

PLANS LIST 09 JANUARY 2013**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****BH2012/03125****15 Glenfalls Avenue Brighton**

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension and rear dormer, rooflights to front roofslope and single storey rear extension. Replacement windows (UPVC) to front elevation.

Applicant: FCM Renovations Limited

Officer: Chris Swain 292178

Refused on 26/11/12 DELEGATED

BH2012/03202**166 Cuckmere Way Brighton**

Erection of conservatory to the rear.

Applicant: Mr Roger Marshall

Officer: Wayne Nee 292132

Approved on 06/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	n/a		11 October 2012
Conservatory dimensions	n/a		04 October 2012
Existing ground floor plan	n/a		11 October 2012
Proposed ground floor plan	n/a		11 October 2012
Existing elevations	n/a		11 October 2012
Proposed elevation	n/a		11 October 2012

BH2012/03225**81 Carden Hill Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2010/01177.

Applicant: Mr Nick Wells

Officer: Sue Dubberley 293817

Refused on 10/12/12 DELEGATED

1) UNI

It has not been demonstrate that both of the new residential units will achieve the

PRESTON PARK

BH2012/01136

Flat E 33 Beaconsfield Villas Brighton

Replacement of existing windows with new double glazed units.

Applicant: Ms Nina Caplan

Officer: Pete Campbell 292359

Approved on 12/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			11/05/2012
Window design drawings			31/07/2012
Sash window specification sheet			31/07/2012
Supporting photographs			12/04/2012
Window profile information			12/04/2012
Window specification guide			12/04/2012

BH2012/02430

Flat 1 100 Ditchling Rise Brighton

Replacement of 3no existing wooden sash windows with new UPVC double glazed vertical sliding sash windows to front.

Applicant: Miss Sue Kempshall

Officer: Robin K Hodgetts 292366

Refused on 30/11/12 DELEGATED

1) UNI

The proposal, by reason of its material, 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.

BH2012/02831

St Andrews Day and Resource Centre St Andrews Road Brighton

Demolition of single storey building and rear garages and erection of 4no three bedroom houses and 3no two bedroom houses with associated car and cycle parking and landscaping.

Applicant: Stonerix Ltd

Officer: Wayne Nee 292132

Refused on 30/11/12 DELEGATED

1) UNI

No information has been submitted to clarify what is to happen to the existing community use and no information has been submitted to establish the site as genuinely redundant for this use or for other community facilities. No exceptions to this policy have been demonstrated. The proposed development would therefore be contrary to policy HO20 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development of seven new dwellings with associated access roads and parking would result in an overdevelopment of the site, out of keeping with the character and density of surrounding development. The rear garden areas of the new dwellings would be significantly smaller than is the case at the majority of surrounding sites. The proposal is therefore contrary to policies HO4, QD1, QD2, and QD3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwellings, by reason of the roof form as well as the projecting bays and porches, would not relate well to the characteristics of existing properties on the surrounding streets. The proposed design would not preserve or enhance the character of the conservation area, which is contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

The proposed dwellings, by reason of the height and proximity to the site boundary, would represent a cramped and overbearing development to the detriment of the amenities of the occupiers of neighbouring properties. Furthermore the proposed access road within the site would be significantly detrimental to future occupiers of the proposed dwellings by reason of excessive noise and disturbance. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/02832

St Andrews Day and Resource Centre St Andrews Road Brighton

Demolition of single storey building and rear garages.

Applicant: Stonerix Ltd

Officer: Wayne Nee 292132

Refused on 30/11/12 DELEGATED

1) UNI

In the absence of an acceptable replacement scheme for the site, the demolition of the existing buildings would result in the creation of an unsightly area of land that would be detrimental to the character and appearance of the Preston Park Conservation Area, contrary to policy HE8 of the Brighton & Hove Local Plan.

BH2012/03134

143 Ditchling Road Brighton

Change of use from shop (A1) to takeaway (A5) with the installation of extract duct to side elevation.

Applicant: Mr Rajab Haq

Officer: Richard Elder 292321

Refused on 10/12/12 DELEGATED

1) UNI

The proposed change of use from A1 retail to A5 takeaway is considered to be unacceptable by virtue of its isolated location falling outside of easy walking distance to a local, district, town centre or regional shopping centre and it has not been adequately demonstrated that the premises are within easy walking distance of a comparable shop. The proposal is, therefore, contrary to criteria a of Policy SR8 of the Brighton & Hove Local Plan.

2) UNI2

It has not been adequately demonstrated that the existing A1 retail unit is not economically viable and no marketing information has been submitted to demonstrate that there is no demand for that particular unit for another type of A1 retail occupier. As such, the proposal is contrary to criteria b of Policy SR8 of the Brighton & Hove Local Plan.

3) UNI3

The proposed ducting, silencer, and carbon filter, associated with the extraction of cooking fumes, is considered to be unacceptable by virtue of its positioning, noise and direction of extraction close to residential windows of the existing building and surrounding windows detrimental to the amenities of the residential occupiers. As such, the proposal is contrary to criteria c of Policy SR8 and Policy QD27 of the Brighton & Hove Local plan.

4) UNI4

The proposed ducting, silencer, and carbon filter, associated with the extraction of cooking fumes would constitute an unsightly structure, visible from Ditchling Road and would be detrimental to the character and appearance of the conservation area, contrary to Policy HE6 of the Brighton & Hove Local Plan.

BH2012/03277

4 Upper Hamilton Road Brighton

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

Applicant: Mr Lee Davies

Officer: Louise Kent 292198

Refused on 06/12/12 DELEGATED

1) UNI

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

2) UNI2

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

BH2012/03278

78 Edburton Avenue Brighton

Insertion of rooflight to front roofslope.

Applicant: Val Shore

Officer: Louise Kent 292198

Approved on 03/12/12 DELEGATED

1) BH01.01

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

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

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	12/054/03		12 October 2012
Block Plan	12/054/04		12 October 2012
Existing & proposed front elevation	12/054/02		12 October 2012
Technical rooflight details			12 October 2012

BH2012/03358

53 Springfield Road Brighton

Non Material Amendment to BH2009/01940 to change in shape, reduction in height and alter glazing.

Applicant: Mr C Newson

Officer: Jonathan Puplett 292525

Refused on 11/12/12 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2009/01940 are considered material and warrant the submission of a further application for planning permission

REGENCY

BH2012/02302

29 Western Road Brighton

Change of use from retail (A1) to retail/cafe (A1/A3) and alterations to shopfront including additional extract grille to front elevation & replacement of existing side windows with doors.

Applicant: Mr Pie Retail

Officer: Adrian Smith 290478

Approved on 03/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 doors hereby permitted to the east side elevation shall not be used for access or egress purposes, shall open internally only, and be retained as such at all times.

Reason: to avoid obstructing the public footpath and to comply with policies QD10 and TR7 of the Brighton & Hove Local Plan.

3) UNI

The entrance doors hereby permitted shall open internally only, and thereafter be retained as such at all times.

Reason: to avoid obstructing the public footpath and to comply with policies QD10 and TR7 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed drawings	1-17		26/11/2012

5) UNI

The use hereby permitted shall not be open to customers except between the hours of 07.00 and 20.00 on Mondays to Fridays, and between 08.00 and 20.00

Saturdays, Sundays and Bank or Public Holidays, and all activity at the site shall cease thirty minutes after the premises has closed to customers.

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

BH2012/02303

29 Western Road Brighton

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

Applicant: Mr Pie Retail

Officer: Adrian Smith 290478

Approved on 03/12/12 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.

BH2012/02604

Top Floor Flat 3 Powis Square Brighton

Removal of rear escape ladder, installation of French doors and casement window to rear and 2no rooflights with light wells to the central valley. Installation of new railings and refurbishment of rear balcony. Internal alterations to layout at second and third floor level.

Applicant: Mr & Mrs Jacobs

Officer: Robert McNicol 292322

Refused on 06/12/12 DELEGATED

1) UNI

By virtue of being incongruous and a historic features, relating poorly to the design of the recipient property, the proposed rear door, additional window and glazed balustrading would have a detrimental impact on the historic character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

BH2012/02605

Top Floor Flat 3 Powis Square Brighton

Removal of rear escape ladder, installation of French doors and casement window to rear and 2no rooflights with light wells to the central valley. Installation of new railings and refurbishment of rear balcony.

Applicant: Mr & Mrs Jacobs

Officer: Robert McNicol 292322

Refused on 06/12/12 DELEGATED

1) UNI

By virtue of being incongruous and a historic features, relating poorly to the design of the recipient property, the proposed rear door, additional window and glazed balustrading would have a detrimental impact on the historic character and appearance of the grade II listed building and the wider Montpelier & Clifton Hill conservation area. The proposal is therefore contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

By virtue of allowing increased overlooking of neighbouring gardens and into the rear first floor window of 3 Powis Square, and by virtue of causing increased noise nuisance for neighbouring properties, the proposed roof terrace would have a detrimental impact on the amenity of neighbouring residents. The proposal is therefore contrary to policy QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02648

31 Hampton Place Brighton

Installation of alarm bell box to front elevation at basement level and associated control box (Retrospective).

Applicant: Mrs Sally Evans

Officer: Jason Hawkes 292153

Approved on 23/11/12 DELEGATED

BH2012/02705

11 Dyke Road Brighton

Installation of fascia sign and window graphics to front elevation. (Retrospective)

Applicant: Liquid Lounge UK Limited

Officer: Clare Gibbons 292454

Refused on 29/11/12 DELEGATED

1) UNI

The advertisements by reason of their number, proposed materials and position would appear incongruous and unduly prominent and cause harm to the character and appearance of this Grade II listed building, contrary to policies HE1, HE4, HE9 and QD12 of the Brighton & Hove Local Plan 2005 and SPD07 (Advertisements).

BH2012/02706

11 Dyke Road Brighton

Display of non illuminated fascia sign and window vinyl. (Retrospective)

Applicant: Liquid Lounge UK Limited

Officer: Clare Gibbons 292454

Refused on 29/11/12 DELEGATED

1) UNI

The advertisements by reason of their number, proposed materials and position would appear incongruous and unduly prominent and cause harm to the character and appearance of this Grade II listed building, contrary to policies HE1, HE4, HE9 and QD12 of the Brighton & Hove Local Plan 2005 and SPD07 (Advertisements).

BH2012/02910

44 Market Street Brighton

Display of non illuminated fascia sign and hanging sign.

Applicant: Artique Galleries

Officer: Robert McNicol 292322

Approved on 12/12/12 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.

BH2012/02911

44 Market Street Brighton

Display of non illuminated fascia sign and hanging sign and repainting of shopfront and windows.

Applicant: Artique Galleries

Officer: Robert McNicol 292322

Approved on 07/12/12 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 timber windows on the front elevation at first floor and second floor level shall be painted white.

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 fixing holes in the mathematical tiles relating to the two signs that are to be removed shall be filled with a 1 part lime to 3 parts fine sand mortar mix with a black mineral pigment additive.

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

BH2012/02944

54-56 West Street Brighton

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

Applicant: Nationwide Building Society

Officer: Robert McNicol 292322

Approved on 03/12/12 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.

BH2012/02947

133 - 134 Kings Road Brighton

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

Applicant: Ms Catherine Smith

Officer: Robert McNicol 292322

Approved on 29/11/12 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.

BH2012/02948

133 - 134 Kings Road Brighton

Alteration to shop front including restoration works to fascia and pilasters.

Applicant: Meat & Drink Ltd

Officer: Robert McNicol 292322

Approved on 29/11/12 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			03/10/2012
Existing plans	01-02	B	04/10/2012
Existing elevations	01-04	L	26/11/2012
Proposed plans	02-01	B	04/10/2012
Proposed elevations	02-04	L	26/11/2012

BH2012/03023

80-82 North Street Brighton

Display of internally illuminated fascia signs.

Applicant: Metro Bank PLC

Officer: Guy Everest 293334

Approved on 30/11/12 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.

BH2012/03024

80-82 North Street Brighton

Installation of new shop front.

Applicant: Metro Bank PLC

Officer: Guy Everest 293334

Approved on 30/11/12 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	BRS.3509_03-1		21/09/2012
Existing Ground Floor Plan	E1.0		21/09/2012
Existing First Floor Plan	E2.0		21/09/2012
Existing Exterior Elevation	E3.0		21/09/2012
Existing Shopfront and Signage Section	E4.0		21/09/2012
Proposed Ground Floor Plan	A1.0		21/09/2012
Proposed First Floor Plan	A2.0		21/09/2012
Proposed Exterior Elevation	A3.0		21/09/2012
Proposed Storefront and Signage Sections (at entry bay)	A4.0		21/09/2012
Proposed Signage Elevation (at entry bay)	A4.0.1		21/09/2012
Proposed Storefront and Signage Sections (at typical shopfront bays)	A4.1		21/09/2012
Proposed Signage Elevation (at typical shopfront bays)	A4.1.1		21/09/2012

BH2012/03067**80-82 North Street Brighton**

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

Applicant: Metro Bank PLC

Officer: Guy Everest 293334

Approved on 30/11/12 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 Class A2 use hereby permitted shall not commence operation until the second floor office suites identified on approved drawing no. BRS.3509_06-1 have been renovated in accordance with the works outlined in Pegasus Planning Group Statement dated September 2012 (para. 5.25) and have been made available for occupation.

Reason: To ensure that the development would provide an appropriate level and standard of office accommodation and to comply with policy EM5 of the Brighton & Hove Local Plan.

3) UNI

The Class A2 use hereby permitted shall not commence operation until the first floor office accommodation, as identified on approved drawing no. A2.0, has been provided and made available for occupation.

Reason: To ensure that the development would provide an appropriate level and standard of office accommodation and to comply with policy EM5 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	BRS.3509_03-1		25/09/2012
Existing Basement Plan	BRS.3509_05-1		25/09/2012
Existing Ground Floor Plan	E1.0		25/09/2012
Existing First Floor Plan	E2.0		25/09/2012
Proposed Basement Floor Plan	A0.0a		16/10/2012
Proposed Ground Floor Plan	A1.0		25/09/2012
Proposed First Floor Plan	A2.0		25/09/2012
Second Floor Office Suites - Existing Plan	BRS.3509)07-1		25/09/2012
Second Floor Office Suites - Proposed Renovation Plan	BRS.3509_06-1		25/09/2012

BH2012/03075**2 Clifton Hill Brighton**

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2012/00582.

Applicant: Andrew Collin

Officer: Christopher Wright 292097

Approved on 27/11/12 DELEGATED

BH2012/03094

Kiosk Old Steine Brighton

Erection of single storey extension to South East elevation.

Applicant: Mr Robert Webb

Officer: Pete Campbell 292359

Refused on 12/12/12 DELEGATED

1) UNI

The proposal would represent an overly dominant extension to the building which would result in a loss of original form and significantly change the visual appearance of the building. This in turn is deemed harmful to the character and architectural merit of the listed building, as well as the wider conservation area contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed extension of the building would encroach upon existing open public space deemed of significant value to the area. The loss of this space is contrary to policy QD20 of the Brighton & Hove Local Plan 2005.

BH2012/03095

Kiosk Old Steine Brighton

Erection of single storey extension to South East elevation.

Applicant: Mr Robert Webb

Officer: Pete Campbell 292359

Refused on 12/12/12 DELEGATED

1) UNI

The proposal would represent an overly dominant extension to the building which would result in a loss of original form and significantly change the visual appearance of the building. This in turn is deemed harmful to the character and architectural merit of the listed building, contrary to policy HE1.

BH2012/03123

Prince Regent Hotel 29 Regency Square Brighton

Removal of rear external fire escape balconies.

Applicant: Prince Regent Hotel

Officer: Robert McNicol 292322

Approved on 07/12/12 DELEGATED

1) BH01.05

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

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

2) UNI

All of the steelwork shall be dug out of the walls to prevent rusting and cracking of the masonry and the walls made good, rendered and painted to match.

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

BH2012/03218

44 Market Street Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2012/01689.

Applicant: Mr Richard Colley

Officer: Adrian Smith 290478

Approved on 03/12/12 DELEGATED

BH2012/03273

44 Russell Square Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2012/01677.

Applicant: Mr Martin Culverhouse

Officer: Christopher Wright 292097

Approved on 10/12/12 DELEGATED

BH2012/03276

6 Bartholomews Brighton

Internal alterations to facilitate change of use of first, second, third and fourth floors from offices (B1) to 4no studio flats.

Applicant: Mrs Nazila Blencowe

Officer: Adrian Smith 290478

Refused on 10/12/12 DELEGATED

1) UNI

The proposed works to facilitate the change the use of the building from office to residential occupation, by virtue of the addition of modern partitions to the rear rooms and the inclusion of a raised floor at fourth floor level, would have a significantly harmful impact on the historic character of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/03285

6 Bartholomews Brighton

Change of use of first, second, third and fourth floors from offices (B1) to 4no. studio flats.

Applicant: Mrs N Blencowe

Officer: Adrian Smith 290478

Refused on 10/12/12 DELEGATED

1) UNI

The proposed works to facilitate the change the use of the building from office to residential occupation, by virtue of the addition of modern partitions to the rear rooms, would have a significantly harmful impact on the historic character of this Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/03351

Churchill Guest House 44 Russell Square Brighton

Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 of application BH2012/01678.

Applicant: Mr Martin Culverhouse

Officer: Christopher Wright 292097

Approved on 10/12/12 DELEGATED

ST. PETER'S & NORTH LAINE

BH2012/02001

19A & Workshop 19A Bath Street Brighton

Construction of mansard roof with front and rear dormers to form an additional floor, alterations to fenestration to front and rear elevations, installation of glass balustrade to rear roof terrace and associated works.

Applicant: Mr Christopher Korodyski

Officer: Anthony Foster 294495

Approved on 28/11/12 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

No works shall take place until details of the renovation of the existing fuel pumps to the front of the property have been agreed in writing by the Local Planning Authority. The works shall be implemented prior to occupation of the development in strict accordance with the agreed details and the fuel pumps shall be retained as such thereafter.

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

3) UNI

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

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

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 ground, first and roof plans and elevations, Block plan, Location Plan	1052012/01		29 June 2012
Proposed floor plans and front / rear elevations indicating adjoining property	1052012/02	B	12 October 2012
Proposed Sections A-A, B-B, and C-C	1052012/03	B	12 October 2012

BH2012/02091

17-19 Oxford Street Brighton

Application for variation of conditions 8 and 9 of application BH2011/02903 (Demolition of existing building and erection of four storey building comprising 5no one bedroom flats, 4no two bedroom flats and 2no commercial units to be used as either Retail (A1), Financial and Professional Services (A2) or Restaurant and Cafe (A3).) to state that an alternative accredited rating such as SKA should be required instead of the previously stated BREEAM at the preoccupation stage of the non-residential units.

Applicant: Art Leisure Ltd

Officer: Sue Dubberley 293817

Approved on 22/11/12 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) BH02.07

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

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

3) BH03.01

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

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

4) BH04.01A

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

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

5) 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) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a SKA Post Construction Review Certificate confirming that the non-residential development built has achieved a 'Silver' rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

The Development shall be constructed in accordance with the materials approved under application BH2012/02620.

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

8) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities approved under application BH2012/02620 have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	2011/04/01		04/07/12
Basement and ground floor plans	2011-04-02		27/09/11
Proposed first floor plan	2011-04-03		27/09/11
Proposed second floor plan	2011-04-04		27/09/11
Proposed third floor plan	2011-04-05		27/09/11
Proposed roof plan	2011-04-06		27/09/11
Survey	07/771/01		27/09/11
Basement plan	07/771/02		27/09/11
First floor plan	07/771/04		27/09/11
Second floor plan	07/771/05		27/09/11
Roof plan	07/771/06		27/09/11
Proposed Sections	2011/04/07		07/11/11
Proposed south elevation	2011/04/08		07/11/11
Proposed north elevation	2011/04/09		07/11/11
Existing ground floor plan	07/771/03		07/11/11

10) UNI

The ground floor commercial units shall not be open to customers except between the hours of 08.00 to 20.00 Monday to Saturdays and 10.00 to 16.00 on Sundays.

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

BH2012/02313

1 Buckingham Place Brighton

Removal of existing roof. Replacement roof with dormers to facilitate the creation of 2no 1 bed flats and 1no studio flat.

Applicant: No Way Out Restaurants

Officer: Sue Dubberley 293817

Approved on 22/11/12 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) BH02.02

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

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

3) BH02.07

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

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

4) BH05.03B

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

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

A completed pre-assessment estimator will not be acceptable.

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

5) BH05.04B

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

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

6) BH06.05

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.

7) UNI

Notwithstanding the details on the submitted drawings no development shall take place until timber joinery details of the windows, drawn at a scale of 1:1 have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The dormers shall have painted timber vertical sliding sash windows and the cheeks and roofs shall be clad in lead. The works shall be implemented and maintained strictly in accordance with the approved drawings.

Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	Unnumbered		9/08/12
Existing plans	857.01		9/08/12
Existing sections	857.02		9/08/12
Existing elevations	8570.3		9/08/12
Sketch scheme 1 plans	8507.04	C	9/08/12
Sketch scheme 1 sections	8507.05	d	9/08/12
Sketch scheme 1 elevations	8507.06		9/08/12
Lifetime Homes	8507.07		9/08/12
Dormer window details	10		9/08/12

10) UNI

Notwithstanding the details on the submitted drawings no development shall take place until details of the rooflights shall be submitted to and approved in writing by the Local Planning Authority before development commences. The works shall be implemented in accordance with the approved details and maintained as such thereafter.

Reason: In order to protect the visual amenities of the building and to preserve and enhance the character of the Conservation Area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/02498

124 Dyke Road Brighton

Installation of replacement condenser unit to first floor flat roof area to rear.

Applicant: The Co-operative Group

Officer: Steven Lewis 290480

Approved on 28/11/12 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

Prior to the proposed condenser unit being brought into use it shall be painted to match the exterior of the building and shall thereafter be retained as such.

Reason: in the interests of the visual amenity of the area and to accord with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Details	1985.01		13/08/2012
Location and Block Plan	1985.02		13/08/2012

4) UNI

Noise associated with plant and machinery incorporated within the development hereby permitted shall be controlled such that the Rating Level, measured or

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

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

BH2012/02704

63 Buckingham Road Brighton

Alteration to front elevation including installation of rooflights, new window, railings to first floor windows & replacement of existing windows with double glazed timber sash windows.

Applicant: Mr Ashim Paun

Officer: Louise Kent 292198

Approved on 06/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

All new sash windows hereby approved shall be of painted softwood and shall not have visible trickle vents and their joinery sections shall match exactly those of the original windows of the 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 window cill baskets shall be of cast iron and shall match exactly the original window cill baskets at nos. 59 and 60 Buckingham Road. Before development commences detailed sample elevations and sections at 1:1 scale shall be submitted to an approved by the local planning authority in writing and the works shall be carried out and completed fully in accordance with the approved details.

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

5) UNI

The bracketed hood moulding above the first floor window over the door shall be formed in render and shall match exactly the original hood mouldings of nos. 59 to 62 Buckingham Road.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 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	12/040/05		31/08/2012
Block plan	12/040/06		31/08/2012
Window details x4			12/10/2012
Alterations to front elevation	12/040/04A	Amended	15/11/2012

BH2012/02707

Brighthelm Church & Community Centre North Road Brighton

Erection of single storey building in garden incorporating cafe with kiosk, training room and external decked dining area. Erection of temporary demountable structure, new gates and railings and landscaping.

Applicant: Mr Mike Southcombe

Officer: Anthony Foster 294495

Refused on 30/11/12 DELEGATED

1) UNI

The proposed café by virtue of its proposed design and multiple roof form is not considered to be of satisfactory design, which would represent an uncharacteristic and incongruous addition which would significantly detract from the character and appearance of the existing street scene, North Laine Conservation area and adjacent listed building, contrary to policies QD1, D2, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed railings, due to their design and appearance, would be out of keeping with the character and appearance of the surrounding area, contrary to policies QD1, QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development would result in the loss of two no. category "B" trees which are protected by a TPO, which are of great public amenity in such a densely populated area of the town contrary to policy QD16 of the Brighton & Hove Local Plan.

4) UNI4

The proposed landscape scheme by virtue of its design, loss of grassed areas and hard landscaping is considered to be to the detriment of the character and appearance to the existing open space, North Laine Conservation area and adjacent listed building, contrary to policies QD15 HE3 and HE6 of the Brighton & Hove Local Plan.

5) UNI5

The proposal is considered to cause harm to the amenities of neighbouring residential occupiers as it fails to demonstrate that the proposed plant would not harm residential amenity by reason of increased noise and odour nuisance. As such the proposal fails to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

BH2012/02889

18 Baker Street Brighton

Change of use from retail (A1) to retail (A1) and tattoo studio (Sui Generis)

Applicant: Mr Stephen Shannon

Officer: Anthony Foster 294495

Approved on 03/12/12 DELEGATED

1) UNI

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

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

2) UNI

The premises shall not be open or in use except between the hours of 08.00 and 20.00 hours on Monday to Saturday, and between 11.00 to 17.00 hours on Sunday.

Reason: To safeguard the amenities of the locality in accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			5 October 2012
Existing Ground Floor and Upstairs			8 October 2012
Proposed Ground Floor and Upstairs			8 October 2012

4) UNI

The first floor level shall only be used as a tattoo studio. Upon cessation of the use hereby approved the premises shall be reinstated to the former retail use (Use Class A1).

Reason: To protect the future vitality and viability of the local shopping centre, in accordance with policy SR5 of the Brighton & Hove Local Plan.

5) UNI

Access to the shared facilities, including adequate storage space and the use of the toilet facilities at ground floor level of 18 Baker Street should be provided for the use of the A1 retail shop at ground floor level and retained as such thereafter at all times.

Reason: To protect the viability of the ground floor A1 retail use at No. 18 Baker Street, in accordance with policy SR5 of the Brighton & Hove Local Plan.

BH2012/02905

Komedia 44 - 47 Gardner Street Brighton

Installation of fibreglass and steel structures and retractable awning to front elevation.

Applicant: Mrs Lyn Goleby

Officer: Robin K Hodgetts 292366

Approved on 04/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 legs and shoe approved shall not be illuminated except between the hours of 12.00 to 23.00 on Monday to Friday, 10.30 to 23.00 on Saturdays and 10.30 to 23.00 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.

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	P2/01		28/09/12
Existing elevations	P2/02		28/09/12
Photo of existing elevation	P2/03		28/09/12
Proposed elevations	P2/04	A	28/09/12

Report from: 22/11/2012 to: 12/12/2012

Proposed elevations - photos	P2/05	A	28/09/12
Existing roof plan	P2/06		28/09/12
Proposed roof plan	P2/07		28/09/12
Proposed legs sign	P2/08		28/09/12
Proposed shoe sign	P2/09		28/09/12
Existing ground plan	P2/10	A	28/09/12
Proposed ground plan	P2/11	A	28/09/12

BH2012/02924

45-46 Gardner Street Brighton

Display of internally illuminated fascia sign, hanging signs and a menu box.

Applicant: Gourmet Burger Kitchen

Officer: Robin K Hodgetts 292366

Refused on 23/11/12 DELEGATED

1) UNI

The proposed fascia and hanging signs represent incongruous additions to the building and would harm the character and appearance of the North Laine Conservation Area by reason of their materials, design and method of illumination. The signage would be detrimental to the visual amenity of the locality and setting of the North Laine conservation area and is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and to the provisions of SPD07: Advertisements.

BH2012/02960

19 Park Crescent Brighton

Installation of steel and timber valley support beams to support original valley support beam. (Retrospective)

Applicant: Dr Peter Bushell

Officer: Jonathan Puplett 292525

Approved on 03/12/12 DELEGATED

BH2012/02971

15 Kew Street Brighton

Replacement powder coated white aluminium windows and French doors to front elevation and installation of bay window to replace existing garage door.

Applicant: Mrs Alison Aukett

Officer: Chris Swain 292178

Approved on 10/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			17/09/2012
Existing and Proposed plans and elevations	AKS/01	Rev.1	29/10/2012
Sectional details document1			15/10/2012
Sectional details document2			15/10/2012
Window elevational details		Rev.1	29/10/2012

BH2012/03055**St Bartholomews C of E Primary School Ann Street Brighton**

Erection of weldmesh fence to playground to replace existing.

Applicant: The School Governors**Officer:** Pete Campbell 292359**Approved on 04/12/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 plan	2123.15/8		24/09/2012
Existing elevations	2123.15/9		24/09/2012
Proposed plan	2123.15/10		24/09/2012
Proposed elevations	2123.15/11		24/09/2012
Fence details	2123.15/12		24/09/2012
Location and block plan	2123.15/13	A	09/10/2012

BH2012/03062**80 London Road Brighton**

Change of use from retail (A1) to take away (A5).

Applicant: Mr M Waheed**Officer:** Anthony Foster 294495**Refused on 03/12/12 DELEGATED****1) UNI**

The proposal is considered to cause harm to the amenities of neighbouring residential occupiers by reason of the late opening hours and fails to demonstrate that the proposed plant would not harm residential amenity by reason of increased noise and odour nuisance. As such the proposal fails to comply with policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear ducting would result in an incongruous addition to the rear of the building which would be overly dominant and would fail to integrate effectively with the rear façade. As such the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03087**13 Lewes Road Brighton**

Change of use from sunbed studion (Sui Generis) to sandwich bar (A1), and installation of an awning to the front elevation.

Applicant: Mr Michael Massingham**Officer:** Wayne Nee 292132**Approved on 27/11/12 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			10/10/2012
Existing and proposed			10/10/2012
Proposed			25/09/2012
Proposed side elevation			22/11/2012
Proposed internal plan			22/11/2012

BH2012/03093

Lombard House 20-22 Gloucester Place Brighton

Change of use of first floor office to 2no one bedroom flats and 1no studio flat with associated alterations including replacement of existing windows to first, second and third floors to front elevation and first floor to rear elevation.

Applicant: Mr Dhari Alajmi

Officer: Wayne Nee 292132

Refused on 11/12/12 DELEGATED

1) UNI

The proposed residential units, due to the poor layout and the cramped form, would result in an overdevelopment of the first floor of the building. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect the amenity of future occupiers.

2) UNI2

The proposed alterations to the front elevation windows at first floor level would result in an awkward and untidy arrangement of glazed windows in a prominent position on the building. This would be detrimental to the street scene and would fail to preserve or enhance the character and appearance of Valley Gardens Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

There is potential for significant disturbance for future occupants of the proposed residential units from road traffic noise. Insufficient information has been submitted with the application to properly assess the potential effect upon future residents. The proposal is therefore contrary to the aims of policies SU10 and QD27.

BH2012/03101

First Floor Flat 3 Gloucester Street Brighton

Replacement of existing single glazed painted softwood sash and painted steel windows with double glazed painted softwood sash windows.

Applicant: Mrs Kerrie Monks

Officer: Chris Swain 292178

Approved on 04/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 and first floor plan	P01	A	27/09/2012
Annotated photographs	P02	A	27/09/2012
Window schedule	P03	A	09/10/2012
Window details	P04	A	09/10/2012
Window elevations 1	P05		03/12/2012
Window elevations 2	P06	A	03/12/2012

BH2012/03105

Flat 2 100A Trafalgar Street Brighton

Loft conversion incorporating mansard roof extension with front and rear dormers.

Applicant: Mr Chris Farmile

Officer: Jonathan Puplett 292525

Refused on 22/11/12 DELEGATED

1) UNI

The proposed mansard roof extension would be visible from street level and would appear as an unsympathetic addition harming the appearance of the building which forms part of a group of buildings with parapets and concealed pitched roofs set behind the parapet. The proposed addition would harm the appearance and character of the group of buildings and the North Laine Conservation Area, and the setting of the Grade II listed Pelham Square, contrary to policies QD14, HE3 and HE6 of the Brighton and Hove Local Plan, and the guidance set out in SPGBH1: Roof Alterations and Extensions.

BH2012/03109

23 Roundhill Crescent Brighton

Installation of timber decking to existing raised patio and erection of timber shed and mono-pitch roofed garden room. (Part retrospective).

Applicant: Mr Karl Simpson & Ms Annette Fowler

Officer: Wayne Nee 292132

Refused on 23/11/12 DELEGATED

1) UNI

The combination of the proposed shed and garden room, by virtue of the height and bulk at an elevated height in a prominent part of the site, would create overly dominant additions causing harm to the character and appearance of the listed building and its setting. As such the proposal is contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

BH2012/03110

23 Roundhill Crescent Brighton

Installation of timber decking to existing raised patio and erection of timber shed and garden room. (Part retrospective).

Applicant: Mr Karl Simpson & Ms Annette Fowler

Officer: Wayne Nee 292132

Refused on 07/12/12 DELEGATED

1) UNI

The combination of the proposed shed and garden room, by virtue of their height and bulk at an elevated height in a prominent part of the site, would create overly dominant additions causing harm to the character and appearance of the listed building, its setting, and the wider conservation area. As such the proposal is contrary to policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2012/03141**Combined Engineering Depot New England Road Brighton**

Reconfiguration of fenestration at ground floor level to provide new fire escape door and new larger windows. Replacement of existing high level windows and access ramp to front elevation.

Applicant: Southern Railway Limited

Officer: Chris Swain 292178

Approved on 10/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	5428/00/00	P1	1 October 2012
Plan as existing	5428/00/01	P1	1 October 2012
Elevations: existing and proposed	5428/01/01	P1	1 October 2012
Plan as proposed	5428/02/01	P1	1 October 2012
Plan as proposed	5428/02/02	P1	1 October 2012
Elevations as proposed	5428/02/03	P1	1 October 2012
Window details as proposed	5428/08/01	P1	1 October 2012
Mechanical layout	00-M-MF-ALL-0		1 October 2012

BH2012/03231**33 Marlborough Place Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2012/01846.

Applicant: Ms Lyn Turpin

Officer: Jonathan Puplett 292525

Approved on 04/12/12 DELEGATED

BH2012/03263**Brighton Station Queens Road Brighton**

Installation of LCD information screen in ticket hall. (Retrospective).

Applicant: Network Rail

Officer: Liz Arnold 291709

Approved on 27/11/12 DELEGATED

BH2012/03325**Unit 3 5-8 London Road Brighton**

Display of internally illuminated fascia and projecting signs.

Applicant: Poundland

Officer: Robin K Hodgetts 292366

Approved on 10/12/12 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 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.

BH2012/03460

Theobald House Blackman Street Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2012/01315.

Applicant: Mr Austen Hunter

Officer: Liz Arnold 291709

Approved on 06/12/12 DELEGATED

BH2012/03689

12 St Georges Place Brighton

Application for Approval of Details Reserved by Condition 5, 6 and 8 of application BH2011/01707.

Applicant: Mrs Caroline Alexander

Officer: Jonathan Puplett 292525

Approved on 07/12/12 DELEGATED

WITHDEAN

BH2012/02917

8 Bavant Road Brighton

Replacement UPVC windows to front elevation. (Retrospective).

Applicant: Mr David Owers

Officer: Guy Everest 293334

Refused on 06/12/12 DELEGATED

1) UNI

The windows, by virtue of their material, design and detailing, have harmed the character of the building, unbalanced the semi-detached pair of properties and eroded the character in this part of the Preston Park Conservation Area. The replacement windows therefore fail to preserve or enhance the character or appearance of the Preston Park Conservation Area and are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and the provisions of Supplementary Planning Document 09, Architectural Features.

BH2012/02922

Westdene Primary School Bankside Brighton

Installation of extract fan and air handling unit to kitchen flat roof with associated safety barrier.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 04/12/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The railings and ducting shown on the approved plans shall be painted black prior to the commencement of their use and shall be retained as such thereafter.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	A-001	A	14/09/2012
	A-002	A	14/09/2012
Existing plans and elevations	A-300	A	14/09/2012
	A-301	A	14/09/2012
	A-302	A	14/09/2012
Proposed plans and elevations	A-303	A	14/09/2012
	A-304	A	14/09/2012

BH2012/03049

67 Kingsmere London Road Brighton

Removal of crittal windows and replaced with UPVC windows. (Retrospective)

Applicant: Mrs Shirley Back

Officer: Guy Everest 293334

Approved on 04/12/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings and specification 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			12/10/2012
Brighton Trade Windows - Specification			24/09/2012

BH2012/03172

28 Friar Road Brighton

Erection of single storey rear extension.

Applicant: Mrs Lucy Fenwick

Officer: Jason Hawkes 292153

Approved on 10/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Rear Extension	JW/12/074		16/10/2012

5) UNI

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

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

BH2012/03192

Park Manor London Road Preston Brighton

Replacement UPVC double glazed windows to common ways.

Applicant: Anstone Properties Ltd

Officer: Robert McNicol 292322

Approved on 04/12/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed elevations and window details AC / Park Manor Windows	01		3 October 2012
Location and block plan AC/ParkManorWindows	02		3 October 2012
Photographic schedule Figures 1-6			3 October 2012

BH2012/03205**11 Glen Rise Brighton**

Certificate of Lawfulness for proposed loft conversion and single storey rear extension.

Applicant: Ann Grant

Officer: Robert McNicol 292322

Approved on 06/12/12 DELEGATED

BH2012/03212**1 Hillcrest Brighton**

Erection of ground floor side extension, extension to roof incorporating front, rear and side dormers.

Applicant: Mr A Embling

Officer: Jason Hawkes 292153

Approved on 29/11/12 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	977.00	A	8th October 2012
Existing Ground Floor Plan	977.01		8th October 2012
Existing Attic & Roof Plan	977.02	A	8th October 2012
Existing Section A-A & Section B-B	977.03	A	8th October 2012
Existing Elevations	977.04	A	8th October 2012
Proposed Ground Floor Plan	977.39	B	8th October 2012
Proposed First Floor & Roof Plan	977.40	B	8th October 2012
Proposed Sections A-A & B-B	977.41	C	8th October 2012
Proposed Front, Rear & Side Elevations	977.42	C	8th October 2012

BH2012/03224**1 Withdean Crescent Brighton**

Application for Approval of Details Reserved by Condition 4 of application BH2012/01907.

Applicant: Mr D Gearing

Officer: Jason Hawkes 292153

Refused on 29/11/12 DELEGATED

1) UNI

Insufficient details have been received regarding the protection of adjacent trees in order to discharge the details required by condition 4.

Report from: 22/11/2012 to: 12/12/2012

BH2012/03233

10 Tongdean Rise Brighton

Loft conversion incorporating front and rear dormers.

Applicant: Mr J McCluskey

Officer: Christopher Wright 292097

Refused on 27/11/12 DELEGATED

1) UNI

The proposed dormer roof extensions would, by reason of their form, design, scale, position on the roof slopes, and large areas of blank dormer cheek, result in oversized and unduly dominant additions to the roof of the recipient building, which would detract from its character and appearance and have a detrimental impact on visual amenity. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03319

15 The Beeches Brighton

Erection of single storey side and rear extension incorporating conversion of existing garage.

Applicant: Mrs Olivia Olorenshaw

Officer: Christopher Wright 292097

Refused on 29/11/12 DELEGATED

1) UNI

The proposed extension would, by reason of the design, detailing, scale and siting, have an excessively dominant appearance and integrate poorly with the existing dwelling in visual terms, to the detriment of visual amenity. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed extension would, by reason of its length, height and position adjacent to the site boundary, have an overbearing impact on neighbouring residents, to the detriment of residential amenity and contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

EAST BRIGHTON

BH2012/01737

9 Eaton Place Brighton

Removal of external fire escape to rear and opening blocked up. Renovation works including repainting of front and rear of building and installation of black painted steel balustrading to rear.

Applicant: Mr David Waldron

Officer: Robin K Hodgetts 292366

Refused on 26/11/12 DELEGATED

1) UNI

By virtue of being unable to gain access to the rear of the property, insufficient information has been provided to enable the Local Planning Authority to fully assess the impact of this proposal on the property and the amenities of the neighbouring properties.

BH2012/02285

9 Eaton Place Brighton

Removal of external fire escape to rear and opening blocked up. Renovation works including repainting of front and rear of building and installation of black painted steel balustrading to rear.

Applicant: David Waldron
Officer: Robin K Hodgetts 292366

Refused on 26/11/12 DELEGATED

1) UNI

By virtue of being unable to gain access to the rear of the property, insufficient information has been provided to enable the Local Planning Authority to fully assess the impact of this proposal on the property and the amenities of the neighbouring properties.

BH2012/02415

Sweda Court Chesham Street Brighton

Replacement of existing metal framed windows to common ways on north and western elevations with new UPVC windows.

Applicant: Edenbrook Enterprises Ltd

Officer: Jonathan Puplett 292525

Approved on 22/11/12 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			01/08/2012
Block plan and elevation photographs			01/08/2012
Windows product survey sheet	2320		01/08/2012
Door and window design			27/09/2012
Window design			27/09/2012
Sections			01/08/2012
Window brochure			27/09/2012

BH2012/02476

Brighton Health Care NHS Trust Training Centre 2-4 Bristol Gate Brighton

Application for Approval of Details Reserved by Conditions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of application BH2011/02181.

Applicant: Macmillan Cancer Support

Officer: Kathryn Boggiano 292138

Split Decision on 27/11/12 DELEGATED

1) UNI

The details pursuant to conditions 6, 7, 8, 9a, 10, 11, 12, 13, 14, 15, and 17, subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9b and 16.

BH2012/03034

83 St Georges Road Brighton

Erection of timber fence to replace existing to southern boundary (Retrospective).

Applicant: Proud Group Ltd

Officer: Anthony Foster 294495

Approved on 05/12/12 DELEGATED

Report from: 22/11/2012 to: 12/12/2012

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
Block Plan: Site Plan	BF.GA.01		10/10/2012
Site Plan: Existing Plan	BF.GA.02		21/09/2012
Site Plan: Proposed Plan	BF.GA.03		21/09/2012
Block Plan: Block Plan	BF.GA.04		10/10/2012
Site Plan : Section AA	BF.SE.01		21/09/2012
Site Plan : Section BB	BF.SE.02		21/09/2012
Site Plan : Section CC	BF.SE.03		21/09/2012
Site Plan : Section DD	BF.SE.04		21/09/2012

2) UNI

The development hereby approved shall be painted in a colour to match 83 St Georges Road within 3 months of this permission and shall be retained as such thereafter.

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

BH2012/03035

83 St Georges Road Brighton

Erection of timber fence to replace existing to southern boundary (Retrospective).

Applicant: Proud Group Ltd

Officer: Anthony Foster 294495

Approved on 05/12/12 DELEGATED

1) UNI

The development hereby approved shall be painted in a colour to match 83 St Georges Road within 3 months of this permission and shall be retained as such thereafter.

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

BH2012/03102

17 Wilson Avenue Brighton

Erection of single storey rear extension and adjoining two storey rear extension with hipped roof.

Applicant: Mr Mike Macfarlane

Officer: Pete Campbell 292359

Approved on 07/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	A.01	A	27/09/2012
ProposedD.01	B		07/12/2012

4) UNI

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

Reason: To safeguard the privacy of the occupiers of the adjoining property of 15 Wilson Avenue and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03119

St Marys Hall Eastern Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7 and 9 of application BH2011/00351.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 06/12/12 DELEGATED

BH2012/03121

St Marys Hall Eastern Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2011/00350.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 23/11/12 DELEGATED

BH2012/03237

40 St Georges Road Brighton

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

Applicant: Mr D Golding

Officer: Louise Kent 292198

Approved on 04/12/12 DELEGATED

BH2012/03264

1-2 Percival Terrace Brighton

Installation of metal gate to side elevation to replace existing.

Applicant: 1 & 2 Percival Terrace (Freehold) Ltd

Officer: Chris Swain 292178

Approved on 05/12/12 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 hereby approved gate shall be painted black within one month of installation

and retained as such thereafter.

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

3) UNI

No works shall take place until 1:1 scale drawings showing details of the ironwork of the proposed gate, specifically showing details of the top rail, the rods, and the finials have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2012/03291

32 Cowfold Road Brighton

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

Applicant: Mr Ben Keith

Officer: Jonathan Puplett 292525

Approved on 10/12/12 DELEGATED

HANOVER & ELM GROVE

BH2008/01204

26 Picton Street Brighton

New roof structure and covering, resulting in increase in ridge height.

Applicant: Miss Anna Jones

Officer: Aidan Thatcher 292265

Finally Disposed of on 04/12/12 DELEGATED

BH2012/02503

10 Hanover Crescent Brighton

External alterations including installation of new extract grills, boiler flues, air vents at lower ground floor level and 3no velux rooflights. (Part retrospective)

Applicant: Mr D Curley

Officer: Wayne Nee 292132

Refused on 07/12/12 DELEGATED

1) UNI

Insufficient information has been submitted with the application to demonstrate that the proposed works 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 and would preserve the Valley Gardens Conservation Area. Furthermore the applicant has failed to demonstrate that the roof lights would not cause a loss of amenity. The scheme is therefore contrary to policies QD14, QD27, HE1 and HE6.

2) UNI2

The application seeks consent for external alterations to an existing residential dwelling. The Local Planning Authority is unable to give full and proper consideration to the proposed external alterations in isolation as they are integral to a scheme to create a separate basement flat, for which no planning permission has been granted.

BH2012/02505

10 Hanover Crescent Brighton

Conversion of existing dwelling to form self contained flat at lower ground floor level and upper floor maisonette (part retrospective).

Applicant: Mr D Curley

Officer: Wayne Nee 292132

Refused on 07/12/12 DELEGATED

1) UNI

There is insufficient information regarding the original layout of the dwelling and the proposed layout of the resultant upper floor maisonette. The applicant has consequently failed to demonstrate that the proposed works would result in the retention of family accommodation, and that the character of the listed building would be preserved. The scheme is therefore contrary to policy HO9.

BH2012/02771

126 Lewes Road Brighton

Application for variation of condition 9 of application BH2011/02115 (conversion of basement storage area to form 1no. one bed flat). to state that the development permitted shall be carried out in accordance with the drawing 031012.

Applicant: James Summers

Officer: Richard Elder 292321

Approved on 29/11/12 DELEGATED

1) BH02.07

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

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

2) 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) BH06.03

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

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

4) UNI

The development shall be carried out in strict accordance with the approved sustainability details approved under application BH2012/00476 on 11/04/2012.

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. site location plan (unreferenced) received on 15.07.11 and drawing nos. 320-11 PL 1 1 and 320-11 PL 2 2 received on 20.11.12.

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

6) UNI

The development shall be carried out in strict accordance with the approved soundproofing details approved under application BH2012/03265 on 29/11/2012 and 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.

7) UNI

Notwithstanding the details shown on the approved plan (320-11 PL 2 2) the front railings to enclose the front stairwell hereby permitted shall exactly match the design of the existing railings along the joint boundary between nos. 126 and 127 Lewes Road and shall be painted black within 2 weeks of their erection and shall be retained as such.

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

8) UNI

The development hereby permitted shall be commenced within the time frames set out in condition 1 of planning permission BH2011/02115.

BH2012/02780

32 Jersey Street Brighton

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

Applicant: Mr Michael Owens

Officer: Louise Kent 292198

Approved on 03/12/12 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).

BH2012/03009

145 Lewes Road Brighton

Replacement shopfront to provide separate access for ground floor retail unit and upper floor residential accommodation.

Applicant: CPJ Field Co Ltd

Officer: Wayne Nee 292132

Approved on 27/11/12 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
Floor plans	CPJLEWRD01	D	20/09/2012
Existing elevations	CPJLEWRD02		05/10/2012
Proposed elevations	CPJLEWRD03	D	20/09/2012
Block plan	CPJLEWRD04		20/09/2012
Site plan	CPJLEWRD05		04/10/2012
Sections	CPJLEWRD06	B	20/09/2012

BH2012/03090

147 & 149 Queens Park Road Brighton

Erection of 2no single storey rear extensions.

Applicant: Mr & Mrs Noland and Mr & Mrs Constantine

Officer: Richard Elder 292321

Refused on 03/12/12 DELEGATED

1) UNI

The proposed single storey rear extension is unacceptable by virtue of its excessive length to no.147 Queens Park Road, inappropriate and dominant roof shape and awkward, disjointed layout in relation to the rear of no.147 Queens Park Road which fails to respect the height relationships with regard to the differing land levels of both properties, relationship to first floor windows, and the original plan form of the building. As such, the proposal fails to be subordinate to the existing building and is out of keeping with the character and appearance of the building contrary to Policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The design of the proposed single storey rear extension to no.147 Queens Park Road is ill-conceived by virtue of its unsympathetic materials to the rear elevation, inappropriate positioning of rainwater downpipes, squat appearance to the rear elevation and inconsistent design of glazed doors with regard to appearance, size and method of opening which fail to relate to and respect the design and dimensions of the fenestration of the existing house. As such, the proposal would be contrary to Policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03265

126 Lewes Road Brighton

Application for Approval of Details Reserved by Condition 6 and 7 of application BH2011/02115.

Applicant: James Summers

Officer: Richard Elder 292321

Approved on 29/11/12 DELEGATED

BH2012/03270

14 Richmond Terrace Brighton

Application for Approval of Details Reserved by Conditions 5, 10, 11, 12 and 13 of application BH2012/02043.

Applicant: Mr Rabbi Pesach Efune

Officer: Jonathan Puplett 292525

Approved on 06/12/12 DELEGATED

BH2012/03362

Covers Yard Melbourne Street Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2009/00655 (appeal ref APP/Q1445/A/09/2119295)

Applicant: Hyde New Build Homes Ltd

Officer: Anthony Foster 294495

Approved on 12/12/12 DELEGATED

HOLLINGDEAN & STANMER

BH2012/02809

Cirema Hollingbury Rise West Brighton

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

Applicant: Mr Clarke & Miss Powell

Officer: Pete Campbell 292359

Approved on 22/11/12 DELEGATED

BH2012/02834

Former Esso Petrol Filling Station Hollingdean Road Brighton

Alterations to existing building comprising reduction in height of finished floor levels(A), raising of lift shaft roof level(B), revised balcony glazing(C), revised fenestration details(D/H/J/K), addition of dry riser inlet(E), removal of solar panels(F), addition of low level brick plinth to render areas(G), adjustment of parapet heights on parts of third and fourth floors(L/M), alterations to materials of rendered and spandrel panels(Q) and alterations to vehicle entrance gate and adjacent car park grills(P). (Part retrospective).

Applicant: Mr Richard Hill

Officer: Jonathan Puplett 292525

Approved on 04/12/12 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
Proposed fourth floor plan	L(20)500	C8	25/11/2012
Proposed site plan	L(90)200	C2	25/11/2012
Proposed west elevation	L(04)101	C5	25/11/2012
Proposed east elevation	L(04)103	C5	25/11/2012
Proposed north elevation	L(04)100	C5	25/11/2012
Proposed south elevation	L(04)102	C5	25/11/2012
Coloured elevation drawings	L(04)050	P2	25/11/2012
Proposed external Door elevations	A(31)200	C3	25/11/2012
Proposed external window elevations	A(31)100	C4	25/11/2012
External works details	A(90)001	C1	25/11/2012
Vehicle gate design visual			04/12/2012
Design statement			11/09/2012
External materials schedule			11/09/2012
External door schedule			11/09/2012
Window schedule			11/09/2012
Location plan and block plan	L(00)001	C2	25/11/2012
Viewpoint analysis	P-SK100	P1	25/11/2012
Proposed ground floor plan	L(20)100	C8	25/11/2012
Proposed first floor plan	L(20)200	C7	25/11/2012
Proposed second floor plan	L(20)300	C7	25/11/2012
Proposed third floor plan	L(20)400	C7	25/11/2012

BH2012/03169**18 Hollingbury Park Avenue Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Ms Marisa Corsi**Officer:** Pete Campbell 292359**Approved on 23/11/12 DELEGATED****BH2012/03308****58 Hollingbury Park Avenue Brighton**

Demolition of existing lean to at rear, erection of single storey infill extension incorporating 3no rooflights and revised rear fenestration.

Applicant: Mr Simon Isted**Officer:** Chris Swain 292178**Approved on 11/12/12 DELEGATED****1) BH01.01**

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

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***2) BH03.03**

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

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.***3) UNI**

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

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

Plan Type	Reference	Version	Date Received
Site and location plan			16 October 2012
Proposed plans	967/02	A	16 October 2012
Existing plans	967/01		16 October 2012

MOULSECOOMB & BEVENDEAN**BH2012/02599****95 Ewhurst Road Brighton**

Erection of rear extension at first floor level.

Applicant: Lee Thompson**Officer:** Jonathan Puplett 292525**Refused on 29/11/12 DELEGATED****1) UNI**

The proposed extension would result in an overly prominent and dominant appearance due the proximity of neighbouring dwellings and gardens. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would have an overbearing and enclosing impact upon the occupiers of no. 93 Ewhurst Road and no. 46 Coombe Road, and would cause significantly increased overlooking of these properties. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03140

43 Carlyle Avenue Brighton

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

Applicant: Mr Adrian Palmer

Officer: Robin K Hodgetts 292366

Approved on 28/11/12 DELEGATED

1) UNI

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

BH2012/03463

Former Falmer High School Lucraft Road Brighton

Application for Approval of Details reserved by condition 22 of application BH2010/03481

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved on 07/12/12 DELEGATED

QUEEN'S PARK

BH2012/02642

6-8 St James Street Brighton

Installation of acoustic panelling to fixed freezer unit incorporating alterations including new double doors, roller and pitched roof. Installation of waste storage area within service yard. Removal of Dawsons Chiller Unit and storage containers, removal of existing palisade fencing and erection of new acoustic fencing and gates to service yard. (Retrospective)

Applicant: Wm Morrison Supermarkets Plc

Officer: Chris Swain 292178

Refused on 10/12/12 DELEGATED

1) UNI

The installed fencing, by reason of its material, results in an overly dominant, featureless façade that detracts from the appearance and character of the site and the wider conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The side extension housing the freezing unit, by reason of its detailing and materials results in an incongruous addition that detracts from the appearance and character of the site and the wider conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The installed fencing on the northern boundary, adjacent to No.15 Dorset Mews, by reason of its height, design and close proximity to the boundary results in an unacceptably overbearing impact to the occupier of this property, to the detriment of their residential amenity. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

Acoustic information has not been submitted relating to the freezer housing addition and the fencing as constructed and as such it is not considered that there is sufficient information to assess whether the performance of these sound mitigation measures would adequately protect the residential amenity of neighbouring properties in regards to noise and disturbance. As such the proposal is contrary to policies SU9 and SU10 of the Brighton & Hove Local Plan.

BH2012/02689

9 Queens Park Terrace Brighton

Erection of single storey extension. (Part Retrospective)

Applicant: Mr Matthew Westgarth

Officer: Wayne Nee 292132

Approved on 03/12/12 DELEGATED

1) 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.

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	440(PL)1		31 August 2012
Existing and proposed	440(PL)2	a	31 August 2012

BH2012/02737

19 Queens Park Terrace Brighton

Loft conversion incorporating dormer to rear and installation of rooflight to front facing roofslope.

Applicant: Mr Frasier Trewick

Officer: Louise Kent 292198

Refused on 03/12/12 DELEGATED

1) UNI

The rear dormer, due to its siting, height, design and bulk, is not well designed in relation to the existing property and adjoining terraced properties. As such, it would form an unsympathetic and incongruous addition and would be detrimental to the character and appearance of the existing property and the adjoining terraced properties, contrary to SPGBH1 and policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear dormer, due to its height, bulk, massing and prominent location would form an intrusive and incongruous feature that would significantly harm the building's appearance, the character and appearance of the Queen's Park conservation area and the setting of the adjoining listed building, St Luke's School. The development is therefore contrary to policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2012/02748

Greenwoods 99 St James's Street Brighton

Display of externally illuminated fascia sign. (Part Retrospective)

Applicant: Mos

Officer: Pete Campbell 292359

Approved on 03/12/12 DELEGATED

1) BH10.01

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

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

2) BH10.02

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

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

3) BH10.03

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

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

4) BH10.04

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

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

5) BH10.05

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

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

6) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

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

8) UNI

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

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

BH2012/02777

The School Clinic and Children's Welfare Centre Morley Street Brighton

Installation of a pair of gates to car park and pedestrian gate with associated fencing and anti-climb device to existing boundary wall.

Applicant: Sussex Community NHS Trust

Officer: Chris Swain 292178

Refused on 04/12/12 DELEGATED

1) UNI

The proposed development, by virtue of its size, height, siting, design and materials would form an incongruous and unsympathetic feature which would appear overly dominant and out of keeping with the prevailing character and appearance of the site, the Ivory Place street scene and the wider surrounding area, contrary to policies QD5 and QD14 of the Brighton & Hove Local Plan.

BH2012/02836

Gala Bingo Hall Freshfield Way Brighton

Display of internally illuminated fascia signs, non illuminated fascia signs and poster frames.

Applicant: Gala Leisure Limited

Officer: Pete Campbell 292359

Refused on 03/12/12 DELEGATED

1) UNI

The proposed signage by virtue of their size, design, number and visual prominence would impact negatively upon both the character of the building and the surrounding street scenes as well as the visual amenity of neighbouring occupants. The application is contrary to policies QD12 and Q27 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 on advertisements.

BH2012/02898

18 Princes Street Brighton

Internal and external alterations at basement and ground floor level including removal and re-siting of internal doors, re-siting of front door and increase in size of rear basement window opening.

Applicant: Mr & Mrs Haywood

Officer: Pete Campbell 292359

Approved on 30/11/12 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 take place until full details of the proposed vent have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

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

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

BH2012/03098

7 Queens Park Terrace Brighton

Erection of single storey rear infill extension.

Applicant: Mrs Siobhan Fitzgerald

Officer: Wayne Nee 292132

Refused on 03/12/12 DELEGATED

1) UNI

The proposed rear infill extension, by virtue of its depth in close proximity to the site boundary as well as its height, would result in an un-neighbourly form of development that would have an overbearing impact on the residents of the neighbouring property at no. 6 Queens Park Terrace to the detriment of residential amenity. The scheme is therefore contrary to policies QD14 and QD27.

BH2012/03176

Flats 7 & 8 58 Marine Parade Brighton

Certificate of lawfulness for the proposed conversion of two existing flats into one maisonette.

Applicant: Mr David Felton

Officer: Anthony Foster 294495

Approved on 26/11/12 DELEGATED

BH2012/03177

24 Richmond Place Brighton

Application for removal of conditions 2 and 4 of application BH2009/02154 (Change of use from estate agent (A2) to residential flat and insertion of rear fire escape staircase) which relate to the external rear staircase which is no longer required.

Applicant: Waremoss Ltd

Officer: Liz Arnold 291709

Approved on 27/11/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Omega Fire Alternative Fire Engineering Solution Issue 1			14/11/2011
E-mail from James Boy of BPM			13/11/2011
E-mail from James Boys of BPM			19/11/2012

2) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities, as approved under application ref: BH2012/00924, have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities, as approved under application ref: BH2012/00924, have been fully implemented and made available for use. The cycle parking facilities shall

thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

4) UNI

The new dwelling 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.

5) UNI

The development hereby approved shall not be occupied until the sustainability measures, as approved under application ref: BH2012/00924, have been fully implemented.

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

6) UNI

Access to the existing rear flat roof of the building 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.

BH2012/03196

174 Edward Street Brighton

Installation of new shopfront.

Applicant: Maldwyn Bowden International Sales Ltd

Officer: Chris Swain 292178

Approved on 26/11/12 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
Existing plan	001		3 October 2012
Proposed plan	002		3 October 2012
Existing front elevation	003		3 October 2012
Proposed front elevation	004		3 October 2012
Existing side elevation	005		3 October 2012
Proposed side elevation	006		3 October 2012
Plan and section through front elevation	007		3 October 2012

BH2012/03197**75 Freshfield Road Brighton**

Erection of single storey rear extension.

Applicant: Mr C Nicholson**Officer:** Richard Elder 292321**Approved on 29/11/12 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 plans	318-P01		04 Oct 2012
Existing ground floor plan and elevations	318-P02		04 Oct 2012
Proposed ground floor plans and elevations	318-P03		04 Oct 2012
Photographs	318-P04		04 Oct 2012

BH2012/03262**Flats 7 & 8 58 Marine Parade Brighton**

Internal alterations to facilitate conversion of 2no flats into 1no maisonette.

Applicant: David Felton**Officer:** Anthony Foster 294495**Approved on 26/11/12 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

Any internal or external drainage pipes and/or ventilation equipment associated with the existing kitchen in flat 8 shall be removed and surrounding areas made good to match the existing finish.

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

3) UNI

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

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

BH2012/03315

Crescent Villa 13 Bristol Road Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6, 7 and 8 of application BH2012/01455.

Applicant: Mr Bevan Duncan

Officer: Liz Arnold 291709

Approved on 12/12/12 DELEGATED

BH2012/03316

Crescent Villa 13 Bristol Road Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2012/01454.

Applicant: Mr Bevan Duncan

Officer: Liz Arnold 291709

Approved on 12/12/12 DELEGATED

ROTTINGDEAN COASTAL

BH2012/02527

The Library The Grange The Green Rottingdean Brighton

Partial rebuilding and stabilisation of existing flint walls.

Applicant: Brighton & Hove City Council

Officer: Jonathan Puplett 292525

Approved Secretary of State on 03/12/12

1) BH01.05

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

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

2) UNI

No 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.

3) 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 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.

BH2012/02651

63 Westmeston Avenue Brighton

Erection of first floor side extension.

Applicant: Armand Vigneswaren

Officer: Pete Campbell 292359

Approved on 27/11/12 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: Revised Site Plan	06:1996:A3:15	C	31/10/2012
Elevations as Existing, Under Construction	06:1996:A3:14		31/10/2012
Plans as Existing, Under Construction	06:1996:A3:13		31/10/2012
Elevations as Proposed	06:1996:A3:24	A	31/10/2012
Floor Plans as Proposed	06:1996:A3:23		31/10/2012
Roof Plan as Proposed	06:1996:A3:25		31/10/2012

BH2012/02883

4 Tudor Close Dean Court Road Rottingdean Brighton

Replacing existing brick external access steps and hard standing to front door with Victorian reclaimed brick steps and hard standing.

Applicant: Mr & Mrs Trevor Hopper

Officer: Liz Arnold 291709

Refused on 27/11/12 PLANNING COMMITTEE

1) UNI

The design of the steps is out of keeping and therefore detrimental to the character of the listed building, the adjoining buildings and the setting of the courtyard, contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan 2005. The steps and hardstanding should replicate the original design.

BH2012/02956

31A Longhill Road Brighton

Erection of single storey side extension to replace existing.

Applicant: Mr B Tucker

Officer: Chris Swain 292178

Approved on 26/11/12 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			19/09/2012
Block plan			19/09/2012
Proposed block plan			19/09/2012
Existing layout	01-0912		19/09/2012
Proposed layout	01-0912a		19/09/2012
Existing and proposed elevations	01-0912b		19/09/2012
Existing and proposed roof plans	01-0912c		19/09/2012

BH2012/02999

Flat 5 38 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Helen Leigh

Officer: Pete Campbell 292359

Approved on 27/11/12 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

All new cupboards positioned against walls as part of the kitchenette shall be scribed around the existing skirting boards unless otherwise agreed in writing with the Local Planning Authority.

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

3) UNI

All existing architectural features including doors, architraves, skirtings, dados, picture rails, fireplaces, cornices, 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.

4) UNI

All new pipe work shall be run in the floor void unless otherwise agreed in writing with the Local Planning Authority.

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

BH2012/03054

Land at rear of 50 Roedean Crescent Brighton

Application for removal of condition 10 of application BH2010/00065, (construction of a two storey detached dwelling with partially sunken garage incorporating waste and cycle stores. Formation of a new entrance to Roedean Vale with associated vehicle crossover), which states that no development shall take place until details of a scheme to provide sustainable transport infrastructure has been submitted to and approved in writing by the Local Planning Authority.

Applicant: Natterjack Construction

Officer: Anthony Foster 294495

Approved on 22/11/12 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) BH02.03

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

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

3) BH02.051

The first floor side elevation south west facing windows shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such unless otherwise agreed in writing with the Local Planning Authority.

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) BH03.01

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

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

5) BH04.01

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

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

6) BH05.10

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.

7) 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.

8) BH06.03

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

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

9) BH11.02

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

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

10) 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.

11) BH14.02

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

12) BH15.06

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

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

13) UNI

Notwithstanding the details shown on the approved plans, no development shall commence until full details of a screen on the balcony at first floor level facing south shall be submitted to and agreed in writing by the Local Planning Authority.

The screen shall be 1.7m in height. The scheme shall be implemented in strict accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development, to protect residential amenity and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

14) UNI

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

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

15) 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.

16) 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 residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

17) UNI

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for the residential unit have been submitted to the Local Planning Authority; and
 - (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for the residential unit 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

The development shall be implemented in strict accordance with the Waste Minimisation Statement submitted as part of this application.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of landfill is reduced and to comply with policy SU13 of the Brighton & Hove Local Plan.

19) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Site Plan	0905/1	A	11 January 2010
Existing Ground Floor Plan	0905/4	A	11 January 2010
Existing First Floor Plan	0905/5	A	11 January 2010
Proposed Ground Floor Plan	0905/6	A	11 January 2010
Proposed First Floor Plan	0905/7	A	11 January 2010
Proposed South East and sectional Elevation A	0905/8	A	11 January 2010
Proposed North West and North West sectional Elevation B	0905/9	A	11 January 2010
Proposed South West and North East Elevations	0905/10	A	11 January 2010
Existing Elevations	0905/11	A	11 January 2010

BH2012/03059

Ovingdean Hall College Greenways Brighton

Demolition of the art block and mower store.

Applicant: Mr T Racke

Officer: Sue Dubberley 293817

Approved on 12/12/12 DELEGATED

1) BH01.04

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

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

2) BH12.08

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

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

BH2012/03148

15 Lenham Avenue Saltdean Brighton

Demolition of existing dwelling and erection of 2no detached dwellings.

Applicant: Mrs Kathryn O'Connell

Officer: Sue Dubberley 293817

Refused on 07/12/12 DELEGATED

1) UNI

The proposed development, by reason of its design detailing and roof form would fail to provide a suitable standard of design and appearance for new development. In particular the proposed rear dormers are of a large bulky 'box' design, fail to relate to the fenestration below and result in a top heavy appearance to the roof form.. The proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local Plan and the guidance set out in

BH2012/03160

2 Hilgrove Road Saltdean Brighton

Certificate of Lawfulness for proposed hip to gable loft conversion incorporating rear and side dormers and 1no rooflight to front roof slope.

Applicant: Miss Linda Melton-Brokks

Officer: Louise Kent 292198

Approved on 30/11/12 DELEGATED

1) UNI

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

BH2012/03178

74 High Street Rottingdean Brighton

Replacement of 1no existing window to rear with door (Retrospective).

Applicant: Denes Rottingdean Properties

Officer: Liz Arnold 291709

Approved on 23/11/12 DELEGATED

BH2012/03199

26 Chichester Drive East Saltdean Brighton

Erection of single storey rear extension (Part retrospective).

Applicant: Mr M Walters

Officer: Chris Swain 292178

Approved on 03/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	12377-Loc		4 October 2012
Existing floor plans and elevations	12377-201		4 October 2012
Proposed floor plans and elevations	12377-200		4 October 2012

BH2012/03259

Ketts Ridge Ovingdean Road Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2011/03784.

Applicant: Ken Christie

Officer: Jonathan Puplett 292525

Approved on 29/11/12 DELEGATED

BH2012/03293

Court House The Green Rottingdean Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/01964.

Applicant: Professor Adrian Wood

Officer: Liz Arnold 291709

Approved on 10/12/12 DELEGATED

BH2012/03294

Court House The Green Rottingdean Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2012/01963

Applicant: Professor Adrian Wood

Officer: Liz Arnold 291709

Approved on 10/12/12 DELEGATED

BH2012/03564

15 Withyham Avenue Saltdean Brighton

Non material amendment to BH2012/01826 to alter position of doors front to side of conservatory.

Applicant: Mrs Eleanor Barber

Officer: Pete Campbell 292359

Approved on 07/12/12 DELEGATED

WOODINGDEAN

BH2012/02820

15 Burnham Close Brighton

Erection of single storey side and rear annexe extension with balustrated patio area and other alterations including raised balustrated patio area to main house, new steps to garden and revised fenestration.

Applicant: Mr & Mrs Ralph Davey

Officer: Jonathan Puplett 292525

Approved on 03/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, door or other alteration 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.

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 and block plan	AS.603		06/09/2012
Existing elevations & floorplans	AS.603	2	06/09/2012
Proposed floor plans	AS.603	D	05/10/2012
Proposed elevations	AS.603. 1	B	05/10/2012

5) UNI

The side bathroom window of the extension hereby approved shall not be glazed otherwise than with obscured glass and shall be retained as such thereafter.

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

BRUNSWICK AND ADELAIDE

BH2012/02541

Basement Flat 3A Lansdowne Square Hove

Installation of external vent to replace existing window and associated remedial works to front elevation.

Applicant: Mrs Susan Gorman

Officer: Jason Hawkes 292153

Approved on 26/11/12 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 vent must be fitted flush with the face of the wall and painted to match the surrounding render.

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 render must be a matching lime based mix with the same texture as the existing render and painted to match the surrounding wall.

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

BH2012/02762

70A Brunswick Place Hove

Internal alterations to layout of flat and replacement of rear window with timber French doors.

Applicant: Mr Robert Swain

Officer: Jason Hawkes 292153

Approved on 10/12/12 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 timber doors shall be painted to match the colour of the existing windows on the building.

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

BH2012/02763

70A Brunswick Place Hove

Replacement of rear window with timber French doors.

Applicant: Mr Robert Swain

Officer: Jason Hawkes 292153

Approved on 10/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 timber doors shall be painted to match the colour of the existing windows on the building.

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
Proposed Ground and Basement Plan	105-01		04/09/2012
Existing Ground and Basement Plan	105-02		04/09/2012
Location Plan	105-03	A	03/10/2012
Existing and Proposed Sections	105-04	A	03/10/2012
Existing Window Elevation	105-05	A	03/10/2012
Proposed Entrance Doors	105-06	A	11/10/2012
Proposed & Existing Elevation	105-07		04/09/2012
Proposed Replacement Doors (D01)	105-08		04/09/2012
Proposed Replacement Doors (D02)	105-09		04/09/2012
Proposed Replacement Doors (D03)	105-10		04/09/2012

BH2012/02895**First & Second Floor Flat 6 Farm Road Hove**

Replacement of existing wooden framed single glazed casement window with new wooden framed double glazed sliding sash bay window to front at second floor level. Replacement of existing wooden framed single glazed sliding sash window with new wooden framed double glazed sliding sash window to rear at first floor level.

Applicant: Miss Lorna Overstall

Officer: Guy Everest 293334

Approved on 27/11/12 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

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 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			13/09/2012
Box Frame Joinery Details			13/09/2012
Higgins Joinery Sliding Sash details	SS1 & SS2		25/10/2012

BH2012/02904**Flat 6 33 Cambridge Road Hove**

Removal of existing loft hatch and small pitched roof on front elevation and replacement of existing windows with timber doors and window to roof terrace.

Applicant: Mr Joseph Doherty

Officer: Robert McNicol 292322

Approved on 04/12/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan, site plan, existing and proposed plans, elevations and sections	JD101		12/09/2012
Door specificationsDXD0510 Hemlock	310 E20		03/10/2012

BH2012/02918

9 Gwydyr Mansions 40 Holland Road Hove

Replacement of existing window with timber double doors to West elevation.

Applicant: Lucy Hughes

Officer: Adrian Smith 290478

Approved on 23/11/12 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 doors hereby permitted shall be completed in painted timber and retained as such thereafter.

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

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			28/09/2012
Existing and proposed layout plans and elevations (3 drawings)			11/09/2012

BH2012/02982

14A Brunswick Place Hove

Alterations to fenestration including replacement of window with timber French doors, removal of door and blocking up of opening and reinstating a door. Internal alteration to layout of flat.

Applicant: Paul Whyles

Officer: Christopher Wright 292097

Approved on 30/11/12 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 infilling of the external door opening between the lounge and patio should be carried out in masonry to the full wall thickness as opposed to a timber frame.

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

3) UNI

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

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

4) UNI

No works shall take place until samples of the brick paver materials to be used for the external surface of the front courtyard hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

5) UNI

All new joinery shall be timber and any trickle vents required shall be concealed 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.

BH2012/02983

14A Brunswick Place Hove

Alterations to fenestration including replacement of window with timber French doors, removal of door and blocking up of opening and reinstating a door.

Applicant: Paul Whyles

Officer: Christopher Wright 292097

Approved on 30/11/12 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 infilling of the external door opening between the lounge and patio should be carried out in masonry to the full wall thickness as opposed to a timber frame.

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

3) UNI

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

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

4) UNI

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			20 Sept 2012
Design and Access Statement	A		10 Oct 2012
Courtyard - East Elevations	01-0010		22 Oct 2012
Courtyard - North Elevations	01-0011		22 Oct 2012
Existing Original Internal Door Detail	01-0040		20 Sept 2012
Proposed Front Door Detail	01-0041		20 Sept 2012
Proposed Fire Door Detail	01-0042		20 Sept 2012
Proposed Bathroom Door Detail	01-0043		20 Sept 2012

Report from: 22/11/2012 to: 12/12/2012

Proposed External Kitchen Door Detail	01-0044		20 Sept 2012
Proposed External Lounge Door Detail	01-0045		20 Sept 2012
Proposed Fireplace Detail	01-0050		20 Sept 2012
Existing Floor Plan & Notes	01-0001-1		5 Oct 2012
Existing Floor Plan	01-0001		5 Oct 2012
Proposed Floor Plan	01-0002		20 Sept 2012

5) UNI

All new joinery shall be timber and any trickle vents required shall be concealed and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/03004

Flat 2 24 Brunswick Place Hove

Erection of single storey rear extension.

Applicant: Mrs Helen Leigh

Officer: Steven Lewis 290480

Refused on 28/11/12 DELEGATED

1) UNI

The extension by reason of its siting, scale, form and detailing would fail to preserve or enhance the special architectural and historical character of the listed building or positively reflect the character and appearance of the Brunswick Town conservation area or visual amenity of the area, this is contrary to policies HE1, HE6, QD1, QD2 and QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03005

Flat 2 24 Brunswick Place Hove

Erection of single storey rear extension and internal alterations to layout of flat.

Applicant: Mrs Helen Leigh

Officer: Steven Lewis 290480

Refused on 29/11/12 DELEGATED

1) UNI

The extension and by reason of its siting, scale, form and detailing would fail to preserve the special architectural and historical character of the listed building, this is contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

2) UNI2

The internal alterations and submitted information fail to demonstrate that the relocation of the kitchen and loss of a portion of external wall would preserve special architectural and historical character of the listed building, this is contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

BH2012/03099

2 Lansdowne Place Hove

Alterations to front entrance steps including installation of asphalt covering and replacement tiles.

Applicant: Mr S A Sattin

Officer: Clare Gibbons 292454

Approved on 06/12/12 DELEGATED

1) BH01.05

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

2) BH13.02

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

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

BH2012/03271

5 Western Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/02185.

Applicant: Mrs Robin Gorna

Officer: Clare Gibbons 292454

Approved on 05/12/12 DELEGATED

CENTRAL HOVE

BH2012/01949

Land to Rear of 16 - 18 Blatchington Road Hove

Erection of a 3no bedroom detached house with associated alterations to parking.

Applicant: First Charterhouse Investment Ltd

Officer: Guy Everest 293334

Refused on 29/11/12 DELEGATED

1) UNI

The development by reason of its form, detailing and use of materials would create a contrast, in relation to adjoining properties and the wider surroundings, which would harm the existing character and appearance of the area. The development would appear incongruous and fail to emphasise and enhance the positive qualities of the local neighbourhood and is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The development by reason of its proximity to the rear of 16 & 18 Blatchington Road would result in significant loss of light and outlook for occupants of these properties, to the detriment of their amenity. The development therefore fails to protect neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/02102

81 St Aubyns Hove

Conversion of former dining and kitchen areas on the lower ground floor to 2no studio units and reduction in depth of the existing single storey rear extension (Retrospective).

Applicant: Mr H Toussi

Officer: Guy Everest 293334

Refused on 27/11/12 DELEGATED

1) UNI

The studio units by reason of their size, layout and absence of amenity space (in the case of the rearmost unit) provide a cramped and unsatisfactory standard of residential accommodation, which as a result fails to meet the likely needs of future occupiers. The proposal is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, due to removal of the access through lower ground floor level, results in the loss of communal amenity space for occupants of the building. As a result the proposal would contribute towards a poor standard of accommodation

for occupants and is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2012/02896

The Priory 8 St Catherines Terrace Hove

Erection of mild steel staircase to balcony to access roof garden above. (Part retrospective)

Applicant: Mr Mark Mangan

Officer: Clare Gibbons 292454

Refused on 29/11/12 DELEGATED

1) UNI

The proposed structure would appear as an incongruous and unsympathetic addition that would cause harm to the character and appearance of the Cliftonville Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

The use of the roof as an amenity area is likely to result in unacceptable noise and disturbance and loss of privacy thereby having a detrimental impact on the amenity of neighbouring residential properties, contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03043

Medina Cottage Medina Place Hove

Replacement of windows to front, side and rear elevations with timber framed sash windows.

Applicant: Sean Cufley

Officer: Robert McNicol 292322

Approved on 30/11/12 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
Existing elevations	MC/01		19/09/2012
Proposed elevations	MC/02B		28/09/2012
Casement window elevations detail	MC/03A		28/09/2012
Sash window sections	MC/05B		28/09/2012
Sash window elevations detail	MC/06A		28/09/2012
Site location and block plan	MC/07		19/09/2012

BH2012/03056

Flat 21 Bath Court Kings Esplanade Hove

Replacement of existing windows with white UPVC windows. Replacement of existing balcony doors with white powder coated aluminium doors.

Applicant: Mr Benjamin Tobin

Officer: Steven Lewis 290480

Approved on 07/12/12 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			16/10/2012
RD Goatley Ltd Technical Specification			24/09/2012
Smart Visfold Door Specification			16/10/2012

BH2012/03066

Flat 4 26 The Drive Hove

Conversion of rear garage to habitable space and revised rear fenestration.

Applicant: Mr B Nicholas

Officer: Jason Hawkes 292153

Approved on 03/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Proposed Alterations	9645-1		08/10/2012
Site Plan			21/09/2012
Block Plan			21/09/2012

BH2012/03120

Flat 5 Bath Court Kings Esplanade Hove

Replacement of existing metal windows with UPVC at second floor level to north and south elevations.

Applicant: Christine Stewart

Officer: Steven Lewis 290480

Approved on 04/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			08/10/2012
Urban Windows Specification - Page 1			24/09/2012
Urban Windows Specification - Page 2			24/09/2012
Advance 70 Technical Specification			24/09/2012
Photographs			24/09/2012

BH2012/03180

1 Kings Gardens Hove

Installation of collapsible safety handrail to roof.

Applicant: 1 Kings Gardens Ltd

Officer: Christopher Wright 292097

Approved on 10/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 collapsible safety handrail hereby permitted shall remain in its collapsed state, protruding no more than 250 millimetres above the plane of the existing roof area on which it is to be sited, unless required to be made upright for access to the roof for repair or maintenance purposes only.

Reason: To ensure the satisfactory preservation of this listed building and safeguard the amenity of adjoining occupants, and in order to comply with policies HE1 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Design & Access Statement	K48PC/PL/D+ A	A	8 Oct 2012
Location and Block Plans	K48PC/PL/01		16 Oct 2012
Existing Roof Plan	K48PC/PL/02		2 Oct 2012
Existing Part North Elevation	K48PC/PL/03		2 Oct 2012
Proposed Roof Plan	K48PC/PL/04		2 Oct 2012
Proposed Part North Elevation	K48PC/PL/05		2 Oct 2012
Photomontage	K48PC/PL/06		2 Oct 2012
Versirail Freestanding Guardrail (Straight) Detail SheetVER	24		2 Oct 2012

BH2012/03303

1 Kings Gardens Hove

Installation of collapsible safety handrail to roof.

Applicant: 1 Kings Gardens Ltd

Officer: Christopher Wright 292097

Approved on 10/12/12 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 collapsible safety handrail hereby permitted shall remain in its collapsed state, protruding no more than 250 millimetres above the plane of the existing roof area on which it is to be sited, unless required to be made upright for access to the roof for repair or maintenance purposes only.

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

GOLDSMID

BH2012/02630

Cambridge House 121-123 Davigdor Road Hove

Display of non illuminated window vinyls.

Applicant: Charterhouse Ltd

Officer: Robert McNicol 292322

Refused on 27/11/12 DELEGATED

1) UNI

By virtue of their size, positioning, extent and amount, the advertisements dominate and detract from the appearance of the recipient property and the wider street scene, thereby harming the visual amenity of the building and the wider area. The advertisements are therefore contrary to policy QD12 of the Brighton & Hove Local Plan 2005.

BH2012/02694

7 Ranelagh Villas Hove

Erection of single storey rear extension.

Applicant: Mr Nicholas Taylor-Parry

Officer: Helen Hobbs 293335

Approved on 04/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	51202/08		30/08/2012
Block Plan	51202 04	A	31/10/2012
Existing Plans	51202 01		30/08/2012
Proposed Plans	51202 03	B	01/11/2012

BH2012/02942**10 Hartington Villas Hove**

Erection of new rear infill extension incorporating 4no rooflights, revised fenestration and garden access.

Applicant: Dr Jacqueline Thomas

Officer: Robert McNicol 292322

Approved on 22/11/12 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
Block plan			17/09/2012
Site location plan			17/09/2012
Existing plan			17/09/2012
Existing rear elevation			17/09/2012
Existing side (west) elevation			17/09/2012
Proposed plan			17/09/2012
Proposed rear elevation			17/09/2012
Proposed side (west) elevation			17/09/2012

BH2012/03014**Flat 3 60 The Drive Hove**

Internal alterations to layout of flat.

Applicant: Bygreen Properties Ltd

Officer: Robert McNicol 292322

Approved on 22/11/12 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 new bathroom door and its panelling, transom, architraves and borrowed light above shall match exactly the existing original bedroom door and the reveals of the arched opening in the partition wall shall have a moulding that matches exactly the moulding in the existing archway in the hallway.

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

3) UNI

New ceiling cornices shall be run around both sides of the new partition walls and a new skirting board shall be run around the bedroom side of the partition wall both to match exactly the originals in the room.

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

4) UNI

On removal of the WC and built in cupboard in the kitchen, the ceiling corning in this location shall be repaired and reinstated to match exactly the original.

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

5) UNI

The new partition walls shall be scribed around the existing ceiling cornices and skirting boards which shall be retained and not cut into and the new partition wall shall not encroach on the adjacent window's architraving.

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

BH2012/03127

84 Shirley Street Hove

Erection of a rear and side extension with two rooflights.

Applicant: Ms Knowles

Officer: Clare Gibbons 292454

Approved on 06/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	ADC514/LP		01/10/2012
Block Plan	ADC514/BP		01/10/2012
As Existing	ADC514/01		01/10/2012
As Proposed	ADC514/02A		23/11/2012

HANGLETON & KNOLL

BH2012/02567

22 Clarke Avenue Hove

Erection of conservatory to rear.

Applicant: Mrs Zahara Ganji

Officer: Christopher Wright 292097

Approved on 28/11/12 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 lower sill of the high level windows on the northwest flank elevation of the conservatory extension hereby permitted shall be a minimum of 1.7 metres in height above internal finished floor level and the windows shall be non opening, and retained as such thereafter, unless otherwise approved by the Local Planning Authority in an application on that behalf.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Conservatory Details (3 pages)			22 Oct 2012
Existing Plan	01		17 Aug 2012
Proposed Plan	02		17 Aug 2012
Elevation 03			17 Aug 2012
Side Elevation	04		11 Sep 2012

BH2012/02579

108 Hangleton Valley Drive Hove

Certificate of lawfulness for proposed single storey rear extension to replace existing conservatory.

Applicant: Mrs M Marks

Officer: Robert McNicol 292322

Refused on 05/12/12 DELEGATED

1) UNI

The application property is not considered to be a detached property due to the physical link with the neighbouring house. The proposed extension would be more than 3 metres from the rear wall of the original property, and therefore does not meet the tolerances set out in Class A.1 (e) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2012/02965

18 Poplar Avenue Hove

Erection of single storey rear extension with pitched roof.

Applicant: Mr James Welham

Officer: Robert McNicol 292322

Refused on 27/11/12 DELEGATED

1) UNI

By virtue of its depth and height, breaking the '45 degree' rule and being positioned to the south of the adjoining property, the proposed rear extension would cause a loss of outlook from the rear patio doors of the adjoining property and a loss of light into the room served by those doors. The proposal would therefore have a detrimental impact on the residential amenity of the neighbouring residents, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02966**152 Poplar Avenue Hove**

Replacement of existing concrete balcony and steps with raised timber decking with storage beneath and steps to garden. Installation of new fence and gate to side elevation.

Applicant: Mr Robert Dagg

Officer: Steven Lewis 290480

Approved on 12/12/12 DELEGATED**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 increased side height in boundary treatment indicated on the North boundary of the development hereby permitted shall be constructed prior to the use of the new terrace and 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 2005.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			17/09/2012
Existing Floor Plan			19/10/2012
Proposed Floor Plan			19/10/2012
Side boundary			04/12/2012
Existing rear elevation			19/10/2012
Proposed rear elevation			19/10/2012
Side elevations			19/10/2012
Block plan			17/09/2012
Photographs			17/09/2012

BH2012/03179**149 Godwin Road Hove**

Erection of a 2no bedroom house adjoining existing dwelling with new entrance to side.

Applicant: Mr Andrew Carter

Officer: Christopher Wright 292097

Refused on 11/12/12 DELEGATED**1) UNI**

The proposed dwelling would, by reason of the plot width, scale, form and siting, have a cramped appearance, incongruous with the pattern of existing development and detrimental to the visual amenity and character of the area. As such the proposal is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed dwelling would, by reason of the scale and narrow footprint, result in cramped and unsatisfactory living conditions for any future occupiers and consequently would have a harmful impact on amenity, contrary to the requirements of policy QD27 of the Brighton & Hove Local Plan 2005.

NORTH PORTSLADE

BH2012/03203

63 North Lane Portslade

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

Applicant: Mrs Janet Sallis

Officer: Jason Hawkes 292153

Approved on 26/11/12 DELEGATED

BH2012/03207

12 Hillcroft Portslade

Erection of two storey side extension with single storey rear extension.

Applicant: Mr Martin Quinn

Officer: Jason Hawkes 292153

Approved on 06/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Plans & Elevations as Existing	01		5th October 2012
Plans & Elevations as Proposed	02		5th October 2012
Block & Location Plan	04		5th October 2012

SOUTH PORTSLADE

BH2012/02640

Unit 7A Victoria Road Trading Estate Victoria Road Portslade

Alterations to facilitate subdivision and create smaller warehouse including replacement of loading bay door with new pedestrian entrance and windows to front elevation.

Applicant: Endeavour Holdings Ltd

Officer: Clare Gibbons 292454

Approved on 29/11/12 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block plan	PL05		29/08/2012
Site location	PL04		29/08/2012
Location plan			29/08/2012
Ground floor plan	SY01		29/08/2012
Elevations & sections	SY03		29/08/2012
Proposed ground floor plan	PL06		29/08/2012
Proposed first floor plan	PL6.1		29/08/2012
Proposed elevations	PL07		29/08/2012
Proposed car parking	PI08		29/08/2012

3) UNI

The trade counter shall be used solely ancillary to the main warehousing (Class B8) use of the hereby approved unit and not as a separate retail unit without planning permission being obtained from the Local Planning Authority.

Reason: To ensure the primary use is within Class B8 and a separate use does not commence without due consideration of its impact and to comply with policy EM1 of the Brighton & Hove Local Plan 2005.

4) UNI

The vehicle parking area shown on the approved plan 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 2005.

5) UNI

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

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan 2005.

6) UNI

The development hereby permitted shall not be commenced until details of

Report from: 22/11/2012 to: 12/12/2012

secure cycle parking facilities for the occupants of, and visitors to, the 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 2005.

7) UNI

The development hereby permitted shall not be commenced until details of disabled car parking provision 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 the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policies TR1, TR18 and SPG4.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority no development shall commence until a risk assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall be carried out by a competent individual and shall incorporate a scoring system and suitable control measures for the laying of any drainage and utilities which require the breaking of the existing hard standing and/or floor slab.

Reason: To minimise the risk to human health, buildings and/or controlled waters and to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan 2005.

9) UNI

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the alterations hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The 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 2005.

BH2012/02879

7 South Street Portslade

Installation of ATM cash machine to front elevation.

Applicant: Bank of Ireland

Officer: Robert McNicol 292322

Refused on 10/12/12 DELEGATED

1) UNI

By virtue of the presence of individuals using and queuing to use the proposed ATM, the proposal would cause disturbance and a loss of privacy to the residents of 9 South Street. Further, by virtue of attracting visitors to the area using the ATM at night, the proposal would cause an increase in noise disturbance to residents living in the vicinity. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

By virtue of causing an unbalanced appearance and interrupting the rhythm of the shopfront, and by having an unattractive glazed surround to the ATM, the proposal would have a detrimental impact on the appearance of the recipient property. The proposal is therefore contrary to policy QD10 of the Brighton & Hove Local Plan 2005.

BH2012/02919**77 Fairway Crescent Portslade**

Erection of single storey rear extension including associated extension of garden room.

Applicant: Mr Edmonds

Officer: Robert McNicol 292322

Approved on 22/11/12 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
Existing and proposed floor plans and elevations and proposed section A-A	1222012/01		11/09/2012
Existing and proposed lower ground floor plans	1222012/03		27/09/2012
Location and block plan			27/09/2012

BH2012/03129**131 Mill Lane Portslade**

Erection of single storey rear extension with associated external alterations.

Applicant: C/O PLC Architects

Officer: Christopher Wright 292097

Refused on 06/12/12 DELEGATED

1) UNI

The proposed development would, by reason of the scale, footprint, form, siting and design, relate poorly and unsympathetically to the design and detailing of the recipient building, and would appear unduly dominant and incongruous within the site context, having a detrimental impact on the character and setting of the recipient building, the street scene, and the visual amenities of the locality. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed extension would increase the capacity and intensify the use of the land as a public house, likely to result in nuisance and increased disturbance to nearby residents contrary to the requirements and objectives of policies QD27 and SR12 of the Brighton & Hove Local Plan 2005.

BH2012/03608**103 Applesham Way, Brighton**

Holm Oak - crown reduce by approximately 2m and balance, cut back on road.

Applicant: Affinity Sutton

Officer: Di Morgan 292929

Approved on 23/11/12 DELEGATED

1) BT1.03

The extent of the lopping shall be agreed with the Local Planning Authority before any work is commenced. The work shall be carried out within two years under the supervision and to the satisfaction of the Local Planning Authority.

2) TP0.01

All tree work must be carried out in accordance with BS3998:2010, Tree Work - Recommendations.

HOVE PARK

BH2012/02739

Marche House Woodland Drive Hove

Erection of a new two storey dwelling.

Applicant: Threadneedle Entertainments Ltd

Officer: Steven Lewis 290480

Refused on 26/11/12 DELEGATED

1) UNI

The proposal by reason of its scale, detailing, form and siting would be an over development of the site, the building would form an incongruous addition which would fail to emphasise or enhance the positive qualities of the neighbourhood by failing to take into account the design of the existing buildings, character of the area, the layout of streets and spaces and the developed background against which it is set. This is contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development provides insufficient usable private amenity space reflective of the scale and character of the development contrary to policy HO5 of the Brighton & Hove Local Plan 2005.

BH2012/02915

6 Barrowfield Close Hove

Erection of a first floor rear extension with balcony and a single storey side extension with associated external alterations. Installation of new gate and associated widening of entrance to front boundary.

Applicant: John Standing

Officer: Robert McNicol 292322

Approved on 26/11/12 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
Existing and proposed elevations	201		10/09/2012
Existing and proposed plans	202		10/09/2012
Location plan, block plan and gate details	003	A	10/09/2012

BH2012/02921**6 Dyke Close Hove**

Erection of single storey front and side extension with enlargement of front car parking area & external works including new front gable end & alterations to fenestration.

Applicant: Mr Gary & Mrs Amy White

Officer: Steven Lewis 290480

Approved on 04/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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 & Block Plan			13/09/2012
Layout as Existing	805/1		13/09/2012
Ground Floor and Site Layout as Existing	805/2		13/09/2012
First Floor as Existing	805/3		13/09/2012
Roof Plan as Existing	805/4		13/09/2012
Sections as Existing	805/5		13/09/2012
South elevation as Existing	805/7		13/09/2012
Front elevation as Existing	805/8		13/09/2012
Side elevation as Existing	805/9		13/09/2012
Contextual as Existing	805/10		13/09/2012
Site Layout plan as Proposed	805/F11		13/09/2012
Ground Floor & Site Layout As Proposed	805/F12	A	13/09/2012
First Floor Proposed	805/F13	A	13/09/2012

Roof Plan as Proposed	805/F14	A	13/09/2012
Sections as Proposed	805/F15	A	13/09/2012
Contextual elevations	805/F16	A	13/09/2012
Side Elevation proposed (South)	805/F17	A	13/09/2012
Side Elevation proposed (North)	805/F18		13/09/2012
Front elevation as proposed	805/19	A	13/09/2012

BH2012/03046

5 Onslow Road Hove

Application to extend time limit for implementation of previous approval BH2009/01980 for erection of two storey side and first floor rear extension.

Applicant: Mr Mark Woodward

Officer: Steven Lewis 290480

Approved on 07/12/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 in the walls or roof of the extensions hereby permitted without first obtaining planning permission 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 Floor Plans	TA1126/01	B	16/09/2009
Existing elevations	TA1126/02	B	16/09/2009
Existing Elevations & Section	TA1126/03	A	14/08/2009
Site Plan	TA1126/04	B	20/09/2012
Proposed Floor Plans	TA1126/05	C	03/11/2009
Proposed Elevations	TA1126/06	B	03/11/2009
Proposed Sections	TA1126/07	B	03/11/2009

5) UNI

The windows on the west facing elevation shall be obscure glazed and non-opening, unless any 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

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 2005.

BH2012/03068

Land to Rear of 19 Mallory Road Hove

Application for variation of condition 2 of application BH2011/02311, (Demolition of existing garage and erection of 1no three bedroom house), which states that the development shall be carried out in accordance with the approved drawings, to incorporate a basement floor within the proposal. Removal of condition 5 to permit clear glazing to bedroom 3 on the first floor East elevation.

Applicant: Jeary Developments

Officer: Steven Lewis 290480

Split Decision on 23/11/12 DELEGATED

Approve the variation of condition 2 of BH2011/02311 which states that the development shall be carried out in accordance with the approved drawings, to incorporate a basement floor within the proposal subject to the following conditions:

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	TA667/01		25/09/2012
Proposed Site Plan	TA602/02	A	24/10/2012
Proposed Floor Plans	TA677/10		25/09/2012
Proposed Sections	TA677/11		25/09/2012
Proposed Front & Rear elevations	TA667/12		25/09/2012
Proposed Side Elevations	TA667/13		25/09/2012
Proposed Contextual Street Scene	TA667/14		25/09/2012

1) BH02.03

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

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

2) BH02.07

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

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

3) BH04.01A

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.

4) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

5) 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.

6) BH06.03

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

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

7) UNI

The development shall be built in strict accordance with materials Samples and Specification Sheets and Code for Sustainable Homes Interim Certificate received 24/10/2011 & Arbworx Method Statement and Jeary Drawings 1044/OR-09 Rev A approved in application BH2011/03197 and received on 11/11/2011.

Reason: For the avoidance of doubt and in the interests of proper planning, To enhance the appearance of the development in the interest of the visual amenities of the area, to ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply policies QD1, QD2, QD15, QD16, QD27 and SU2 of the Brighton & Hove Local Plan.

8) UNI

The window of bedroom 3 in the east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the part of the window which can be opened are more than 1.7m above the floor of the room in which they are installed, and thereafter permanently retained as such. The window shall be allowed to be operable for the purposes of emergency escape only.

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.

9) UNI

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no. 602/07/A received on 13th September 2011.

Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to

comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan 2005.

10) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping approved under application BH2011/03197 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

11) UNI

All trees to be retained, including the on-street Elm, shall be protected to BS 5837 (2005) Trees in Relation to Construction. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the area 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.

12) UNI

The window of bedroom 3 in the east elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the part of the window which can be opened are more than 1.7m above the floor of the room in which they are installed, and thereafter permanently retained as such.

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

14) UNI

The removal of condition 5 of planning permission BH2011/02311 that would have permitted the use of clear glazing to bedroom 3 on the first floor East elevation for the following reason:

The use of clear glazing and opening parts to the window is considered to result in an overbearing presence which would lead to the perceived overlooking of the rooms and amenity space of 14 Mallory Road and a loss of privacy. This is contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03126

28 Leighton Road Hove

Certificate of lawfulness for proposed loft conversion including raising of roof line to facilitate erection of a side dormer with one opening window and one fixed obscured glass window and a rear dormer with double doors and Juliet balcony.

Applicant: R Herriott

Officer: Jason Hawkes 292153

Refused on 22/11/12 DELEGATED

BH2012/03142

Burger King Goldstone Retail Park Newtown Road Hove

Installation of black metal cladding to existing structure.

Applicant: Mr Leon Kennedy

Officer: Christopher Wright 292097

Refused on 27/11/12 DELEGATED

1) UNI

The proposed cladding of the external walls of the flat roof tower structure on the northern elevation of the building would, by reason of the materials, colour and readily visible position within an open retail park and adjacent to a busy highway, have a discordant and unsympathetic visual relationship with the style, materials, form and character of the building and would have the appearance of an unduly dominant, incongruous and alien feature that would be detrimental to visual amenity and out of keeping with the site context. As such the proposal is contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03279

Flat 2 13 Leighton Road Hove

Loft conversion incorporating velux windows.

Applicant: John Pescod

Officer: Steven Lewis 290480

Approved on 27/11/12 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
Loft Conversion	PE/01		12/10/2012

WESTBOURNE

BH2006/02153

Sackville Hotel 189 Kingsway Hove

Demolition of Hotel (Retrospective).

Applicant: Sackville Hotel Limited

Officer: Adrian Smith 290478

Approved on 26/11/12 DELEGATED

BH2012/02963

Flat 1, 6 New Church Road Hove

Erection of single storey timber outbuilding in rear garden.

Applicant: Mr & Mrs Hesketh

Officer: Steven Lewis 290480

Approved on 30/11/12 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			21/09/2012
Block Plan			21/09/2012
Design layout Plan			21/09/2012
Design Layout Plan (Foundation plan)	B82012/02963		12/11/2012

3) UNI

The development hereby approved shall be carried out in strict accordance with the timber foundation and construction method statement submitted on 12/11/2012. The foundations shall thereafter be retained.

Reason: In the arboricultural interests of the trees upon the site and of the visual amenity of the area and to accord with policies QD1, QD14, QD15 and QD16 of the Brighton & Hove Local Plan.

BH2012/02998

92 Sackville Road Hove

Certificate of lawfulness for proposed installation of metal gates at rear and creation of vehicle access and dropped kerb.

Applicant: Mr Gulsin

Officer: Clare Gibbons 292454

Refused on 27/11/12 DELEGATED

1) UNI

The proposal is not permitted under Schedule 2, Part 2, Class B of the Town & Country Planning (General Permitted Development) Order 1995 as the proposed crossover would be in connection with the provision of gates in the rear boundary wall, which is specifically excluded from being permitted development by the aforementioned legislation.

BH2012/03051

Flat 2 13 Rutland Gardens Hove

Replacement of existing timber sliding sash windows to side and rear projecting wall at first floor level with UPVC windows.

Applicant: Mr David M Sutcliffe

Officer: Steven Lewis 290480

Approved on 30/11/12 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 & Block Plan	12.076.100		05/10/2012
Window Details			24/09/2012
Spectus Window System Specification			24/09/2012

Report from: 22/11/2012 to: 12/12/2012

BH2012/03168

142 Portland Road Hove

Change of use of ground floor level from shop (A1) to restaurant (A3) and takeaway (A5) with the installation of extract duct to rear elevation.

Applicant: Mr Maged Safar

Officer: Clare Gibbons 292454

Refused on 07/12/12 DELEGATED

1) UNI

The proposed change of use would lead to a break of more than ten metres of retail use in the frontage. Also insufficient evidence has been submitted to demonstrate that the unit is no longer economically viable as retail premises. Therefore, the proposal has an adverse impact on the vitality and viability contrary to policy SR6 of the Brighton & Hove Local Plan 2005.

2) UNI2

Insufficient details have been submitted in respect of odour control to demonstrate that there would not be nuisance. Therefore, the proposed duct is contrary to policies QD27 and SU9 of the Brighton & Hove Local Plan 2005.

BH2012/03170

11 Westbourne Gardens Hove

Construction of vehicle crossover, formation of hard standing and dropped kerb.

Applicant: Mr R Levy

Officer: Clare Gibbons 292454

Refused on 03/12/12 DELEGATED

1) UNI

The removal of the front boundary wall and one pier together with the amount of hardstanding proposed would appear discordant and out-of-keeping with the prevailing character of the area and as such would be an incongruous and unsympathetic form of development, contrary to policy QD2 of the Brighton & Hove Local Plan 2005.

BH2012/03174

130 Cowper Street Hove

Change of use from car valeting (B1) to car repair garage (B2).

Applicant: R & R Developments

Officer: Clare Gibbons 292454

Refused on 29/11/12 DELEGATED

1) UNI

The maintenance and repair of cars, by reason of the noise, dust and fumes generated, would have a detrimental impact on the amenity of neighbouring residential occupiers contrary to policies EM3 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03210

6 Pembroke Crescent Hove

Demolition of existing porch and replacement with new porch.

Applicant: Mrs Beverley Ouanounou

Officer: Jason Hawkes 292153

Approved on 11/12/12 DELEGATED

1) BH01.01

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

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

2) BH12.02

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan			05/10/2012
Existing and Proposed Porch Drawings	01	B	06/12/2012

WISH

BH2012/01776

Wickenden Garage Scott Road Hove

Addition of first floor with pitched roof to form 1no three bed flat and associated works including a new terrace to rear.

Applicant: Wickendens

Officer: Helen Hobbs 293335

Refused on 30/11/12 DELEGATED

1) UNI

The projecting rear element of the proposed extension is not considered appropriately designed and detailed in relation to the building to be extended by reason of the form, scale, siting and design. The development would have an unduly dominant and incongruous appearance that would be detrimental to visual amenity, contrary to the requirements of policies QD1, QD2, QD3, QD14 and HO4 of the Brighton & Hove Local Plan 2005.

2) UNI2

Insufficient information has been submitted in respect of levels of noise and disturbance generated by the existing automobile engineer/garage use and how the amenity and living conditions of future occupants of the proposed flat may be affected by noise and disturbance. As such no assurance is provided that future occupiers' amenity would not be compromised and the proposal is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

3) UNI3

The projecting rear element of the proposed extension would, by reason of its scale, siting, bulk and massing, together with the close proximity of the pitched roof to the rear garage workshop, have an overbearing impact and result in an increased sense of enclosure for adjoining residents that would be detrimental to residential amenity. As such the proposal is contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

4) UNI4

The proposed roof terrace would be accessible only through the two rear bedrooms and would not be accessible from a habitable room. As the proposal is for a 3 bedroom flat that could be inhabited by a family the means of access to the roof terrace is not considered appropriate to the scale and nature of the development and conflicts with policy HO5 of the Brighton & Hove Local Plan 2005.

BH2012/02127

233A New Church Road Hove

Change of use of ground floor of dwelling house to osteopath and acupuncture clinic (D1) in association with use of first floor as residential. (Retrospective)

Applicant: Mr Peter Barber

Officer: Helen Hobbs 293335

Approved on 05/12/12 DELEGATED

1) BH01.01

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

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

2) UNI

The use of the property hereby permitted shall be as a live / work unit only, comprising a mixed Use Class D1 (in accordance with the requirements of condition 3) and Use Class C3 in accordance with the approved floor plans, and shall exclude the use of the whole premises for an individual Class D1 or Class C3 use.

Reason: For the avoidance of doubt and in order to secure a mixed live / work use and in order to retain the residential use on site in compliance with policy HO8 of the Brighton & Hove Local Plan.

3) UNI

Within 3 months of the date of this permission, details of secure cycle parking facilities for a minimum of one cycle space, for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. These facilities shall then be fully implemented and made available for use within 6 months of the date of this approval.

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

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit of accommodation at first floor level hereby permitted shall, where practicable, accommodate Lifetime Homes Standards and be retained as such thereafter.

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

5) UNI

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
Pre existing floor plans	0153.01	C	3rd July 2012
Existing floor plans	0153.02	D	19th July 2012
Site location plan	0153.03		3rd July 2012

6) UNI

The ground floor of the premises shall only be used as an Osteopath/Acupuncturist and for no other purpose) including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class 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 QD 27 of the Brighton & Hove Local Plan.

BH2012/02600

283 Portland Road Hove

Demolition of front wall and creation of new paved driveway with associated retaining walls and steps.

Applicant: Ms Lynne Porter

Officer: Robert McNicol 292322

Approved on 12/12/12 DELEGATED

1) BH01.01

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

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

2) BH05.10

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

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

3) UNI

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 plan, elevation and section	01		19 October 2012
Proposed plan, elevation and section	02		19 October 2012
Site location plan	03		19 October 2012

BH2012/02916

322A Portland Road Hove

Conversion of existing maisonette into 2no two bedroom flats and 1no studio flat with associated loft conversion incorporating a rear dormer, new windows to side elevation and rooflights.

Applicant: Barker James Developments Ltd

Officer: Guy Everest 293334

Refused on 26/11/12 DELEGATED

1) UNI

The proposal constitutes an overdevelopment of the site which, by reason of habitable rooms of an inadequate size, would provide a cramped and unsatisfactory standard of residential accommodation, be unsuitable for family occupation and fail to incorporate 'Lifetime Homes' standards in the design. The proposal would therefore fail to meet the likely needs of future occupiers and is contrary to policies QD27, HO9 and HO13 of the Brighton & Hove Local Plan.

BH2012/03217

54 Berriedale Avenue Hove

Erection of conservatory to the rear.

Applicant: Mr Duthie

Officer: Steven Lewis 290480

Approved on 03/12/12 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Conservatory	JW/12/075		08/10/2012
Existing elevation			08/10/2012
Existing Ground Floor Plan			08/10/2012

3) UNI

The solid panel indicated within the south elevation of the development hereby permitted shall be permanently retained as such.

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