 21 St Aubyns Hove

Replacement of existing timber windows with UPVC windows to front elevation.

Applicant: Robert Otto

Officer: Adrian Smith 290478

Refused on 12/11/12 DELEGATED

1) UNI

The proposed UPVC windows, by virtue of their form and material finish incorporating the loss of original timber sash windows, represent a harmful alteration to the character and appearance of the building and wider Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and SPD09 guidance.

BH2012/03048

14 Belfast Street Hove

Certificate of lawfulness for proposed loft conversion incorporating a rear dormer, revised fenestration at rear, new rooflight to front roofslope. Internal alterations and removal of rear lean-to.

Applicant: Ms Xeni Milonas

Officer: Guy Everest 293334

Approved on 31/10/12 DELEGATED

1) UNI

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

GOLDSMID

BH2012/02573

101 Goldstone Road Hove

Replacement of existing stairs to rear garden with steel stairs with glass panels. Replacement of existing rear door and windows with French doors.

Applicant: Mrs Annique Tate-Doe

Officer: Steven Lewis 290480

Approved on 31/10/12 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			20/08/2012
Floor Plan Existing			20/08/2012

Floor Plan Proposed			05/09/2012
Ground Floor Plan Existing			05/09/2012
Ground Floor Plan Proposed			05/09/2012
Side Elevation Current			20/08/2012
Side Elevation Proposed			20/08/2012
Back Elevation Current			20/08/2012
Back Elevation Proposed			20/08/2012

4) UNI

Prior to the commencement of development a details of a scheme for privacy screening to serve the east facing perimeter of the platform and stairs shall submitted to and approved by the Local Planning Authority. The screen shall be constructed concurrently with the new structure and shall thereafter be retained at all times.

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 2005.

5) UNI

Prior to the commencement of development on site, details of the proposed rear doors shall be submitted to and approved in writing by the Local Planning Authority. The doors shall thereafter be retained at all times.

Reason: For the avoidance of doubt and in the interests of the visual amenity of the area and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03053

151 Sackville Road Hove

Alterations to shop front including replacement of existing single glazed timber shop window and door with double glazed UPVC shop window and door.

Applicant: Mr Jason Lake

Officer: Jason Hawkes 292153

Approved on 19/11/12 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	CH510/001		24/09/2012
Existing Drawings	CH510/002		24/09/2012
Proposed Drawings	CH510/003		24/09/2012

HANGLETON & KNOLL

BH2012/02157

Hove Medical Centre West Way Hove

Roof alterations incorporating hip to gable roof extensions and new gable ends with installation of new roof lights. Addition of new window to ground floor level.

Applicant: Reliable Maintenance Ltd

Officer: Guy Everest 293334

Approved on 09/11/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

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three years from the date of this permission.

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

2) UNI

The first floor level windows in the south-west and north-western elevations of the development hereby permitted shall be obscure glazed and, 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, non-opening. The windows shall thereafter be permanently retained as such.

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

3) UNI

Prior to the occupation of the building a scheme of Travel Plan measures to promote sustainable transport to and from the site has been submitted to and been approved in writing by the Local Planning Authority. The Scheme should include the following measures: - The provision of up to date public transport information within the clinic and reception;

- Sustainable travel information provided to patients as and when appointments are made;
- Promotion of sustainable travel for staff trips including personal travel planning;
- Sustainable transport promotional material being readily available to staff and patients including cycle and bus routes and timetable
- brochures and car club information.

The measures shall be implemented in accordance with the agreed Travel Plan and shall be maintained as such thereafter.

Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies SU2, TR1, TR4 and TR18 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14, TR19 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be commenced until details of the disabled car parking bay, as indicated on drawing no. 0312/01 (Block Plan), has been submitted to and approved in writing by the Local Planning Authority. The parking bay 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 the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policies TR1, TR18, TR19 and

SPG4.

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 & Block Plan	0312/014/10/12		06/10/2012
Existing (north-west & south-west) Elevations	0312/01		12/07/2012
Existing (north-east & south-east) Elevations	0312/01		12/07/2012
Existing Ground Floor	0312/01		12/07/2012
Proposed north-west & south-west) Elevations	0312/01		12/07/2012
Proposed (north-east & south-east) Elevations	0312/01		12/07/2012
Proposed Ground Floor	0312/01		12/07/2012
Existing First Floor & Proposed First Floor	0312/01		12/07/2012
Roof Plan	0312/01		12/07/2012

8) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of vehicles associated with the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR1 and TR19 of the Brighton & Hove Local Plan.

BH2012/02696

200 Hangleton Road Hove

Display of 2no internally illuminated fascia signs, 1no internally and externally illuminated fascia sign and 1no internally illuminated totem sign.

Applicant: Mitchell & Butlers PLC

Officer: Guy Everest 293334

Split Decision on 19/11/12 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.

1) UNI

The totem sign, by reason of its height and siting in a prominent and open location, would appear an incongruous and intrusive feature which would be detrimental to the visual amenity of the site and wider surrounding area. The totem sign would result in significant harm to amenity and is also contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

BH2012/02773

59 Holmes Avenue Hove

Demolition of rear conservatory and erection of single storey orangery.

Applicant: Mr & Mrs Galvin

Officer: Steven Lewis 290480

Refused on 12/11/12 DELEGATED

1) UNI

The proposed extension is considered unneighbourly and would result in a loss of outlook and have an overbearing presence, resulting in a harmful impact upon the amenities of adjacent residential occupiers at 57 Homes Avenue. This is contrary to Policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02969

18 Poplar Avenue Hove

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

Applicant: James Welham

Officer: Robert McNicol 292322

Approved on 12/11/12 DELEGATED

BH2012/03327

22 Elm Drive Hove

Certificate of Lawfulness for proposed removal of rear conservatory and erection of single storey ground floor rear extension incorporating 3no rooflights to the rear elevation. Hip to gable roof extension to facilitate loft conversion incorporating side dormer.

Applicant: Ms Suzy Irving

Officer: Guy Everest 293334

Approved on 16/11/12 DELEGATED

1) UNI

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

NORTH PORTSLADE

BH2012/02794

62 Drove Crescent Portslade

Certificate of Lawfulness for proposed single storey rear extension incorporating 2no rooflights.

Applicant: Mr Tom May

Officer: Clare Gibbons 292454

Approved on 31/10/12 DELEGATED

BH2012/02797

1 Anvil Close Portslade

Erection of single storey side extension and relocation of garden wall.

Applicant: Mrs Tricia Awcock

Officer: Clare Gibbons 292454

Approved on 02/11/12 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	CH489/001		07/09/2012
Existing Plans	CH489/002		07/09/2012

Existing Elevations & Sections	CH489/003		07/09/2012
Proposed Plans	CH489/004	A	07/09/2012
Proposed Elevations & Sections	CH489/005		24/10/2012

SOUTH PORTSLADE

BH2012/02524

15-19, rear of 15-19 and 15A Norway Street Portslade

Demolition of existing 2 storey building and erection of 6no 3 bed terraced houses incorporating off street parking to front elevation. Alterations to existing building to rear of site including removal of part of the front section to facilitate amended pedestrian only access.

Applicant: Spear Development Ltd

Officer: Jason Hawkes 292153

Refused on 09/11/12 DELEGATED

1) UNI

The scheme retains a rear light industrial unit with a narrow pedestrian access only, removing the vehicular access and off-street parking for the building. This would limit the use of the unit and would have a long term affect on its viability as an industrial unit. The scheme is therefore contrary to policies EM3 and EM5 of the Brighton & Hove Local Plan 2005, which allows the release of land in industrial uses provided the sites are genuinely redundant and do not prejudice the viability of adjacent uses.

2) UNI2

The scheme has not addressed the relocation of the occupiers of 15A Norway Street, which is currently occupied by a carpet firm. The applicant has therefore failed to show that the premises are genuinely redundant and addressed the full impact of the scheme on the existing commercial unit. The scheme is therefore contrary to policies EM3 and EM5 of the Brighton & Hove Local Plan 2005, which allows the release of land in industrial uses provided the sites are genuinely redundant.

3) UNI3

The design of the proposed row of dwellings, with a extended middle front section at second floor level, two large undercroft areas for off-street parking and no ground floor fenestration for the middle four units, would result in an incongruous, bulky and over dominant appearance to the proposed row of terraced houses which would be unsympathetic and out of character with the overall street scene of Norway Street, which is predominately comprised of traditional terraced housing with front gardens and ground floor windows. The scheme is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

4) UNI4

The scheme includes proposed parking spaces which, due to their limited width, would be not be suitable for a wheelchair user to get from a parked car to the front door of the proposed houses. Additionally, the scheme does not include fully accessible entrance level toilets and includes stepped entrances which would make it difficult to enter the house for a person with limited mobility. The scheme is therefore contrary to policy HO13 of the Brighton & Hove Local Plan 2005, which requires new residential dwellings to be built to a lifetime homes standard without major structural alterations.

BH2012/02825**36 Highlands Road Portslade**

Erection of a single storey flat roof rear extension.

Applicant: Mr & Mrs Barnard**Officer:** Clare Gibbons 292454**Refused on 02/11/12 DELEGATED****1) UNI**

The proposed rear extension by reason of its depth, position and proximity to the shared boundary with no. 34 Highland Road would result in an overbearing impact for the occupiers of this neighbouring property resulting in an unacceptable increased sense of enclosure and increased overshadowing, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02837**184 Old Shoreham Road Portslade**

Application for variation of condition 2 of application BH2010/03981 (Conversion of existing dwelling into 1no 3 bedroom maisonette and 2no studio flats incorporating rear extensions and associated external alterations (Retrospective)) to state that in order to demonstrate compliance with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design an Energy Performance Certificate shall be provided for each unit showing an overall rating of Class E or better.

Applicant: Mr James Timpson**Officer:** Jason Hawkes 292153**Approved on 05/11/12 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
Location Plan			11/09/2012
Floor Plans Before Conversion	TPL/01		25/03/2011
Floor Plans After Conversion	TPL/02		25/03/2011
Area Layout	TPL/03		28/01/2011
Elevations	TPL/06		25/03/2011
Block Plan	TPL/07		28/01/2011
Proposed Positioning of Bicycle Securing Loops	TPL/06		13/07/2011
Manufacturer's Specification: Steel Wall Mount Lock Loop			13/07/2011

2) UNI

The scheme shall be implemented in accordance with cycle parking facilities approved under application no.BH2011/03981. The facilities shall be implemented, made available for use and 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed with the Local Planning Authority in writing, within three months of the date of this permission, an Energy Performance Certificate showing an overall rating of Class E or better shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details and thereafter retained as such.

Reason: To demonstrate the development is sustainable and makes efficient use

of energy, water and materials to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 on Sustainable Building Design.

BH2012/03002

46 Shelldale Crescent Portslade

Erection of revised entrance access incorporating raised entrance threshold & steps, installation of railings & installation of chair lift.

Applicant: Rose Payne
Officer: Guy Everest 293334

Approved on 12/11/12 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
1:1250 Site Location Plan			18/09/2012
1:500 Block Plan	100/1		18/09/2012
Existing Ground Floor Plan	100/2		18/09/2012
Existing Front Elevation & Section Through Entrance	100/3		18/09/2012
Proposed Ground Floor Plan	100/4	A	18/09/2012
Proposed Front Elevation & Sections through Lift Entrance and Entrance Steps	100/5		18/09/2012

BH2012/03036

49-51 Church Road Portslade

Conversion of existing building into 1no one bed flat, 1no two bed flat and 1no three bed house with associated external alterations.

Applicant: Westscott Developments
Officer: Adrian Smith 290478

Approved on 16/11/12 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse hereby permitted at No.49 Church Road 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) UNI

The external finishes of the development hereby permitted, including the design and appearance of all new windows and doors, 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

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 BREEAM Domestic Refurbishment (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve a BREEAM Domestic 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 a BREEAM Domestic Refurbishment rating for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

5) 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 2005.

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 2005.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a BREEAM Domestic Refurbishment 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 a BREEAM Domestic 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 &

8) 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 2005.

9) 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 2005.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and existing plans	EX10		21/09/2012
Site plan, block plan and proposed plans	PL10		21/09/2012

11) UNI

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

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

BH2012/03164

33 Gardener Street Portslade

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

Applicant: Mr Steven Lowe

Officer: Steven Lewis 290480

Approved on 07/11/12 DELEGATED

HOVE PARK

BH2012/02298

61 Hill Brow Hove

Demolition of bungalow and erection of a two storey, five bedroom, detached house.

Applicant: Mr G S Bhermi

Officer: Adrian Smith 290478

Approved on 14/11/12 DELEGATED

1) UNI

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

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

2) 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.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Building Research Establishment issued Final Code Certificate confirming that the unit has achieved a Code for Sustainable Home rating of Code Level 3 been submitted to and approved in writing by, the Local Planning Authority.

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

4) UNI

The development hereby approved shall not be occupied until the refuse and recycling and cycle parking facilities, as 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 the parking of cycles and to comply with policies TR14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

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

6) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site location plan	S0		24th July 2012
Block Plan	P0		24th July 2012
Existing basement floor plan	S1	A	24th July 2012
Existing ground floor plan	S2	A	24th July 2012
Existing first floor plan	S3		24th July 2012
Existing roof plan	S4		24th July 2012
Existing front elevation	S5		24th July 2012
Existing rear elevation	S6		24th July 2012
Existing south side elevation	S7		24th July 2012
Existing north side elevation	S8		24th July 2012
Existing section AA	S9		24th July 2012
Existing section BB	S10		24th July 2012
Proposed basement floor plan	P21	B	9th October 2012
Proposed ground floor plan	P22	B	9th October 2012
Proposed first floor plan	P23	B	9th October 2012
Proposed attic plan	P24	B	9th October 2012
Proposed front elevation	P25	B	9th October 2012
Proposed rear elevation	P26	B	9th October 2012
Proposed south side elevation	P27	B	9th October 2012
Proposed north side elevation	P28	B	9th October 2012
Proposed section AA	P29	B	9th October 2012
Proposed section BB	P30	B	9th October 2012
Proposed section CC	P31	B	9th October 2012
Proposed section DD	P32	B	9th October 2012
Proposed roof plan	P33	B	9th October 2012

7) UNI

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

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

8) UNI

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

Reason: The Local Planning Authority considers that further development could cause detriment to the 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.

9) 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

BH2012/02469

16 Nevill Road Hove

Removal of existing double garage and erection of new double garage.

Applicant: Mr Douglas Hedger

Officer: Robert McNicol 292322

Approved on 05/11/12 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
Block and site location plans, proposed and existing plans	9999-01		14/09/2012
Existing and proposed elevations	9999-02		14/09/2012

BH2012/02513

Unit 4 Newtown Road Estate Newtown Road Hove

Change of use from retail (A1) and warehousing (B8) to retail (A1).

Applicant: Hargreaves Management Ltd

Officer: Steven Lewis 290480

Approved on 05/11/12 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) UNI

The Class A1 floorspace hereby approved shall not exceed 638sq m as shown on the approved unnumbered Hargreaves Proposed Ground and Floor Plan. No further floorspace shall be created, ancillary or otherwise; without the specific grant of planning permission.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to assess the impact of additional floorspace on the vitality and viability of existing centres, on existing highway and access conditions and on-site car parking availability, and to comply with policies SR2, SR3, TR1, TR7 and TR19 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			28/08/2012
Existing Ground & First Floor Plans			14/08/2012
Proposed Ground & First Floor Plans			14/08/2012

5) UNI

Notwithstanding the provisions of Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) none of the following goods shall be sold from the retail store except where these items relate to use or consumption by or for animals (or unless such goods are ancillary to the main retail use):-

- a) food and drink
- b) clothing, footwear, handbags, fashion accessories, or jewellery
- c) books, newspapers, magazines and stationary
- d) crockery, glassware, china and kitchenware
- e) toys
- f) sports equipment and clothing (including walking and climbing equipment)
- g) cosmetics, pharmaceuticals and toiletries
- h) videos, DVDs, CDs, audio cassettes and records
- i) Office goods
- j) Linen and soft furnishings

The total area devoted to goods ancillary to the main retail use shall not exceed 10% of the gross floor area.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and does not harmfully compete with existing established shopping centres and to comply with policies SR1, SR2 and SR3 of the Brighton & Hove Local Plan.

6) UNI

The building, as shown on approved unnumbered Hargreaves Proposed Ground and First Floor Plan, shall remain as a single retail unit and at no time be sub-divided into smaller units.

Reason: To ensure that the unit remains suitable for the sale of bulky goods and does not harmfully compete with existing established shopping centres and to comply with policies SR1, SR2 and SR3 of the Brighton & Hove Local Plan.

BH2012/02568

Land at 4 Elrington Road Hove

Erection of a four bedroom detached house.

Applicant: Mr David Dayan

Officer: Clare Gibbons 292454

Refused on 09/11/12 DELEGATED

1) UNI

The proposed development, by reasons of its scale, form, massing and extent of site coverage represents an uncharacteristic form of development that would have a detrimental impact upon the street scene and the character and appearance of the area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

2) UNI2

Insufficient information has been submitted with the application to demonstrate that the proposed dwelling could achieve a Code for Sustainable Homes rating of 'Level 3 or higher contrary to policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 08 (Sustainable Building Design).

BH2012/02623

111 Goldstone Crescent Hove

Erection of two storey rear extension, single storey rear extension and loft conversion incorporating roof extension and rooflights. External alterations including ground excavation works to front and rear, creation of covered seating area, erection of new front porch, installation of new boundary wall, gates, driveway and associated works.

Applicant: Mrs Anna Lee

Officer: Robert McNicol 292322

Refused on 01/11/12 DELEGATED

1) UNI

By virtue of its height, form and massing, the proposed rear extension would have a detrimental impact on the appearance of the property resulting in an overextended and excessively bulky building. The proposed rear rooflights would dominate the appearance of the rear roofslope and relate poorly to the scale of the fenestration below. The loss of planting and additional boundary walls at the front of the building would have a detrimental impact on the appearance of the street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

By virtue of its additional height and massing, the rear extension would cause a loss of outlook and be overbearing in relation to the ground floor kitchen window on the side elevation of no. 113 Goldstone Crescent. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI3

By virtue of the proximity of the first floor rear windows on the proposed extension to the conservatory of no. 113 Goldstone Crescent, the proposal would result in overlooking into this conservatory and cause a loss of privacy for the occupants of no. 113 Goldstone Crescent. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02821

32 Radinden Manor Road Hove

Remodelling of existing house incorporating raising of ridge height and roof extension to facilitate loft conversion. Erection of part one and part two storey rear extension and erection of a front porch and extensions over existing garage at first floor level. Alterations to fenestration. Erection of a front boundary wall and railings with gates and proposed additional vehicular crossover.

Applicant: Mr Russell Newland

Officer: Steven Lewis 290480

Approved on 05/11/12 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Extensions, roof Conversion & Front Boundary Walls	457/01	B	10/09/2012
Existing Layout	457/02		10/09/2012
Proposed Extensions	457/03	A	10/09/2012
Street profile	457/04		10/09/2012

BH2012/02824

4 Nevill Close Hove

Erection of a single storey rear extension.

Applicant: Ross Webb

Officer: Clare Gibbons 292454

Approved on 08/11/12 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing details			06/09/2012
Proposed details			06/09/2012

BH2012/02871

16 Lullington Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable extension, rooflights to front and dormer with Juliet balcony to rear.

Applicant: Mrs Lorna Casey

Officer: Jason Hawkes 292153

Approved on 07/11/12 DELEGATED

BH2012/02877

First Floor Flat, 21 Prinsep Road Hove

Loft conversion incorporating installation of rooflights to front and rear roofslopes. (Retrospective).

Applicant: Mr & Mrs Bradbury

Officer: Christopher Wright 292097

Approved on 12/11/12 DELEGATED

Report from: 31/10/2012 to: 21/11/2012

1) UNI

Conditions:

The approved drawings are listed below.

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

Plan Type	Reference	Version	Date Received
As Existing Plans	A.05		11/09/2012
Site Location and Block Plans	A.05		11/09/2012
As Existing Elevations & Section A-A	A.06		11/09/2012
As Proposed Plans	D.11	C	05/11/2012
As Proposed Elevations & Section A-A	D.12	C	05/11/2012

BH2012/02913

85 King George Vi Drive Hove

Erection of a first floor front extension with associated external alterations.

Applicant: John Rodway

Officer: Clare Gibbons 292454

Refused on 20/11/12 DELEGATED

1) UNI

The proposal, by virtue of its position, scale and design would form an incongruous and unsympathetic feature, detrimental to the character and appearance of the building, the street scene and the surrounding area. The proposal is therefore to contrary policy QD14 of the Brighton & Hove Local Plan.

BH2012/03008

42 Hill Drive Hove

Enlargement of existing front dormer.

Applicant: S Durand

Officer: Clare Gibbons 292454

Refused on 15/11/12 DELEGATED

1) UNI

The proposal, by virtue of its size, position, horizontal emphasis and design, would form an incongruous and unsympathetic feature, detrimental to the character and appearance of the building, the street scene and the surrounding area. The proposal is therefore contrary policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2012/03070

3 The Green Hove

Application for Approval of Details Reserved by Condition 5 of application BH2012/02322

Applicant: Mr Clive Crutchfield

Officer: Jason Hawkes 292153

Approved on 12/11/12 DELEGATED

BH2012/03085

39 Cobton Drive Hove

Certificate of lawfulness for proposed hip to barn end roof extension incorporating rear dormer and 2 no rooflights to front elevation.

Applicant: Mr Ian McKenzie

Officer: Steven Lewis 290480

Approved on 12/11/12 DELEGATED

BH2012/03091

33 Hove Park Road Hove

Loft conversion incorporating front and rear pitched roof dormers.

Applicant: Mr & Mrs David Simpkins

Officer: Robert McNicol 292322

Refused on 21/11/12 DELEGATED

1) UNI

By virtue of being excessively large, poorly positioned and not relating well to the form of the roof and the windows below, the proposed front and rear dormers would have a detrimental and dominating impact on the appearance of the front and rear elevations of the building. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03206

287 Dyke Road Hove

Non Material Amendment to BH2012/01287 to put a new window at first floor level in place of balcony.

Applicant: Care Management Group

Officer: Steven Lewis 290480

Refused on 02/11/12 DELEGATED

1) UNI

The proposed revision to the scheme approved under application BH2010/01219 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals. The approved development did not include any alteration to the first floor windows and as such no consideration had previously been given or described within the permission and the requested amendment is therefore additional to the approved permission and material.

WESTBOURNE

BH2012/02088

28 Modena Road Hove

Addition of mock pitched roof to rear part of extension.

Applicant: Mrs Michie

Officer: Christopher Wright 292097

Approved on 05/11/12 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			13/09/2012
Existing and Proposed Elevations	9659-2		12/09/2012

Existing and Proposed Section, Floor Plan and Roof Plans	9659-2		12/09/2012
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BH2012/02216

Flat 1 34 Rutland Gardens Hove

Demolition of front wall to facilitate a hardstanding.

Applicant: Ms Claire Barr

Officer: Robert McNicol 292322

Approved on 15/11/12 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 Elm and its root plate on the verge at the front of the property shall be protected to BS 5837 (2005) Trees in Relation to Construction as far as is practicable. The cross-over shall be constructed as per the same British Standard. This method of tree protection shall be implemented prior to commencement of works on site and retained until the completion of the development hereby permitted.

Reason: To protect the existing street tree in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.

Plan Type	Reference	Version	Date Received
Existing & proposed plans and elevations			28/09/2012

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.

BH2012/02558

62 Langdale Gardens Hove

Replacement of existing timber sash windows to ground and first floor flats and window and door to balcony with UPVC double glazed units.

Applicant: Mr Trevor Herrington

Officer: Christopher Wright 292097

Refused on 08/11/12 DELEGATED

1) UNI

The proposed replacement windows would, by reason of the material, opening method and frame proportions, detract from the character of the recipient building and the appearance of the pair of semi-detached detached properties, which would be detrimental to visual amenity and would erode the value of the group of buildings which have uniformity in terms of architectural features and presently make a positive contribution visually to the street scene. For these reasons the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/02617

53C New Church Road Hove

Extension of first floor balcony.

Applicant: Ms P Stephen-Martin

Officer: Christopher Wright 292097

Refused on 31/10/12 DELEGATED

1) UNI

The proposed enlargement of the existing balcony would, by reason of the siting,

scale and extended balustrade around the perimeter edge of the enlarged balcony, detract from the distinctive, contemporary off-set and asymmetrical form and character of the recipient building, to the detriment of visual amenity. As such the proposal is not considered appropriately designed and detailed in relation to the property to be altered, contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The application property occupies a backland position built closely against the boundaries of the plot. The position of the proposed balcony enlargement would facilitate greater overlooking and loss of privacy for neighbouring occupiers, to the detriment of residential amenity and contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02702

39 & 39A Cowper Street Hove

Extension of existing ground floor studio flat into existing front lock up shop to create a 1 bed flat and conversion of basement store into a self contained studio flat with new front access stair, extended bay window and other associated external alterations.

Applicant: Downside Developments (Brighton) Ltd

Officer: Christopher Wright 292097

Refused on 07/11/12 DELEGATED

1) UNI

The proposed change of use and conversion of the ground floor and basement to self contained residential units is not acceptable in principle because the commercial premises are not vacant and the applicant has not demonstrated the commercial use is genuinely redundant. As such the proposal is contrary to the requirements of policy EM6 of the Brighton & Hove Local Plan 2005 and the premises should be retained for employment purposes.

2) UNI2

The proposed basement level residential unit would not provide a standard of living accommodation reasonably expected by the local planning authority by reason of the limited natural light likely to reach the rear areas of living accommodation through the front window and narrow lightwell and due to the poor outlook from within the proposed dwelling unit. As such significant harm to the amenity of future occupiers would result, contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02718

52 Westbourne Villas Hove

Demolition of existing conservatory and erection of a single storey rear side extension. Replacement of existing UPVC windows with timber sash windows and replacement of concrete roof tiles with slate. Installation of a rooflight to north elevation and creation of roof terrace to rear on existing flat roof and other associated external alterations.

Applicant: Mr Martin Webb

Officer: Christopher Wright 292097

Approved on 31/10/12 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) BH12.03

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.

3) UNI

The external finishes of the single storey rear 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 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 Plans	A.01		03/09/2012
Existing Plans	A.02		03/09/2012
Existing Plans	A.03		03/09/2012
Existing Elevations	A.04		03/09/2012
Proposed Plans	D.01		03/09/2012
Proposed Plans	D.02	A	19/10/2012
Proposed Elevations	D.03	A	19/10/2012
Existing/Proposed Elevations	D.04	A	19/10/2012
Existing/Proposed Plans	D.05	A	19/10/2012
Existing & Proposed Elevations	D.05		25/10/2012

BH2012/02727

Garages adjacent to 1 Carlisle Road Hove

Erection of front extension to existing 5no garages to create 4no enlarged garages. Replacement of existing container with single garage.

Applicant: Ms Justina Grigiate

Officer: Christopher Wright 292097

Refused on 08/11/12 DELEGATED

1) UNI

The proposal would, by reason of the scale, position and layout of the development, relate poorly with the alignment, siting, form and scale of adjoining garages, and fails to consider the space in front of those garages, the layout of the garage compound or patterns of movement within it, for example by motor vehicles. For these reasons the proposal is not considered to be appropriately design or sited in relation to its surroundings and would be detrimental to visual amenity and the use of the garage compound as such, contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The reasonable enjoyment of and use of the remaining 3 garages at the back of the compound would be compromised by the development proposal by reason of the extensions to the front of the garages and the siting of both the garages to be extended and the detached single garage proposed. This situation would cause a material nuisance which would significantly adversely affect the amenity of users of the remaining garages, contrary to the objectives of policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02787

78 Walsingham Road Hove

External alterations including removal of chimney and replacement of existing front door with new painted wooden half glazed door. Replacement of existing kitchen window with aluminium framed French windows and Juliet balcony and

Report from: 31/10/2012 to: 21/11/2012

replacement of existing kitchen door with new aluminium framed fully glazed door.

Applicant: Ms Ann Roberts
Officer: Christopher Wright 292097

Approved on 20/11/12 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 Statement			03/09/2012
Location Plan			03/09/2012
Block Plan			03/09/2012
Existing Elevations	D1		25/09/2012
Proposed Elevations	D2		25/09/2012
Product Details & Sections (3 pages)			03/09/2012
Photographs (10 pages)			03/09/2012
Front Door Design			29/10/2012

WISH

BH2011/03300

Britannia House 332 Kingsway Hove

Application to extend time limit for implementation of previous approval BH2008/02338 for amendments to previously approved application

BH2006/03628 (Construction of 2 full floors and 1 half floor of nine new apartments over existing office building and change of use from A2 to B1 at ground floor) to include: Fenestration-pattern of glazing bars; plan profile of central window bay to north elevation and increase in floor area to top floor flats.

Applicant: Miller Bourne LLP
Officer: Jason Hawkes 292153

Approved on 08/11/12 DELEGATED

1) BH01.01

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

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

2) BH02.06

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

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

3) BH02.08

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

shall thereafter be retained for use at all times.

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

4) BH04.01A

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

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

5) BH05.02B

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

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

6) BH06.02

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

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

7) UNI

Prior to the occupation of the building, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The use of the facilities shall be carried out in accordance with the agreed Travel Plan. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

Reason: In order to address potential car borne traffic implications and to promote alternative modes of transport, therefore complying with policy TR7 of the Brighton & Hove Local Plan.

8) 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	3947/AL.01		07/07/2008
Proposed Lower Ground Floor, Basement, Ground Floor	3947/AD-11	E	07/07/2008
Proposed First, Second, Third Floors and Roof Plans	3947/AD-12	E	07/07/2008
Proposed North & South Elevations	3947/AD-15	F	19/08/2008
Proposed East & West Elevations	3947/AD-16	D	19/08/2008

9) UNI

Unless otherwise agreed with Local Planning Authority in writing, the scheme shall be implemented in accordance with the external samples, the Code for

Sustainable Homes Statement, the Site Waste Management Plan, the Measurement of Noise Statement and the sustainability measures approved under reference BH2011/02821. The scheme shall also be implemented in accordance with window sample received as part of this approved application. All the agreed details shall be implemented as approved and thereafter retained as such.

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

BH2012/02343

29 Leicester Villas Hove

Certificate of Lawfulness for proposed loft conversion incorporating side dormer and rear dormer with Juliet balcony and installation of 2no rooflights to front roofslope.

Applicant: Ms Georgina Gibson

Officer: Jason Hawkes 292153

Approved on 02/11/12 DELEGATED