

PLANS LIST 20 FEBRUARY 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

Application for Approval of Details Reserved by Conditions 3, 4, 5, 8, 11, 13, 14, 15, 16 and 19 of application BH2011/03804.

Applicant: Capital (Hair & Beauty) Ltd

Officer: Jonathan Puplett 292525

Split Decision on 30/01/13 DELEGATED

1) UNI

The details pursuant to conditions 3, 4, 8, 13, 15 and 19 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 5, 11, 14 and 16.

Reasons:

1. A Breeam Design Stage Certificate has not been submitted, the details submitted do not fully address the requirements of Condition 5

2) UNI2

Sufficient details relating to potential land contamination have not been submitted, the details submitted do not fully address the requirements of Condition 11.

3) UNI3

Sufficient details relating to nature conservation improvement measures within the development site have not been submitted, the details submitted do not fully address the requirements of Condition 14.

4) UNI4

Full details of the proposed tree planting within the development site have not been submitted and the proposed landscaping scheme does not include sufficient details relating to nature conservation improvement measures within the development site. The details submitted do not fully address the requirements of Condition 16.

BH2012/03476

28 Highfield Crescent Brighton

Erection of raised timber decking to rear with screen, balustrade and steps to rear garden. (Part retrospective)

Applicant: Mr Jasbir Johal

Officer: Wayne Nee 292132

Refused on 18/01/13 DELEGATED

1) UNI

The proposed raised timber decking, due to its elevated height and its location close to neighbouring boundaries, would represent an un-neighbourly and overbearing

addition for nearby residents by reason of an increased sense of overlooking and loss of privacy, which would be to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan

2) UNI2

The proposed raised timber decking, due to its elevated height and the design including two levels of platform, would result in a bulky and complicated structure that would detract from the character and appearance of the existing property. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03539

80 Graham Avenue Brighton

Removal of existing outbuilding and erection of a single storey rear extension, replacement of rear window with door.

Applicant: Mr Ben Shefford

Officer: Louise Kent 292198

Approved on 15/01/13 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 layout			7 November 2012
Proposed extension			20 November 2012

BH2012/03630

82 Crabtree Avenue Brighton

Creation of garage to front elevation. (Retrospective)

Applicant: Mr Shamsuddin Khodayar

Officer: Wayne Nee 292132

Refused on 15/01/13 DELEGATED

1) UNI

The garage by reason of its siting within the front garden on the site boundary is a bulky and visually intrusive feature which detracts from the character and appearance of the street scene. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03635

79 Carden Avenue Brighton

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

Applicant: Mr & Mrs Hughes-King

Officer: Louise Kent 292198

Refused on 10/01/13 DELEGATED

1) UNI

The proposed rear extension, by reason of its depth and height, would result in a material loss of light and an overbearing impact to the occupiers of the adjoining property (81 Carden Road) to the detriment of residential amenity and would thereby be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03656

17 Westfield Close Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn end roof extension.

Applicant: Mrs Ceri Prichard

Officer: Wayne Nee 292132

Approved on 15/01/13 DELEGATED

BH2012/03662

15 Court Close Brighton

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

Applicant: Sean Bleach

Officer: Chris Swain 292178

Refused on 14/01/13 DELEGATED

1) UNI

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

BH2012/03682

63 Carden Avenue Brighton

Certificate of Lawfulness for proposed demolition of existing conservatory and erection of single storey rear extension. Proposed erection of single storey front extension to create a porch and other internal works.

Applicant: Mr & Mrs Dunkling

Officer: Louise Kent 292198

Approved on 16/01/13 DELEGATED

BH2012/03710

25 Mackie Avenue Brighton

Erection of single storey side and rear extension. Loft conversion incorporating hip to gable roof extension, rear dormer and side window.

Applicant: Mr & Mrs Dave Mann

Officer: Chris Swain 292178

Refused on 30/01/13 DELEGATED

1) UNI

The rear dormer, by reason of its size, proportions and design would result in a bulky and unsympathetic alteration that would detract from the appearance and character

of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

2) UNI2

The proposed hip to gable alteration, by reason of its size, proportions and design would result in an unsympathetic alteration that would detract from the appearance and character of the building, unbalance the pair of semi detached properties and harm the visual amenity of the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

3) UNI3

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

BH2012/03740

78 Greenfield Crescent Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Chilcott

Officer: Robin K Hodgetts 292366

Approved on 25/01/13 DELEGATED

BH2012/03914

15 Glenfalls Avenue Brighton

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

Applicant: FCM Renovations Limited

Officer: Chris Swain 292178

Approved on 30/01/13 DELEGATED

BH2012/03978

Mill House Overhill Drive Brighton

Non Material Amendment to BH2011/01154 to omission of footpath to western boundary of property. Relocation of garage 2.50m south from original position. Window fenestration amended to dwelling with window omitted and new folding sliding doors added to kitchen. French doors and side glazing omitted and new window of same overall width added to garden room. Rooflight position amended.

Applicant: Alan Maysey

Officer: Anthony Foster 294495

Approved on 09/01/13 DELEGATED

PRESTON PARK

BH2012/03502

167 Waldegrave Road Brighton

Insertion of 1no rooflight to the front roof slope.

Applicant: Miss S Anderson

Officer: Louise Kent 292198

Approved on 30/01/13 DELEGATED

BH2012/03641

84 Hythe Road Brighton

Loft conversion incorporating rear dormer and 1no rooflight to the front roof slope.

Applicant: Peter Brockwell

Officer: Wayne Nee 292132

Refused on 24/01/13 DELEGATED

1) UNI

The proposed rear dormer, by reason of its size, bulk and design, is considered to form an unacceptable alteration to the rear roof slope. This would detract from the character and appearance of the existing property, and the wider setting of the conservation area. As such, the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, as well as and Extensions.

BH2012/03658

50 Edburton Avenue Brighton

Erection of a single storey rear and side extension.

Applicant: Simon Griffiths

Officer: Robin K Hodgetts 292366

Approved on 18/01/13 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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations			15/11/12
Proposed plans and elevations			15/01/13

BH2012/03722

102 Havelock Road Brighton

Erection of rear dormer and repositioning of existing velux window to the front. Insertion of velux window to the rear roofslope

Applicant: Mr & Mrs Filed

Officer: Robin K Hodgetts 292366

Refused on 16/01/13 DELEGATED

1) UNI

The proposed rear dormer, by reason of its inappropriate siting, size, proportions and design, would represent an incongruous extension to the roof of the dwelling that would harm the character and appearance of both the host building and the roofscape of this part of the Preston Park Conservation Area. The proposed development is thereby considered contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and also to advice in SPGBH1 'Roof Alterations & Extensions'

BH2012/03763

2 Balfour Road Brighton

Alterations to rear ground floor utility room to create flat roof with balustraded decking linking to garden decking.

Applicant: Mr John Woodfine

Officer: Wayne Nee 292132

Approved on 29/01/13 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 plans	0224-12-01		26/11/2012
Proposed plans	0224-12-02		26/11/2012
Existing and proposed elevations	0224-12-03		26/11/2012
Site plan			26/11/2012

BH2012/03841

Flat 2 77 Springfield Road Brighton

Proposed uPVC window and French doors to the rear of the property.

Applicant: Mr Jeremy Tilden-Smith

Officer: Chris Swain 292178

Refused on 28/01/13 DELEGATED

1) UNI

The replacement uPVC bay window, by reason of its material, detailing and proportions would form a visually inappropriate alteration to the building and adversely affect the character and appearance of the Southdown Avenue street scene and the Preston Park Conservation Area and as such are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2012/03854

Flat 2 174 Havelock Road Brighton

Loft conversion incorporating rear dormer and 1no rooflight to the rear.

Applicant: Mrs Mjriam Sessa

Officer: Chris Swain 292178

Approved on 25/01/13 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
Location Plans	1216/01		04/12/ 2012
Existing ground floor layout	1216/02		30/11/2012
Proposed rear elevation	1216/03		30/11/2012
Proposed rear elevation	1216/04		30/11/2012
Proposed first floor layouts	1216/05		30/11/2012
Proposed second floor layout	1216/06		30/11/2012
Proposed rear elevation	1216/07		30/11/2012

4) UNI

The window to the hereby approved dormer shall be painted softwood, double hung vertical sliding sash 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.

REGENCY

BH2012/02661

Royal Alexandra Quarter Dyke Road Brighton

Display of 8no non-illuminated advertising hourdings, 3no non-illuminated projecting flags, 3no non-illuminated fascia signs, 1no non-illuminated totem sign and 2no window frosting signs.

Applicant: Taylor Wimpey

Officer: Guy Everest 293334

Approved on 10/01/13 DELEGATED

1) UNI

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

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

of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

2) UNI

This consent shall expire on 1st January 2015 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.

3) UNI

No advertisement shall be sited or displayed so as to -

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

BH2012/02665

Mitre House 149 Western Road Brighton

Replacement white powder coated aluminium windows and doors to South elevation of South block.

Applicant: Tareem Ltd C/O Montague Management Ltd

Officer: Guy Everest 293334

Approved on 22/01/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	3204.EX.001		30/08/2012
Existing Entry Level Plan	3204.EX.101		30/08/2012
Existing Level 0 Plan	3204.EX.102		30/08/2012
Existing Level 1 Plan	3204.EX.103		30/08/2012
Existing Level 2 Plan	3204.EX.104		30/08/2012
Existing Level 3 Plan	3204.EX.105		30/08/2012
Existing Level 4 Plan	3204.EX.106		30/08/2012
Existing Level 5 Plan	3204.EX.107		30/08/2012
Existing Level 6 Plan	3204.EX.108		30/08/2012
Existing Sections	3204.EX.201		30/08/2012
Existing South Elevation	3204.EX.301		30/08/2012
Existing North Elevation	3204.EX.302		30/08/2012
Existing West Elevation	3204.EX.303		30/08/2012
Existing East Elevation	3204.EX.304		30/08/2012
Proposed Plans	3204.PL.101		30/08/2012
Proposed Plans	3204.PL.102		30/08/2012
Proposed South Elevation (South Block)	3204.PL.301		30/08/2012
Proposed North, West and East Elevations (South Block)	3204.PL.302		30/08/2012
Proposed Aluminium Window Types (South Block)	3204.PL.303		30/08/2012
Proposed Typical Window Details	3204.PL.304		30/08/2012
Proposed Window Comparisons (1:10 Elevations)	3204.PL.305		01/11/2012
Proposed Window Comparisons Detail Plans	3204.PL.306		01/11/2012
Proposed Window Comparisons (1:2 Sections)	3204.PL.307		01/11/2012

BH2012/03162

32-38 North Street & 40-44 Ship Street Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2011/00634

Applicant: CIP Property (AIPT) Limited

Officer: Guy Everest 293334

Approved on 14/01/13 DELEGATED

BH2012/03226

3A Powis Square Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/00836.

Applicant: Mr Chris Hazel

Officer: Robert McNicol 292322

Refused on 09/01/13 DELEGATED

1) UNI

The drawings provided are not sufficient, as the sectional details provided are at the

incorrect scale, there are discrepancies between the sections and elevation drawings, and details are required of the internal architraves and linings of the reveals. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

2) UNI

The 1:5 and 1:10 drawings of the proposed doors have inappropriate details for this grade II listed building. The mouldings, meeting stiles, cills and method of fixing for the glazing are all inappropriate. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

BH2012/03309

45 - 46 Western Road Brighton

Display of non-illuminated fascia signs, internally illuminated projecting sign and buckle sign fixed over fascia and vinyl signage.

Applicant: Lloyds Banking Group

Officer: Jason Hawkes 292153

Approved on 14/01/13 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.

BH2012/03350

Churchill Square Western Road Brighton

External and internal alterations to part of Western Road frontage (Units 4-5, 6 and 7, 8, 9, 10 and BHS Unit Msu1) including installation of double height shopfronts, raising of roof height of part of first floor, reconfiguration of retail units and associated works.

Applicant: Standard Life Investments

Officer: Jason Hawkes 292153

Approved on 14/01/13 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) BH03.02

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

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

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	(PL)001		22/10/2012
Existing Upper Car Park Plan	(PL)002		22/10/2012
Existing Lower Mall Plan	(PL)003		22/10/2012
Existing Upper Mall Plan	(PL)004		22/10/2012
Existing First Floor Plan	(PL)005		22/10/2012
Existing Roof Plan	(PL)006		22/10/2012
Existing Western Road	(PL)007		22/10/2012
Existing Sections	(PL)008		22/10/2012
Proposed Upper Car Park Plan	(PL)010		08/11/2012
Proposed Lower Mall Plan	(PL)011		08/11/2012

Proposed Upper Mall (Ground Floor) Plan	(PL)012		22/10/2012
Proposed First Floor Plan	(PL)013		22/10/2012
Proposed Roof Plan	(PL)014		22/10/2012
Proposed Western Road (North) Elevation	(PL)015		22/10/2012
Proposed Sections	(PL)016		22/10/2012
Overall Proposed Western Road (North) Elevation (illustrative only)	(PL)017		22/10/2012
Views of Overall Proposed Frontage (illustrative only)	(PL) 018		22/10/2012
Proposed Unit 6 Elevation	(PL)019		22/10/2012
Shopfront Elevation Initial Proposal (Dorothy Perkins & Burton)	100		13/11/2012
Shopfront Details as Proposed (BHS)	010		13/11/2012
Shopfront Elevation as Proposed (Topshop)	Xxx		13/11/2012

BH2012/03373

17 Montpelier Road Brighton

Creation of rear roof terrace incorporating building up of rear parapet wall and replacement of dual pitched roof with new flat roof.

Applicant: Mr Simeone Bowes

Officer: Christopher Wright 292097

Refused on 28/01/13 DELEGATED

1) UNI

The proposal would, by reason of the removal of the rear transverse pitched roof and creation of a roof terrace with a raised parapet, significantly alter the original form of the roof and erode the uniformity of the roofscape over this group of historic terrace buildings, some of which are listed. As such, the proposal would detract from the character and appearance of the host building, set a harmful precedent that could lead to similar proposals in future, and would introduce an incongruous feature in the roofscape that would be detrimental to the character and appearance of the Regency Square Conservation Area. For these reasons, the proposal is considered contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 together with guidance contained in SPGBH1: Roof alterations and extensions.

BH2012/03452

72 Preston Street Brighton

Certificate of Lawfulness for existing use as a restaurant (A3).

Applicant: Mr Simon Tan

Officer: Christopher Wright 292097

Refused on 14/01/13 DELEGATED

BH2012/03471

181-185 Western Road & 185 Western Road Brighton

Display of internally illuminated fascia sign and projecting signs.

Applicant: Hennes & Mauritz UK Ltd

Officer: Clare Gibbons 292454

Approved on 14/01/13 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.

BH2012/03472

181-185 Western Road & 185 Western Road Brighton

Installation of new shop front.

Applicant: Hennes & Mauritz UK Ltd

Officer: Clare Gibbons 292454

Approved on 14/01/13 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			31/10/2012
2x A4 sheets of photographs			31/10/2012
Existing shopfront	TAP/0044/E-SF/B		12/11/2012
Proposed shopfront	TAP/0044/P-SF/D		12/11/2012
Existing shopfront sections	TAP/0044/E-SEC/B		12/11/2012
Proposed shop front sections A	TAP/0044/P-SEC/B		12/11/2012
Proposed signage	TAP/0044/P-SIGN/B		12/11/2012

BH2012/03538

55 Western Road Brighton

Display of internally illuminated fascia and projecting signs.

Applicant: Mr H Van-Zyl

Officer: Clare Gibbons 292454

Refused on 14/01/13 DELEGATED

1) UNI

The advertisements by reason of their colour, size and illumination would appear incongruous and unduly prominent in the street scene and cause harm to the character and appearance of this part of the Regency Square conservation area, contrary to policies HE9 and QD12 of the Brighton & Hove Local Plan 2005 and SPD07 (Advertisements).

BH2012/03551

51 East Street Brighton

Display of non-illuminated projecting signs.

Applicant: East Ltd

Officer: Helen Hobbs 293335

Refused on 16/01/13 DELEGATED

1) UNI

The projecting signs by reason of their number would result in a cluttered appearance that would be out of keeping with the adjoining shopfronts. The signage would be detrimental to the visual amenity of the locality and setting of the Old Town conservation area and is contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and to the provisions of SPD07: Advertisements.

BH2012/03556

Flat 3 6 Montpelier Terrace Brighton

Internal alterations to layout of flat (part retrospective)

Applicant: Mr Joe McNulty

Officer: Jason Hawkes 292153

Refused on 11/01/13 DELEGATED

1) UNI

The proposal lacks sufficient details in order to make a full and proper assessment of the impact of the proposal on the character and appearance of the listed building. Notwithstanding the lack of details, the proposed partition and entrance in the front room detracts from the character of the building as it encroaches on the front window and runs into an architrave. With division in place, the two front rooms would still retain irregular shapes and the proposal disrupts the plan form and room proportions. Additionally, the relocation of the kitchen into the front room would result in clutter and the proposed return of the kitchen units across the recess at the side of the chimney breast further detracts from the original character of the building. The proposed rearrangement of the rear rooms also results in a partition running into a chimney breast to the detriment of the historic character of the listed building. The scheme is therefore deemed contrary to policies HE1 and HE4 of the Brighton & Hove Local Plan and Supplementary Planning Document 9: Architectural Features.

BH2012/03633

38 - 39 North Street Brighton

Installation of ATM cash machine to front elevation

Applicant: Vocalink

Officer: Clare Gibbons 292454

Approved on 23/01/13 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/site plan			15/11/2012
Specification			15/11/2012
Planning Rev. Option 1 Rev C including Scale Bars			21/12/2012

BH2012/03695

47 Borough Street Brighton

Certificate of Lawfulness for existing use as a residential dwelling.

Applicant: Santino Sarri

Officer: Robert McNicol 292322

Approved on 15/01/13 DELEGATED

BH2012/03726

Flat 3 14 Clarence Square Brighton

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

Applicant: Coral Pfluger

Officer: Jason Hawkes 292153

Approved on 14/01/13 DELEGATED

BH2012/03768

37 Upper North Street Brighton

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

Applicant: Mr Stephen Osborne

Officer: Robert McNicol 292322

Approved on 21/01/13 DELEGATED

BH2012/03777

39 Old Steine Brighton

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

Applicant: Lace International

Officer: Christopher Wright 292097

Approved on 22/01/13 DELEGATED

1) BH10.02

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or

- aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

6) UNI

The illumination of the advertisement on the scaffolding shroud on the southeast elevation of the building shall be non-intermittent and shall illuminate only the area of the advertisement. The level of illumination of the advertisement shall not exceed 300 Candelas per square metre.

Reason: To safeguard the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

7) UNI

The illumination of the advertisement on the scaffolding shroud on the southeast elevation of the building shall be non-intermittent and shall illuminate only the area of the advertisement. The level of illumination of the advertisement shall not exceed 300 Candelas per square metre.

Reason: To safeguard the appearance and character of the area in accordance with policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

8) UNI

This consent shall expire on 30 June 2014 whereupon the scaffolding shrouds and advertisement shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: In the interests of amenity and public safety and in order to comply with policies QD12 and HE9 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD07: Advertisements.

BH2012/03798

22 Victoria Street Brighton

Replacement of sashes to existing bay windows, replacement rooflight and installation of new railings at front elevation.

Applicant: Mr Roger Goddard-Coote

Officer: Robert McNicol 292322

Refused on 23/01/13 DELEGATED

1) UNI

By virtue of having an inappropriate and historically inaccurate design, including excessively thick meeting rails, the frames of the proposed front windows would have a detrimental impact on the character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of having an inappropriate rectangular top rail, the proposed railings would have a detrimental impact on the character and appearance of the grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2012/03799

22 Victoria Street Brighton

Replacement of sashes to existing bay windows, replacement rooflight and installation of new railings at front elevation.

Applicant: Mr Roger Goddard-Coote

Officer: Robert McNicol 292322

Refused on 23/01/13 DELEGATED

1) UNI

By virtue of having an inappropriate and historically inaccurate design, including excessively thick meeting rails, the frames of the proposed front windows would have a detrimental impact on the character and appearance of the grade II listed building. The proposal is therefore contrary to policies QD14 and HE1 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of having an inappropriate rectangular top rail, the proposed railings would have a detrimental impact on the character and appearance of the grade II listed building. The proposal is therefore contrary to policies QD14 and HE1 of the Brighton & Hove Local Plan.

BH2012/03811

10 Powis Grove Brighton

Reinstatement of 2no chimneys replacing existing partial chimney and flue.

Applicant: Mr Brian Morris

Officer: Clare Gibbons 292454

Approved on 24/01/13 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 Ground Floor Plan	1224/E01		28/11/2012
Existing Second Floor Plan	1224/E03		28/11/2012
Existing Elevations	1224/E04		28/11/2012
Proposed Elevations	1224/P01		28/11/2012
Proposed Roof Plan	1224/P02		28/11/2012
Proposed chimney details	1224/P03		02/01/2013

ST. PETER'S & NORTH LAINE

BH2012/02596

7 Ditchling Road Brighton

Change of use of first floor from residential to children's day nursery. (D1).

Applicant: Miss Paula Cowell

Officer: Jonathan Puplett 292525

Approved on 30/01/13 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 number of children attending the nursery shall not exceed 24 at any one time.

Reason: In order to safeguard the amenities of neighbours and ensure the accommodation is adequate for the children, in accordance with policies SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The use hereby approved shall be carried out in accordance with the approved Travel Plan, received 21/08/2012.

Reason: To ensure that a highway safety risk is not caused, that use of sustainable transport methods is promoted, and to comply with policies TR1, TR4 and TR7 of the Brighton & Hove Local Plan.

4) UNI

Children attending the childcare facility shall not be allowed in to the rear garden area of the property except between the hours of 09.00 and 17.00 Monday to Friday and 10.00 and 16.00 on Saturdays.

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

5) UNI

This permission shall enure for the benefit of the applicant Paula Cowell only and for no other person, and upon cessation of occupation by Paula Cowell the premises shall be reinstated to their former condition and use.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and in accordance with policies QD27 and HO26 of the Brighton & Hove Local Plan.

6) UNI

The use of the basement floor, ground floor and first floor area of the dwelling as shown on the proposed plans shall not be severed from the upper floors or let or sold as a separate planning unit without the permission of the Local Planning Authority.

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 in accordance with Policy QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan			28/09/2012
Existing basement plan			02/11/2012
Existing ground floor plan			02/11/2012
Existing first floor plan			02/11/2012
Existing second floor plan			02/11/2012
Proposed basement plan			02/11/2012

Proposed first floor plan			07/12/2012
Travel plan			21/08/2012

8) UNI

The use hereby approved shall not operate except between the hours of 0730 and 1900 hours on Mondays to Saturdays and not at any time on Sundays or Public Holidays.

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

BH2012/02675

(Former Co-op Department Store) 94-103 London Road and 6-11 and 12 Baker Street Brighton

Partial demolition of former Co-Operative building allowing for the retention of the existing façade. Erection of a new building ranging from 3 to 6 storeys providing 351 units of student accommodation (sui generis) and 3no retail units (A1) at ground floor level, incorporating new access routes, 3no new disabled parking spaces, 150 cycle spaces and other associated works.

Applicant: Watkin Jones & Co-op Group

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 18/01/13

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

Unless otherwise agreed in writing by the Local Planning Authority, non of the residential development hereby approved shall be occupied until a Multi Residential BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the development built has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant Multi Residential BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

3) UNI

Unless otherwise agreed in writing, demolition of the building and retention of the façade shall be carried out in strict accordance with the 'Westlakes Consulting Design Consultants Demolition & Façade Retention Strategy - ref: 407_Struct_001, issue 01' and drawing no. WEL_407_SK20_P1 'Façade Retention - Assumed Sequence of Works'.

Reason: To ensure the satisfactory preservation of the facade and to comply with policies QD1 and HE10 of the Brighton & Hove Local Plan.

4) UNI

The windows within the east elevation of the north rear wing at first, second and third storey levels, which serve the communal kitchens/living rooms shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

5) UNI

The windows within the east elevation at first storey level serving the 'Student Common Room' as shown on drawing numbers EL_002 revision C received 12 November 2012, PL_003 revision D received 20 November 2012 and PL_012 revision B received 14 November 2012, shall be fixed shut and thereafter permanently retained as such.

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

6) UNI

The angled windows servicing the bedrooms on the north elevation of the Baker Street frontage block, on the upper ground, first, second and third storey floor level shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_002 revision B received 8 November 2012, PL_003 revision D received 20 November 2012, PL_004 revision C and PL_005 received 16 November 2012, and corresponding elevational drawing EL_004 revision C received 12 November 2012, this element of the glazing should also be fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

7) UNI

The angled windows servicing the ground and upper ground floor level bedrooms opposite London Terrace shall be glazed with obscure glazing and screens erected on the exterior of the window as shown on the floor plans - drawing number PL_001 revision F received 12 November 2012 and PL_002 revision B received 8 November 2012 and corresponding elevational drawing EL_002 revision C received 12 November 2012, this element of the glazing should also be fixed shut and thereafter permanently retained as such. The angled bay window to communal kitchen/living rooms associated with these bedrooms should also be obscure glazed as shown on the aforementioned drawings, fixed shut and thereafter permanently retained as such. For clarity, this restriction does not relate to the glazing on the shorter aspect of the angled window.

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

8) UNI

The retail use hereby permitted shall not be open to customers except between the hours of 07:00 and 22:00 on Mondays to Saturdays and 10:00 and 16:00 on Sundays and Bank/Public Holidays.

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

9) UNI

No deliveries to or from the retail development hereby approved, shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and between 10.00 and 16.00 Sundays, Bank or Public Holidays. All deliveries to the larger retail units which front onto London Road shall be made from the loading bay on London Road and not to the rear of the development.

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

10) UNI

No servicing for collection of refuse/recycling at the site shall occur except between the hours of 08:00 and 19:00 on Mondays to Saturdays not at all on Sundays or Bank/Public Holidays.

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

11) UNI

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

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

12) UNI

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

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

13) UNI

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.

14) UNI

Access to flat roof areas across the development hereby approved, other than those areas which are expressly defined as amenity space as shown on drawing number PL_003 revision D received 20 November 2012 and labelled 'North and South Garden' and 'North and South Courtyard', shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until details of a mitigation strategy to ensure nesting birds are not disturbed during the demolition and construction phases of the development hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

16) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Retail Shell and Core and a Design Stage Assessment Report showing that the retail development will achieve a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the retail development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

17) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a Multi Residential BREEAM rating of 60% in energy and 60% in water sections of relevant BREEAM assessment within overall 'Excellent' for the development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

18) UNI

No development shall commence until a scheme for the provision of foul and surface water drainage works has been submitted to Local Planning Authority. The drainage works shall be completed in strict accordance with the approved details and timetable agreed.

Reason: To prevent the increased risk of flooding and to prevent the 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 City Plan.

19) 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.

20) UNI

(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
- (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

21) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details showing the type, location and timescale for implementation of the six compensatory bird boxes have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details.

Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policies QD17 and QD18 of the Brighton & Hove Local Plan.

22) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details.

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

23) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed green walling have been submitted to and approved in writing by the Local Planning Authority. These details shall include timescale for implementation and maintenance programme and irrigation system, substrate to be used and plant species. The scheme shall then be carried out in accordance with the approved details.

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

24) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the final design and location of the proposed Photo Voltaic panels to be installed on the roof of the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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.

25) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the spring loaded or similar mechanism for the Josta cycle parking facilities and proposed signage with instructs for use (to be erected in the cycle parking store) to provide a total of 134 spaces in the basement as shown on drawing number PL_009 revision E received 8 November 2012, 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.

26) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include edible landscaping/food growing, 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.

27) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, unless or until a scheme for the storage of refuse and recycling for the retail units has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

28) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, 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.

29) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until drawings illustrating the landscape features, including fencing, screening, the steps, walls and seating areas across the development, at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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 QD15 of the Brighton & Hove Local Plan

30) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until 1:20 scale elevations and sections of the detailed shop front and doors design and the design of the three external fire doors within the shop fronts, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.

31) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until full details of the proposed replacement glazing within the retained façade including any opening mechanism, sections and the profiles of the glazing bars at 1:20 scale, along with a window sample, have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 and HE10 of the Brighton & Hove Local Plan.

32) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such

unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

33) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the proposed glazing and ventilation method to be installed to the bedrooms identified in the submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', which shall achieve a BS8233 'Good' standard, have been submitted to and approved in writing by the Local Planning Authority. The approved glazing and ventilation method shall then be installed to the bedrooms as per the aforementioned reports recommendations.

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

34) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until a scheme for the soundproofing of the floors and walls between plant rooms and the student accommodation and between the commercial units and the student accommodation, as recommended by submitted report, 'WYG Environmental: Former Co-op Building, London Road, Brighton, Proposed Mixed Retail and Student Residential Development, November 2012, A069178-3, revision 3 08/11/12', has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

35) UNI

No work shall take place above the ground floor slab level of any part of the development hereby approved, until details of the junction between the retained façade and the new build at each end, including the formation of the short returns of the retained stone façade, 1:10 scale, have been submitted to and approved in writing by the Local Planning Authority. The development shall then 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 HE10 of the Brighton & Hove Local Plan.

36) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the privacy screening as shown on drawing number PL_003 revision D received 20 November 2012 and EL_007 revision B received 14 November 2012 shall be erected prior to first occupation of the student accommodation hereby approved. The screen shall then be retained as such at all times.

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

37) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on drawing number PL_001 revision F received 12 November 2012 located in front of the management office 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.

38) UNI

The residential element of 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.

39) UNI

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

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

Plan Type	Reference	Version	Date Received
London Road and Baker Street Elevations	EL_001	C	27/11/2012
London Terrace Elevations	EL_002	C	12/11/2012
Kingsbury Road Elevations and London Terrace back gardens	EL_003	C	12/11/2012
Wing Elevations	EL_004	C	12/11/2012
Existing Elevations	EL_005		30/08/2012
Existing Elevations	EL_006	A	10/09/2012
North Courtyard Section	EL_007	B	14/11/2012
24 Kingsbury Road Sections	EL_008	A	22/11/2012
Fire Escape Door Detail	EL_009	A	08 /11/2012
Elevation Details_1 proposed	EL_010		15/11/2012
Elevation Details_2 proposed	EL_011		15/11/2012
Elevation Details_3 proposed	EL_012		15/11/2012
Elevation Details_4 proposed	EL_013		15/11/2012
Fire Strategy Plan Ground Floor	FS_001	A	08/11/2012
Fire Strategy Plan First Floor	FS_002	A	28/11/2012
Fire Strategy Sections	FS_003	A	08/11/2012
Ground Floor Plan proposed	PL_001	F	12/11/2012
Upper Ground Floor Plan Proposed	PL_002	B	08/11/2012
First Floor Plan Proposed	PL_003	D	20/11/2012
Second Floor Plan Proposed	PL_004	C	16/11/2012
Third Floor Plan Proposed	PL_005	B	16/11/2012
Fourth Floor Plan Proposed	PL_006	C	16/11/2012
Fifth Floor Plan Proposed	PL_007	C	28/11/2012
Roof Plan Proposed	PL_008	C	16/11/2012
Basement Plan Proposed	PL_009	E	08/11/2012
Site Location Plan Proposed	PL_010	B	16/11/2012
Student Entrance and Management Office Plan	PL_012	B	14/11/2012
Existing Basement Plan	PL_013		30/08/2012

Existing Ground Floor Plan	PL_014		30/08/2012
Existing First Floor Plan	PL_015		30/08/2012
Existing Second Floor Plan	PL_016		30/08/2012
Existing Third Floor Plan	PL_017		30/08/2012
Existing Fourth Floor Plan	PL_018		30/08/2012
Proximity of Proposed Building to London Terrace	PL_019 PL_027	A	18/09/2012
Block Plan			10/09/2012
Block Plan - Existing	PL_028		10/09/2012
Typical 5 Bed Flat Cluster	PL_029		02/11/2012
Typical Studio Layouts	PL_030		02/11/2012
Typical Small Studio Layouts	PL_031		
Public Realm Improvements	PL_032	A	16/11/2012
Site Sections Sheet 1	SE_001	B	08/11/2012
Site Sections Sheet 2	SE_002	B	08/11/2012
Site Section Locations	SE_003	A	08/11/2012
Retained Facade Details	SE_004	A	14/11/2012
Façade retention assumed sequence of works	WEL_407_S K20P1		12/10/2012
Site Sections Sheet 3	SE_005	B	22/11/2012
3D Views 1	SK_005		15/11/2012
3D Views 2	SK_006		15/11/2012
3D Views 4	SK_008		15/11/2012
3D Views 5	SK_009		15/11/2012
3D Views 014	SK_014		15/11/2012
3D Views 010	SK_020		15/11/2012
Ground floor landscape proposals	03	D	30/08/2012
First floor landscape proposals	04	E	30/08/2012
Ground floor planting proposals	05	A	30/08/2012
First floor planting proposals	06	B	30/08/2012
Proposed delivery lay-by	2370-TR-23	B	02/11/2012
Proposed delivery lay-by	2370SK-21	H	26/10/2012
CGI Sheet-1	RE_001		30/08/2012
CGI Sheet - 2	RE_002		30/08/2012
CGI Sheet - 3	RE_003		30/08/2012
CGI Sheet - 4	RE_004	A	14/09/2012

BH2012/03092

Lombard House 20-22 Gloucester Place Brighton

Change of use at ground floor and lower ground floor levels from financial services office (A2) to café/restaurant (A3) with associated external alterations including extraction duct to rear and new sliding doors to front elevation.

Applicant: Mr Dhari Alajmi

Officer: Wayne Nee 292132

Refused on 21/01/13 DELEGATED

1) UNI

Having regard to the location near to residential windows, the applicant has failed to demonstrate that the proposed extraction duct would not have a significant effect upon neighbouring residences in terms of noise and odour issues. The proposal is therefore contrary to the aims of policy QD27.

Report from: 09/01/2013 to: 30/01/2013

BH2012/03250

Princes House 53 Queens Road Brighton

Change of use of ground and first floors from office space (B1) to language school (D1).

Applicant: Hargreaves Management Ltd

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 25/01/13

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	LOC 1		10/10/2012
Basement Plan	GN B1		02/11/2012
Ground Floor Plan	GN 01	A	31/10/2012
First Floor Plan	GN 02	A	31/10/2012
Second Floor Plan	GN 03		02/11/2012
Third Floor Plan	GN 04		02/11/2012
Marketing Report	GFD/		10/10/2012
Basement Car Park Plan			14/11/2012

3) UNI

The D1 use hereby approved shall be for a Language School only 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 the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: The Local Planning Authority would wish to retain control over the use of the premises in order to protect the amenities of the area in accordance with policy QD27 in the Brighton & Hove Local Plan.

4) UNI

The use hereby permitted shall not be open except between the hours of 08.00 and 21.00 on Mondays to Saturdays and 09.00 and 20.00 on Sundays, Bank or Public Holidays.

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

5) UNI

The development hereby permitted shall not be commenced until details of disabled car parking provision for the staff and students of, and visitors to the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. This provision 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 a sufficient provision of disabled car parking provision and to

comply with policies TR1 and TR18 of the Brighton & Hove Local Plan.

6) UNI

Prior to the commencement of the use hereby approved a site management plan is to be submitted to and approved in writing by the Local Planning Authority. The management plan should include details for dealing with the arrival and departure of students for classes, congregation of students directly outside the building, the use of the access to the site on North Gardens which shall only be for access the basement car park or for emergency purposes and shall not be used as a regular access / egress route by students of the language school, sound limiters for audio equipment, parking areas and general measures to ensure that the amenity of the neighbouring occupiers is not compromised. The management plan shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

7) UNI

Prior to the commencement of the use hereby approved the developer or owner shall submit to the Local Planning Authority for approval in writing a detailed Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:-

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use
- (ii) A commitment to reduce carbon emissions associated with business and commuter travel
- (iii) Increase awareness of and improve road safety and personal security
- (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses
- (v) Identify targets focussed on reductions in the level of business and commuter car use
- (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate.
- (vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets
- (viii) Identify a nominated member of staff or post to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

Reason: To ensure the promotion of sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

8) UNI

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policies TR1 and TR14 of the Brighton & Hove Local Plan.

9) UNI

The ramped access to the application property on North Gardens shall only be used to access / egress from the basement car park or for emergency purposes and shall not be used as a regular access / egress route by students of the Language School. The fire escape door from the ground floor accommodation to North Gardens shall be for emergency purposes only and shall not be used as a regular access / egress route by students of the Language School.

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

BH2012/03300

90 Centurion Road Brighton

Loft conversion incorporating rear dormer and rooflight to front elevation.

Applicant: Mr Kindred Rose

Officer: Anthony Foster 294495

Refused on 14/01/13 DELEGATED

1) UNI

The proposed dormer by virtue of its size and design, would form an inappropriate and incongruous addition which would result in material harm to the appearance and character of the existing property, and wider West Hill Conservation Area. The proposal is therefore contrary to Policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

BH2012/03488

Lower Ground Floor 15 Bath Street Brighton

Certificate of Lawfulness for proposed conversion of 2no bedsits at lower ground floor level to 1no self contained flat.

Applicant: Mr Tony Camps-Linney

Officer: Robin K Hodgetts 292366

Refused on 15/01/13 DELEGATED

BH2012/03629

Lombard House 20 - 22 Gloucester Place Brighton

Demolition of 3no garages to rear (retrospective).

Applicant: Dhari Alajmi

Officer: Wayne Nee 292132

Approved on 21/01/13 DELEGATED

1) UNI

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site and block plan			14/11/2012
Existing/proposed site plan	RFA 11/215/10		14/11/2012
elevations	RFA 11/215/30		22/11/2012

2. This decision to grant Conservation Area Consent has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
The National Planning Policy Framework (NPPF)
Brighton & Hove Local Plan
HE8 Demolition in Conservation Areas; and
 - (ii) for the following reasons:-
Irrespective of any applications for future developments for the site being submitted and approved by the Local Planning Authority, it is considered that the demolition of the garages preserves the appearance of the Valley Gardens Conservation Area as it is considered that the garages, which are not considered to be a heritage asset, do not provide any intrinsic architectural value to the street scene and the wider conservation area.
3. In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

BH2012/03642

1 - 2 Park Crescent Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6 and 8 of application BH2012/01629.

Applicant: Mr & Mrs Geilinger

Officer: Jonathan Puplett 292525

Approved on 11/01/13 DELEGATED

BH2012/03660

19 North Gardens Brighton

Erection of rear extension at first floor level.

Applicant: Ms J Proctor

Officer: Anthony Foster 294495

Refused on 11/01/13 DELEGATED

1) UNI

The proposed first floor extension, by virtue of its design, would form an inappropriate and bulky addition which would result in a loss of original plan form. This would cause material harm to the appearance and original character of the rear elevation of the existing property. The proposal would also be detrimental to the character and appearance of the surrounding West Hill Conservation Area, and would as such be contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

BH2012/03696

40 Crescent Road Brighton

Loft conversion incorporating 2no rooflights to the rear.

Applicant: Ms Mei-Lee Jones

Officer: Pete Campbell 292359

Approved on 24/01/13 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			20/11/2012
Existing floor plan			20/11/2012
Proposed section			20/11/2012
Rear elevation (existing)			20/11/2012
Rear elevation (proposed)			23/01/2013
3rd floor plan			24/01/2013

3) UNI

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

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

BH2012/03716

4 Queens Road Brighton

Certificate of Lawfulness for proposed conversion of first floor offices to form 1no one bed flat.

Applicant: Geneva Investment Group

Officer: Anthony Foster 294495

Approved on 30/01/13 DELEGATED

BH2012/03762

100-101 Queens Road Brighton

Change of use of ground floor to A1 or A2 or A3 or B1 use and installation of new shopfront. (Part Retrospective)

Applicant: Hargreaves Developments Ltd

Officer: Pete Campbell 292359

Approved on 10/01/13 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 PlanLoc 1			26/11/2012
Existing ground floor plan	QRB 100-101/FP 01		26/11/2012
Proposed ground floor plan	QRB 100-101/FP 02		26/11/2012
Proposed alterations to shopfront	220 028 Detail 1		26/11/2012
Shopfront detail	QR/EL/01	Rev C	26/11/2012

3) UNI

Within 3 months of the date of this permission the installed double entrance doors which form part of the application and provide access to the ground floor unit from Queens Road shall have a sliding opening method or be inward opening and shall be retained as such thereafter.

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

4) UNI

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

Reason: To protect the amenities of occupiers on the floors above and at neighbouring properties in accordance with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Should the ground floor premises come into A3 use as defined by the Use Classes Order 1987, the serving of alcohol is to be ancillary to food sales which is prepared on the premises and served at tables by waiters and waitresses.

Reason: To protect the amenities of occupiers on the floors above and at neighbouring properties in accordance with policies SR1 and QD27 of the Brighton & Hove Local Plan.

6) UNI

Should the ground floor premises come into A1 or A2 or A3 use as defined by the Use Classes Order 1987 the premises shall not be in use except between the hours of 07:00 - 23:00 on Mondays to Sundays.

Reason: To protect the amenities of occupiers on the floors above and at neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2012/03796

45-46 Gardner Street Brighton

Replacement of existing light fittings to underside of projecting canopy.
(Retrospective)

Applicant: Mr Jonathan Cope

Officer: Robin K Hodgetts 292366

Refused on 29/01/13 DELEGATED

1) UNI

The existing lighting is considered excessive by way of the number of bulbs, their style and positioning and is considered detrimental to the appearance of the host

Report from: 09/01/2013 to: 30/01/2013

building, street scene and wider North Laine Conservation Area. As such it is contrary to policies QD5, QD10, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/03843

Flat 2 2 Buckingham Street Brighton

Replacement of timber framed windows to the rear with UPVC.

Applicant: Mr Jeremy Tilden-Smith

Officer: Pete Campbell 292359

Approved on 23/01/13 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			28/11/2012
Window drawings			28/11/2012
Supporting photographs			28/11/2012
Window specification brochure			28/11/2012

BH2013/00098

The Level Ditchling Road Brighton

Non Material Amendment to BH2012/01598 to minor revisions to layout of skating area.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 29/01/13 DELEGATED

WITHDEAN

BH2012/02626

Westdene Library Bankside Brighton

Renewal of existing access ramp and steps including installation of new railings and hand rail.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 11/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including and tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any

operations involving the use of motorised vehicles or construction machinery), until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard (BS 3998 2012 Tree Work - Recommendations).

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area, preserve an Elm tree which is included in the National Elm Collection and to comply with policy QD1 and QD16 of the Brighton & Hove Local Plan.

3) UNI

he steelwork to new access ramp, steps and railings shall be powder coated black and thereafter so retained, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the satisfactory appearance of the development 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	001		28/08/2012
Block Plan	002		28/08/2012
Existing Entrance Ramp Plan	11159/01		28/08/2012
Existing Entrance Ramp South East Side Elevation & North West Sectional Elevation	11159/02		28/08/2012
Proposed Entrance Ramp Side Elevation, sectional Elevation and Details	11159/04	A	28/08/2012
Proposed Entrance Ramp Plan Sketch Scheme 3	11159/SK3	B	28/08/2012

BH2012/03414

41 Varndean Gardens Brighton

Loft conversion incorporating the insertion of 2no rooflights to the front elevation, 3no rooflights to the west side elevation and 1no rooflight to the rear elevation. Insertion of 1no window to the east elevation and 3no solar panels and 1no rooflight to the flat roof.

Applicant: Mr Mike Ralph

Officer: Robert McNicol 292322

Refused on 14/01/13 DELEGATED

1) UNI

By virtue of their size, amount and positioning, the proposed rooflights to the front and west side roof slopes would dominate the appearance of the roof and relate poorly to the elevations below. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03474

Mulberry Cottage South Road Brighton

Erection of single storey side and rear extensions and installation of ground floor window to front.

Applicant: A Irons & S Lacorbiniere

Officer: Christopher Wright 292097

Refused on 15/01/13 DELEGATED

1) UNI

The proposed extensions and alterations would, by reason of their form, siting, design and appearance, poorly integrate with the style and form of the listed cottage and would result in the loss of original fabric, to the detriment of its historic character and appearance. The development would be visible from within the conservation area and would have a detrimental visual impact on its historic townscape and roofscape. As such the proposal is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed front window opening would result in the loss of original building fabric by way of knapped flintwork wall, and the design of the window would not be appropriate to the character and appearance of the listed building and would have a harmful impact on the historic townscape of the conservation area. As such the proposal is contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan 2005.

3) UNI3

The proposed rear extension would, by reason of the height and siting, have an overbearing impact on occupiers of the adjoining property, Little Barn, leading to an increased sense of enclosure that would be detrimental to residential amenity, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/03475

Mulberry Cottage South Road Brighton

Erection of single storey side and rear extensions, installation of ground floor window to front and internal alterations to layout.

Applicant: A Irons & S Lacorbiniere

Officer: Christopher Wright 292097

Refused on 17/01/13 DELEGATED

1) UNI

The proposed side and rear extensions would, by reason of their form, siting, design and appearance, poorly integrate with the style and form of the listed cottage, to the detriment of its historic character and appearance. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed front window opening would result in the loss of original building fabric by way of knapped flintwork wall, and the design of the window would not be appropriate to the character and appearance of the listed building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

3) UNI3

Insufficient information has been submitted in respect of the impact of the proposed internal alterations on the original fabric of the listed building. The works could have potential to have a harmful impact on the historic fabric of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan 2005.

BH2012/03614

2 Glen Rise Brighton

Erection of single storey rear extension.

Applicant: Mr & Mrs Sanders

Officer: Helen Hobbs 293335

Refused on 24/01/13 DELEGATED

1) UNI

The proposed extension by virtue of its size, level of rear projection and design would represent a bulky and incongruous addition to the dwelling that would be detrimental to the visual appearance and character of both the building and the surrounding area. The proposed development is thereby contrary to policies QD2 & QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposal by reason of its excessive level of rear projection beyond the main rear elevation of the existing dwelling close to the southern boundary would result in an overly dominant and overbearing impact to the neighbouring dwelling, No. 144 Valley Drive, detrimental to the outlook and amenities of the occupiers of this property. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/03617

70 Eldred Avenue Brighton

Demolition of existing conservatory and erection of replacement conservatory to the rear.

Applicant: Mr & Mrs Page

Officer: Robert McNicol 292322

Approved on 11/01/13 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, location plan, existing and proposed plans and elevations	4075/1		14/11/2014

BH2012/03653

31 Tongdean Lane Brighton

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

Applicant: Mr Paul Tarry

Officer: Clare Gibbons 292454

Approved on 21/01/13 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) 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.

4) BH06.02

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

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

5) UNI

No development shall commence on site until details of any reshaping or rebuilding of the brick planter at the front of the property to facilitate the development has been submitted to and approved in writing by the Local Planning Authority. These details shall include evidence that root plates of the Beech trees would be undisturbed to allow these TPOs trees to thrive post-development. The development shall be carried out in strict accordance with the agreed details.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan Page 1			19/11/2012
Location planPage 2			19/11/2012
Block planPage 3			19/11/2012
Ground and first floor existing Page 4			261/2012
Ground and first floor proposed Page 5			19/11/2012
Front and side elevation existing Page 6			261/2012
Front and side elevation Page 7			19/11/2012
Rear elevations existing and proposedPage 8			19/11/2012

BH2012/03675

16 Cedars Gardens Brighton

Erection of single storey rear extension to the first floor incorporating side dormer and rooflight. (Part Retrospective).

Applicant: Mrs Natasha Shorten

Officer: Christopher Wright 292097

Approved on 14/01/13 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 rooflights in the approved development shall not protrude more than 150mm beyond the plane of the roof slope of the roof slope when measured from the perpendicular with the external surface of the roof, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (Roof Extensions and Alterations).

4) UNI

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

5) UNI

The first floor side facing gable windows (east and west facing) and the two east facing dormers of the development hereby permitted shall be obscure glazed. Those windows shall be non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	CH419/001	A	20/11/2012
Existing Ground & Basement	CH419/02-1	A	20/11/2012

Report from: 09/01/2013 to: 30/01/2013

Plans			
Existing First and Roof Plan	CH419/02-2		20/11/2012
Existing Elevations	CH419/003	A	20/11/2012
Existing Elevations and Section	CH419/004	A	20/11/2012
Proposed Ground and Basement Plans	CH419/005		20/11/2012
Proposed First and Roof Plan	CH419/006	A	20/11/2012
Proposed Front and Rear Elevations	CH419/007	A	20/11/2012
Proposed Elevations and Section	CH419/008	A	20/11/2012

BH2012/03681

9 The Beeches Brighton

Erection of single storey detached garage incorporating hardstanding and crossover.
Relocation of existing external wall.

Applicant: Mr Santino Sarri

Officer: Helen Hobbs 293335

Approved on 30/01/13 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) BH11.01

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

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

3) 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Garage and Garden Wall	612/01	B	24/01/2013
Existing Layout	612/02	A	05/12/2012

5) UNI

The development hereby permitted shall not be brought into use until the

archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 4 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and to comply with policy HE12 of the Brighton & Hove Local Plan.

6) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority. No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

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.

7) UNI

No development shall take place until samples of the materials to be used in the construction of the garage and new boundary wall 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 the satisfactory appearance of the development and to comply with policy QD1 and QD14 of the Brighton and Hove Local Plan.

BH2012/03690

First Floor Flat 19 Hampstead Road Brighton

Loft conversion incorporating 4no rooflights to front and rear.

Applicant: Naomi Leon

Officer: Christopher Wright 292097

Approved on 16/01/13 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 Plans and Elevations	1463/1650		21/11/2012
Proposed Loft Conversion	1463/1651	B	14/01/2013

BH2012/03733

Withdean Sports Complex Tongdean Lane Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2012/02766.

Applicant: Mr Toby Kingsbury

Officer: Mick Anson 292354

Approved on 25/01/13 DELEGATED

BH2012/03746

3 Glen Rise Close Brighton

Certificate of Lawfulness for proposed single storey rear extension and hip to gable roof extension incorporating rear dormer and raising of ridge height to facilitate loft conversion.

Applicant: Mr & Mrs David Hunter

Officer: Robert McNicol 292322

Refused on 25/01/13 DELEGATED

1) UNI

By virtue of extending beyond the plane of the roof slope which forms the principal elevation of the dwellinghouse and fronts a highway, the proposal does not comply with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2) UNI2

Notwithstanding the first reason for refusal set out above, the submitted plans for the proposed works are not drawn correctly to scale and are inconsistent with one another. It is therefore not possible for the local planning authority to determine, with any degree of confidence, whether the dimensions of the proposed rear extension and volume of the proposed roof extension would accord with the limitations to enable them to be classed as 'permitted development' under Schedule 2, Part 1, Classes A and B, respectively, of The Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2012/03807

18 Tivoli Road Brighton

Erection of replacement single storey rear extension.

Applicant: Philip Stewart

Officer: Clare Gibbons 292454

Approved on 23/01/13 DELEGATED

1) BH01.01

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

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

2) BH02.09

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

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

3) BH03.03

The external finishes of the development hereby permitted shall match in material,

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing details			28/11/2012
Proposed details			28/11/2012

BH2012/03819

40 Middle Road Brighton

Conversion of existing garage into habitable living space incorporating alterations to fenestration.

Applicant: Mrs Gilly Forrester

Officer: Helen Hobbs 293335

Approved on 16/01/13 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 Plans	CH503/002	A	29/11/2012
Existing Elevations	CH503/003	A	29/11/2012
Proposed sections	CH503/011	A	29/11/2012
Proposed Plan	CH503/009	B	03/01/2013
Proposed Elevations	CH503/010	B	03/01/2013
Location Plan			29/11/2012

BH2012/03918

45 Glen Rise Brighton

Formation of first floor level with front balcony, single storey front and rear extensions, front porch, two storey side extension and erection of boundary wall with gated entrance/exits.

Applicant: Mr Robin Lloyd

Officer: Guy Everest 293334

Refused on 16/01/13 DELEGATED

1) UNI

The proposed extensions to create a two-storey dwellinghouse, by reason of their form, detailing and use of materials, would create a disjointed and incoherent design which would fail to sufficiently respond to the prevailing character and appearance of

adjoining properties and the wider surrounding area. The resulting dwellinghouse would appear unduly isolated and incongruous in views along the street and the proposal is contrary to the aims of policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed front boundary wall by reason of its design and height in relation to surrounding frontages would be out of keeping with the relatively open character and appearance of the surrounding area and would create an unduly prominent and incongruous addition to the street scene. The proposal is therefore contrary to the aims of local plan policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03953

Land to Rear of 14 Bankside Brighton

Non Material Amendment to BH2010/03729 to change colour of roof tiles, remove solar panels on south elevation, back door and replace with window for W.C, remove door on street level and replace with windows, changes to internal layout on lower floor and intermediate floor.

Applicant: Richard Brain

Officer: Steven Lewis 290480

Approved on 14/01/13 DELEGATED

BH2012/04032

1 Hillcrest Brighton

Non Material Amendment to BH2012/03212 to rear dormer to alter the design of the rear dormer to match the appearance of the front dormer approved.

Applicant: Mr A Embling

Officer: Guy Everest 293334

Refused on 15/01/13 DELEGATED

1) UNI

The proposed revisions to the scheme approved under application BH2012/03212 are considered material and warrant the submission of a further application for planning permission to enable the Local Planning Authority to fully assess the revised proposals

EAST BRIGHTON

BH2012/02445

Hamilton Lodge School 7-9 Walpole Road Brighton

Erection of two storey extension to create new reception area and lift with offices above, and external refurbishment works and alterations to the James wing elevations including replacement UPVC glazing to North elevation and replacement solar control glazing to South elevation.

Applicant: Mr Richard Hilder

Officer: Robin K Hodgetts 292366

Approved on 18/01/13 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

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) UNI

No development shall take place until details of the treatment to be applied to the timber cladding to prevent weathering over time have been submitted to and agreed in writing by the Local Planning Authority.

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

4) UNI

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

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

5) UNI

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

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

6) UNI

No development shall take place until 1:20 sections and profiles, and samples have been submitted to and agreed in writing by the Local Planning Authority in respect of doors, windows, pergola and louvres. The scheme shall be implemented fully in accordance with the agreed details and retained thereafter.

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans as existing	1225-P-001-A		10/08/12
Site plan as existing	1225-P-002-A		08/08/12
Floor plans as existing sheet 1	1225-P-003-A		08/08/12
Floor plans as existing sheet 2	1225-P-004-A		08/08/12
Elevations as existing	1225-P-005-A		08/08/12

Contextual elevations as existing	1225-P-006-A		08/08/12
Location and block plans as proposed	1225-P-007-A		08/08/12
Site plan as proposed	1225-P-008-A		08/08/12
Floor plans as proposed sheet 1	1225-P-009-A		08/08/12
Floor plans as proposed sheet 2	1225-P-010-A		08/08/12
Elevations as proposed	1225-P-011-A		20/08/12
Contextual elevations as proposed	1225-P-012-A		08/08/12

8) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Minimisation Statement, received on 8 August 2012, shall be implemented in strict accordance with the approved details.

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

BH2012/02470

30 Whitehawk Road Brighton

Change of use from retail (A1) to hot food take-away (A5). Installation of extract duct to rear roof slope.

Applicant: Mr Thivakaran

Officer: Richard Elder 292321

Approved on 21/01/13 DELEGATED

1) BH01.01

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

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

2) BH07.04

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

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

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 9.00 and 23.00.

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	mb/07/whitehawk road 30		10/08/2012
Site Block Plan	mb/08/whitehawk road 30		10/08/2012
Proposed Front Elevation Roller Shutter	mb/11/whitehawk road 30		07/12/2012
Existing & Proposed First Floor Plans (Revised)	mb/10/whitehawk road 30		22/11/2012
Existing & Proposed Ground Floor Plans	mb/01/whitehawk road 30		10/08/2012
Existing & Proposed Rear Elevation	mb/04/whitehawk road 30		10/08/2012
Existing & proposed Roof Plan	mb/05/whitehawk road 30		10/08/2012
North & South Facing Cross Section	mb/06/whitehawk road 30		10/08/2012

5) UNI

Notwithstanding the details submitted with the application, no development shall take place until a scheme for the fitting of odour control equipment to the building, which includes full details of the technical specification, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

BH2012/03297

32 College Gardens Brighton

Replacement of timber windows and doors with UPVC units.

Applicant: Mr Ian Snow

Officer: Pete Campbell 292359

Approved on 18/01/13 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			15/10/2012
Proposed window and door drawings and supporting photographs(Unreferenced)			15/10/2012
Specification brochure			23/11/2012

BH2012/03520

Training Centre Rosaz House & Cottage 2-4 Bristol Gate Brighton

Application for variation of conditions 2 and 20 of application BH2011/02181 (Demolition of Rosaz House and Rosaz Cottage and erection of a three storey building to accommodate the Sussex Macmillan Cancer Support Centre incorporating new vehicular accesses off Bristol Gate, 25 parking spaces and landscape works). Condition 2 to be varied to allow for a minor material amendment to internal layout changes and the addition of 2no windows to the west elevation - Drawing numbers 01-035 C, 01-002 K, and 01-30 D replaced with 01-035 G, 01-002 L and 01-030 H. Wording for Condition 20 to read as follows - 'The vehicle parking area shown on approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the visitors to the Sussex Cancer Centre and visitors to and occupiers of the development hereby approved.'

Applicant: Macmillan Cancer Support

Officer: Kathryn Boggiano 292138

Approved on 23/01/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the 21 October 2014.

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

2) UNI

Prior to first occupation of the development a Travel Plan (a document setting out a package of measures tailored to the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on the car) for the development shall be submitted to and approved by the Local Planning Authority. The Travel Plan shall be approved in writing prior to first occupation of the development and shall be implemented as approved thereafter. The Travel Plan must be reviewed on an annual basis by undertaking a travel survey and updating the travel plan where appropriate.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles in accordance with policies TR1 and TR4 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. Rating Level and existing

background noise levels to be determined as per the guidance provided in BS 4142:1997.

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

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the lighting shall be implemented fully in accordance with the details contained within the 'External Lighting Concept' document produced by Hoare Lea which was received on the 21 July 2011.

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

6) UNI

The new pedestrian crossing facility on Bristol Gate shall be implemented fully in accordance with the details approved as part of application BH2012/02476 and shown on plans numbered 090193/PA/01 submitted on the 2 October 2012 and 090193/C/05 and 0901193/C/04 submitted on the 5 October 2012. The crossing shall be implemented fully in accordance with the approved details prior to the building hereby approved being first brought into use.

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

7) UNI

The development shall be implemented fully in accordance with the details of materials which were approved as part of application BH2012/02476.

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 shall be carried out in accordance with the details contained within the Desk Top Study and Ground Investigation Report submitted on the 10 August 2012 and subsequent correspondence received from Geotechnical Environment Associates submitted on 2 October 2012, which were approved as part of application BH2012/02476.

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

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development shall be implemented fully in accordance with the details contained within the BREEAM Healthcare 2008 Interim Assessment Report which was submitted on 30 November 2012 and approved as part of application BH2012/03837.

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.

10) UNI

The development shall be implemented fully in accordance with the means of foul and surface water disposal which were approved previously as part of application BH2012/02476 and shown on drawings numbered 090193/C/01, 18099/D01 Rev T2, 18099/D10 Rev T2, 18099/D11 Rev T2, 18099/D12 Rev T1, 18099/D12 Rev T1, 18099/D14 Rev T1 and 18099/D15 Rev T1 submitted on 10 August 2012. The scheme shall be retained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding as a result of this development and to comply with policy

SU15 of the Brighton & Hove Local Plan.

11) UNI

The development shall be implemented fully in accordance with the Written Scheme of Investigation which was submitted on the 25 October 2012 and approved as part of application BH2012/02476.

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) UNI

The development shall be implemented fully in accordance with the Ecological Enhancements which were approved as part of application BH2012/02476, and shown on plan numbered LA-WS-93-02 submitted on the 10 August 2012, and retained as such thereafter.

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

13) UNI

The green roof shall be constructed in accordance with the details which were approved as part of application BH2012/02476, which comprised a Bauder Xero XF301 Sedum Blanket and permadrip leaky pipe irrigation system incorporating the 'Heron Controller' and 'Heron Sensor' sensory system, details of which were submitted on the 2 October 2012. Unless otherwise agreed in writing with the Local Planning Authority the scheme shall be retained as such thereafter.

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

14) UNI

The landscaping shall be carried out fully in accordance with the details shown on plan referenced FIR-LA-WS-93-01 and shrub and tree specifications submitted on 10 August 2012, which were approved previously as part of application BH2012/02476.

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.

15) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out fully in accordance with the solar thermal heating system and the rainwater harvesting system, details of which were submitted on 10 August 2012 and were approved previously as part of application BH2012/02476. The development shall be retained as such thereafter.

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.

16) UNI

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- a) a scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- b) a scheme of how the contractors will minimise complaints from neighbours

regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site

c) details of hours of construction including all associated vehicular movements

d) details of the construction compound

e) a plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.

Reason: In the interests of amenity and highway safety, to comply with policies QD27, SU10, SR18, SU9 and TR7 of the Brighton & Hove Local Plan.

17) UNI

The development shall be carried out fully in accordance with the bin store and trellis details shown on plan numbered 477 01-036 submitted on 10 August 2012, which were approved previously as part of application BH2012/02476. The scheme shall be retained as such thereafter.

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

18) UNI

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

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

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM Healthcare rating of 54% in the energy section and 60% in the water section of relevant BREEAM Healthcare assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

20) UNI

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 visitors to the Sussex Cancer Centre and visitors to and occupiers of 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.

21) UNI

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

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

22) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	477 0-001	A	12/11/2012
Proposed Ground Floor Plan	477 01-002	L	06/11/2012
Unrolled Part Elevation	477 01-030	H	06/11/2012
Proposed Elevations	477 01-035	G	12/11/2012
Existing Elevations	477 0-002	A	21/07/2012
Block Plan	477 0-003	A	21/07/2012
Site Demolition Plan	477 0-004	A	21/07/2012
Proposed Lower Ground Floor Plan	477 01-001	K	21/07/2012
Proposed First Floor Plan	477 01-003	M	21/07/2012
Proposed Roof Plan	477 01-004	M	21/07/2012
Sections	01-010	E	21/07/2012
Flattened Elevations	01-031-P	C	21/07/2012
Terrace General Arrangement Upper Ground Floor	LA/PS/90/01	F	21/07/2012
First Floor Terrace General Arrangement	LA/PS/90/02	A	21 July 2011
Existing Site Access Arrangements	090193/01	A	21/07/2012
Proposed Access Arrangements	090193/02	B	12/10/2012

BH2012/03625

Flat 10 Bristol Court 142 Marine Parade Brighton

Internal alterations to layout of flat and installation of external vent.

Applicant: Mr R Wells

Officer: Chris Swain 292178

Approved on 22/01/13 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 external vent should be of traditional ceramic type, painted to match the surrounding masonry and retained as such thereafter.

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

3) UNI

After the external vent serving the existing kitchen has been removed in its entirety, the external finishes of the front elevation shall be made good to match exactly the existing front elevation and retained as such thereafter.

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

BH2012/03837

2-4 Bristol Gate Brighton

Application for Approval of Details Reserved by Condition 9b of application BH2011/02181.

Applicant: Mr Malcolm Barnett

Officer: Kathryn Boggiano 292138

Approved on 09/01/13 DELEGATED

HANOVER & ELM GROVE

BH2012/02664

64 Bentham Road Brighton

Removal of existing steps and erection of pitched roof bin store (retrospective).

Applicant: Ms Angela Webb

Officer: Chris Swain 292178

Refused on 17/01/13 DELEGATED

1) UNI

The development, by reason of its design, detailing and bulky roof form results in an unsympathetic and incongruous addition that relates poorly to the existing building and detracts from the appearance and character of the building, the street scene and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03039

Brighton General Hospital Elm Grove Brighton

Demolition of Isfield Block and adjacent water tower and formation of new car park area.

Applicant: Sussex Community NHS Trust

Officer: Jonathan Puplett 292525

Refused on 15/01/13 DELEGATED

1) UNI

The application submission fails to identify the building's architectural importance as a curtilage building to the Grade II Listed Arundel Building. The application submission fails to justify the demolition of the curtilage building. Based upon the information submitted the proposed development would result in the loss of an important historic curtilage building, and would harm the setting of the Arundel Building. The proposed development is therefore contrary to policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted to demonstrate that the proposed development is necessary to ensure that the travel demands of the site are addressed. Furthermore, it has not been demonstrated that the proposal is part of an overall strategy to ensure that the use of public transport, walking and cycling would be maximised. The proposed development is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

3) UNI3

The proposed replacement development would result in the loss of an existing building, walls, landscaped areas and trees and the formation of an excessive area of hard landscaping and vehicular parking, and insufficient planting and landscaping to soften the appearance of such parking. The proposed replacement development would cause harm to the appearance of the site and therefore the setting of the

listed 'Arundel Building'. The proposed development is therefore contrary to policies QD15, QD16, QD17 and HE3 of the Brighton & Hove Local Plan.

4) UNI4

The application submission does not include a detailed proposal for the planting of replacement trees to mitigate the loss of the existing trees on the site which it is proposed will be removed. Based upon the information submitted the application is contrary to policy QD16 of the Brighton & Hove Local Plan.

5) UNI5

The existing site (and building) may be of ecological value as they may provide habitat for animals, and trees and planting which are of ecological value. No detailed assessment of this habitat / ecological value has been made and no specific proposals are made to prevent harmful impacts, mitigate harmful impacts, or to provide new / enhanced nature conservation features. The proposed development is therefore contrary to policy QD17 of the Brighton & Hove Local Plan and the guidance set out in SPD11 'Nature Conservation & Development'.

6) UNI6

Insufficient information has been submitted regarding the proposed green waste store. The Local Planning Authority therefore cannot fully assess the planning considerations regarding the proposed development.

BH2012/03040

Brighton General Hospital Elm Grove Brighton

Demolition of Isfield Block and adjacent water tower and formation of new car park area.

Applicant: Sussex Community NHS Trust

Officer: Jonathan Puplett 292525

Refused on 15/01/13 DELEGATED

1) UNI

The application submission fails to identify the building's architectural importance as a curtilage building to the Grade II Listed Arundel Building. The application submission fails to justify the demolition of the curtilage building. Based upon the information submitted the proposed development would result in the loss of an important historic curtilage building, and is therefore contrary to policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan.

BH2012/03041

Brighton General Hospital Elm Grove Brighton

Demolition of café and erection of new boundary wall. Formation of new car park and recycling and waste transfer station incorporating new lighting and associated landscaping.

Applicant: Sussex Community NHS Trust

Officer: Wayne Nee 292132

Refused on 15/01/13 DELEGATED

1) UNI

The proposed flint wall would be set back from the existing walls and so would not follow the boundary line of the site. The applicant has therefore not taken the opportunity to reinstate the original alignment. Furthermore the siting of the flint wall as proposed would leave an area of privately owned land between the wall and the highway. The applicant has failed to demonstrate that this would have an acceptable appearance which would not detract from the visual amenities of the site and the wider public realm. The proposal is therefore contrary to policies QD2 and HE3 of

the Brighton & Hove Local Plan.

2) UNI2

The proposed car parking and recycling & waste transfer station, by reason of its lack of green landscaping, would create an expanse of hard surface that would not be sufficiently softened by planting and landscape screening. The applicant has therefore failed to adequately consider the landscape design of the site and therefore the affect on the setting of the listed buildings and the visual amenities of the site. Furthermore, the application submission does not detail sufficient nature conservation enhancement measures. For these reasons the proposal is contrary to policies QD2, QD15, QD26, QD17 and HE3 of the Brighton & Hove Local Plan, and the guidance set out in SPD11 'Nature Conservation & Development'.

3) UNI3

Insufficient information has been submitted to demonstrate that the proposed development is necessary to ensure that the travel demands of the site are addressed. Furthermore, it has not been demonstrated that the proposal is part of an overall strategy to ensure that the use of public transport, walking and cycling would be maximised. The proposed development is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

4) UNI4

Insufficient information has been submitted to demonstrate the function of the waste transfer station, in order for the Local Planning Authority to fully assess the planning considerations regarding the proposed development.

BH2012/03353

Brighton General Hospital Elm Grove Brighton

Demolition of Freshfield Block and formation of new car park area with new lighting.

Applicant: Sussex Community NHS Trust

Officer: Jonathan Puplett 292525

Refused on 15/01/13 DELEGATED

1) UNI

The application submission fails to identify the building's architectural importance as a curtilage building to the Grade II Listed Arundel Building. The application submission fails to justify the demolition of the curtilage building. Based upon the information submitted the proposed development would result in the loss of an important historic curtilage building, and would harm the setting of the Arundel Building. The proposed development is therefore contrary to policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan.

2) UNI2

Insufficient information has been submitted to demonstrate that the proposed development is necessary to ensure that the travel demands of the site are addressed. Furthermore, it has not been demonstrated that the proposal is part of an overall strategy to ensure that the use of public transport, walking and cycling would be maximised. The proposed development is therefore contrary to policy TR1 of the Brighton & Hove Local Plan.

3) UNI3

The proposed replacement development would result in the loss of existing trees and the formation of an excessive area of hard landscaping and vehicular parking, and insufficient planting and landscaping to soften the appearance of such parking. The proposed replacement development would cause harm to the appearance of the site and therefore the setting of the listed 'Arundel Building'. The proposed development is therefore contrary to policies QD15, QD16, QD17 and HE3 of the

Brighton and Hove Local Plan.

4) UNI4

The application submission does not include a detailed survey and assessment the trees on the site, fails to fully assess the potential impact the proposed development upon the trees on the site, and fails to justify this impact. Based upon the information submitted the proposed development is contrary to policy QD16 of the Brighton & Hove Local Plan and the guidance set out in SPD06 'Trees and Development Sites'.

5) UNI5

The existing site (and building) may be of ecological value as they may provide habitat for animals, and trees and planting which are of ecological value. No detailed assessment of this habitat / ecological value has been made and no specific proposals are made to prevent harmful impacts, mitigate harmful impacts, or to provide new / enhanced nature conservation features. The proposed development is therefore contrary to policy QD17 of the Brighton & Hove Local Plan and the guidance set out in SPD11 'Nature Conservation & Development'.

BH2012/03354

Brighton General Hospital Elm Grove Brighton

Demolition of Freshfield Block and formation of new car park area with new lighting.

Applicant: Sussex Community NHS Trust

Officer: Jonathan Puplett 292525

Refused on 15/01/13 DELEGATED

1) UNI

The application submission fails to identify the building's architectural importance as a curtilage listed building to the Grade II Listed Arundel Building. The application submission fails to justify the demolition of the curtilage listed building. Based upon the information submitted the proposed development would result in the loss of an important historic curtilage building, and is therefore contrary to policies HE1, HE2 and HE3 of the Brighton & Hove Local Plan.

BH2012/03393

292 Queens Park Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Ms Rebecca Lloyd

Officer: Louise Kent 292198

Approved on 09/01/13 DELEGATED

BH2012/03566

30 Hampden Road Brighton

Installation of externally applied insulation and render to front and rear elevation.

Applicant: Mr Anthony Durham

Officer: Wayne Nee 292132

Refused on 11/01/13 DELEGATED

1) UNI

The proposed development on the front elevation would result in an incongruous feature within the street scene by virtue of the forward projection of an established building line and thus would be contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2012/03627

333 Queens Park Road Brighton

Erection of a part one, part two storey rear extension.

Applicant: Ms Kirkbright

Officer: Pete Campbell 292359

Approved on 22/01/13 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			15/11/2012
Proposed two storey extension Drawing 1 Existing & Proposed Floor Plans & Elevations			27/11/2012

BH2012/03761

Land Adjacent to Bib & Tucker Pub 212 Elm Grove Brighton

Erection of new two storey three bed detached house.

Applicant: Bramwood Taverns Ltd

Officer: Jonathan Puplett 292525

Approved on 22/01/13 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 two windows which serve the stairway of the dwelling shall be obscure glazed and non-opening, and shall be retained as such thereafter.

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

3) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to its first occupation and shall be retained as such thereafter.

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

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s), and no outbuilding construction, 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.

5) UNI

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

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

6) UNI

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

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

7) UNI

During construction of the development hereby approved the measures set out in the approved Waste Minimisation Statement shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03 Construction and Demolition Waste.

8) UNI

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

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

9) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and

(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

10) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the dwelling hereby permitted, and confirmation of the paint colours to be applied to the windows and doors of the dwelling, 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.

11) UNI

All of the windows to the front elevation of the dwelling hereby approved shall be painted timber, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

12) UNI

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

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

13) 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 and planting of the development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to protect the privacy of the adjoining properties and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

14) UNI

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

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

15) UNI

The approved boundary screening measures shall be implemented in full prior to the first occupation of the dwelling and shall be retained as such thereafter.

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

16) UNI

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

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

17) UNI

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

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

18) UNI

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

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation & Development.

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
Existing plans and elevations	297/HP21		26/11/2012
Proposed plans and elevations	297/HP22		26/11/2012
Existing and proposed sections	297/HP23		26/11/2012

BH2012/03845

87 Lincoln Street Brighton

Creation of roof terrace incorporating glazed balustrading and revised fenestration.

Applicant: Mr Dowsing

Officer: Anthony Foster 294495

Refused on 29/01/13 DELEGATED

1) UNI

The proposed rear terrace, by virtue of its location and inadequate screening, would represent an overbearing addition for the residents of the adjoining neighbouring properties by reason of an increased sense of overlooking and loss of privacy, to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2011/03823

Land adjacent to 1 Hollingdean Lane Brighton

Erection of 1 no two storey 2 bed house and associated works.

Applicant: Ms Janet O'Byrne

Officer: Jonathan Puplett 292525

Approved on 24/01/13 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) BH02.06

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

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

4) 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.

5) 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.

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) BH11.01

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

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

10) BH11.02

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

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

11) BH11.03

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.

12) BH16.01

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

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

13) UNI

The roof terrace areas hereby approved shall not be brought into use until the screening around the terrace areas has been erected in accordance with the approved plans and the requirements of Condition 4. The screening shall be retained as such thereafter.

Reason: To protect the privacy of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

14) UNI

The dwelling hereby approved shall not be occupied until the approved boundary screening between the garden of the new dwelling and the garden of the existing dwelling has been erected in accordance with the approved plans. The boundary screening shall be retained as such thereafter.

Reason: To protect the privacy of residents of neighbouring properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until details of the construction of the green / brown roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timescale for implementation, cross section, construction method statement and the seed/planting mix. The scheme shall then be carried out in accordance with the approved details and maintained as such thereafter.

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

16) UNI

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

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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the dwelling built has achieved a Code for Sustainable Homes rating of Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority.

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

18) UNI

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

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

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
Block and site location plans	TA605/P01		15/12/2011
Existing site survey	TA605/P02		15/12/2011
Existing front elevation	TA605/P03		15/12/2011
Existing section	TA605/P04		15/12/2011
Existing street scene	T1605/P05		15/12/2011
Proposed site/roof plan	TA605/P10	B	18/10/2012
Proposed ground floor plan	TA605/P11	C	18/10/2012
Proposed lower ground floor plan	TA605/P12	B	18/10/2012
Proposed front elevation	TA605/P13	B	18/10/2012
Proposed section	TA605/P14	A	18/10/2012
Proposed side elevation / section	TA605/P15	B	18/10/2012
Proposed rear elevation / section	TA605/P16	B	18/10/2012
Proposed side elevation / section	TA605/P17	A	18/10/2012
Proposed street scene	TA605/P18	A	18/10/2012
Noise assessment	R001.1004.001.1.0. GA		05/10/2012

20) UNI

The glazed screen to the roof terrace hereby approved shall be obscure glazed and thereafter 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.

21) UNI

The east facing side windows of the dwelling hereby permitted shall be obscure glazed and non-opening and thereafter 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.

BH2012/00717

Stable Block Stanmer House Stanmer Park Brighton

Conversion of existing stable block building to form 7no two bedroom houses and 1no two bedroom flat, with external alterations including additional dormers and replacement doors and windows. (Development is in the South Downs National Park).

Applicant: Cherrywood Investments

Officer: Lewis Oliver 01730811759

Approved on 02/01/13 SOUTH DOWNS NATIONAL PARK AUTHORITY

BH2012/00718

Stable Block Stanmer House Stanmer Park Brighton

Conversion of existing stable block building to form 7no two bedroom houses and 1no two bedroom flat, with external alterations including additional dormers and replacement doors and windows and internal alterations including lowering of first floor. (Development is in the South Downs National Park).

Applicant: Cherrywood Investments

Officer: Lewis Oliver 01730811759

Approved on 02/01/13 SOUTH DOWNS NATIONAL PARK AUTHORITY

BH2012/03342

1A Major Close Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Sussex Central YMCA

Officer: Louise Kent 292198

Approved on 22/01/13 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2012/03343

26 Coombe Road Brighton

Installation of new shop front.

Applicant: Mr Fergus Inglis

Officer: Chris Swain 292178

Refused on 11/01/13 PLANNING COMMITTEE

1) UNI

The proposal, by reason of design, materials and detailing would result in an unsympathetic and visually harmful alteration that fails to represent an improvement in the design of the existing shopfront and is detrimental to the character and appearance of the existing building, the Coombe Road street scene and the wider surrounding area. As such the proposal is contrary to policies QD1, QD2 and QD10 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02).

QUEEN'S PARK

BH2011/03076

19 Dorset Gardens & Land Adjacent Dorset Gardens Brighton

Application to extend time limit for implementation of previous approval BH2005/02175/FP for part re-development to provide 2 three-bedroom new build houses and conversion of existing building to 2 two-bedroom maisonettes and 1 one-bedroom flat.

Applicant: Mr Colin Brace

Officer: Sue Dubberley 293817

Approved after Section 106 signed on 10/01/13 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) BH02.01

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 for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.02

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.

4) BH02.06

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

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

5) 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.

6) BH05.01

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

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

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02

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

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

8) 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) BH08.01

The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the

competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved

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

10) UNI

The development hereby permitted shall be carried out in accordance with the approved Site Waste Management Plan approved and discharged by application BH2011/03125.

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

11) UNI

The new houses shall be constructed to Lifetime Homes standard.

Reason: To comply with policy HO16 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved details of the soundproofing of the new units approved and discharged by application BH2011/03125.

Reason: To prevent noise nuisance arising from within or from the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

13) UNI

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

Reason: To ensure the satisfactory appearance of this building in the conservation area in accordance with policy HE6 of the Brighton and Hove Local Plan.

14) UNI

The new houses shall not be occupied until the alterations to the front and rear elevations of the existing building have been completed in accordance with the terms of this planning permission.

Reason: To ensure the satisfactory appearance of this building in the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall be carried out in accordance with the approved details of the proposed works to the building on the Dorset Gardens frontage, including 1:20 samples of front and rear elevations and dormer windows and 1:1 joinery profiles approved and discharged by application BH2011/03125.

Reason: To ensure the satisfactory appearance of this building in the conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved details of materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development approved and discharged by application BH2011/03125.

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

17) UNI

Access to the flat roofs hereby approved shall be for maintenance only and the flat roofs shall not be used as a roof garden, terrace, patio or other 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.

18) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. SS.1653.05-A01, D-05, A-02, and A-03 submitted on 29 June 2005, and D-06, D-08 and D-09 received on 1 September 2005.

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

BH2012/01435

2 St James's Street Brighton

Erection of smoking shelter to rear. (Retrospective)

Applicant: Gold Sale Ltd

Officer: Pete Campbell 292359

Approved on 30/01/13 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 smoking shelter shall only be used by customers of the premises between the hours of 07:00 and 20:00, and not after the premises are closed to the public (whichever is earliest).

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

3) UNI

The smoking shelter shall not be used for the consumption of food or drink by customers of the café.

Reason: To safeguard the amenities of the occupiers of near by properties and to comply with policy QD14 & QD27 of the Brighton and 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			03/01/2013
Block plan			03/01/2013
Proposed plans	12/743/01		08/05/2012
Existing plans	12/743/02		20/06/2012
Design and access statement			27/06/2012

Report from: 09/01/2013 to: 30/01/2013

BH2012/03208

Unit 4D Freshfield Industrial Estate Stevenson Road Brighton

Change of use from car showroom ('sui generis' use) to veterinary practice ('sui generis' use) with associated alterations including the installation of windows and replacement of existing goods access door with metal louvres to rear elevation.

Applicant: Mr Tony Cowie

Officer: Kathryn Boggiano 292138

Approved on 18/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			05 October 2012
Ground Floor Plan	2125/2		05 October 2012
First Floor Plan	2125/3		05 October 2012
Elevations & Section	2125/4		05 October 2012
Existing Floor Plan	2124/5		05 October 2012
Existing Elevations	2124/6		05 October 2012

3) UNI

No works shall take place until details of one disabled car parking space, which shall be located in the car park directly to the south of the front elevation (south facing elevation) of either Unit D or Unit E Freshfield Industrial Estate has 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 first occupation of Unit D 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.

4) UNI

The external finishes of the windows and metal louvres hereby approved shall match in material and colour to those present at Unit 4E Freshfield Industrial Estate, Stephenson Road.

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.

5) UNI

The veterinary clinic use hereby approved at Unit 4D, shall only be used in connection with the existing adjacent veterinary clinic at Unit 4E Freshfield Industrial Estate, Stephenson Road and shall not operate as a separate independent veterinary clinic.

Reason: It has been considered that an exception to policies EM1 and EM3 of the Brighton & Hove Local Plan is acceptable, as it will allow for an existing business to expand and should create a number of skilled jobs. As this is directly related to the

adjacent existing Veterinary Clinic at Unit E, it is considered necessary to require the use of Unit 4D to be directly connected to the adjacent use at Unit 4E Freshfield Industrial Estate, Stephenson Road.

6) UNI

No works shall take place until details of secure cycle parking facilities for a minimum of two cycle parking spaces, for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

BH2012/03334

Flat 1 1 Evelyn Terrace Brighton

Replacement of windows from timber sash to UPVC to front ground floor elevation.

Applicant: Ms Christine Booth

Officer: Anthony Foster 294495

Refused on 14/01/13 DELEGATED

1) UNI

The proposed windows, by reason of their materials, design, proportions, detailing and method of opening, would form a visually inappropriate alteration to the building. It would result in an incoherent mix of fenestration to the front elevation, adversely affecting the character and appearance of the building and the Evelyn Terrace street scene, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03348

49 Richmond Street Brighton

Certificate of Lawfulness for proposed loft conversion with rooflights to front and dormer to rear.

Applicant: Mr J Chadwick

Officer: Sue Dubberley 293817

Approved on 22/01/13 DELEGATED

BH2012/03490

Royal Crescent Lodge Royal Crescent Mews Brighton

Loft conversion incorporating pitched to mansard roof extension, dormers to East and West elevations, creation of a roof terrace, increase parapet wall height and associated external alterations.

Applicant: Ms Jo Shackleton

Officer: Louise Kent 292198

Approved on 09/01/13 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 render finish and moulding profiles shall match exactly the original render finish and existing mouldings of the site.

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

4) UNI

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

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

5) UNI

Before development commences large scale joinery details showing matching dimensions and profiles for all joinery and window reveals at the same depth as the other windows shall be submitted to and approved by the local planning authority in writing, and the works shall be carried out and completed fully in accordance with the approved details.

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 & block plan	0212 01		01/11/2012
Existing basement plan	0212 02	Rev. A	01/11/2012
Existing ground floor plan	0212 03	Rev. A	01/11/2012
Existing first floor plan	0212 04	Rev. A	01/11/2012
Existing section X- X	0212 05	Rev. A	01/11/2012
Existing east and north elevations	0212 06		01/11/2012
Existing south & west elevations	0212 07		01/11/2012
Proposed ground floor plan	0212 10		01/11/2012
Proposed first floor plan	0212 11		01/11/2012
Proposed second floor plan	0212 12		01/11/2012
Proposed roof plan	0212 13		01/11/2012
Proposed east and north elevations	0212 14		01/11/2012
Proposed south & west elevations	0212 15		01/11/2012
Proposed section A-A	0212 16		01/11/2012
Proposed section B-B	0212 17		01/11/2012
Proposed 3D views	0212 18		01/11/2012
Existing photographs			13/11/2012

BH2012/03543

Flat 1 2 College Road Brighton

Demolition of existing rear extension and erection of a single storey extension to rear with associated alterations.

Applicant: Ms Dominique Delight

Officer: Chris Swain 292178

Refused on 11/01/13 DELEGATED

1) UNI

The proposed development by reason of its scale, design, depth and excessive plot coverage would result in an overly dominant and incongruent addition that relates poorly to the traditional form of the existing building and would have a significantly detrimental impact upon the appearance and character of the building and the East Cliff Conservation Area, contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason its height, width and depth would result in a significantly overbearing and oppressive impact and an unacceptable sense of enclosure towards the Lower Ground Floor Flat, No.2 College Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed addition and associated boundary wall, by reason its excessive height and depth would result in a significantly overbearing and oppressive impact towards the adjoining property to the north, No.3 College Road. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03588

41 Marine Parade Brighton

Replacement windows on front elevation at second , third and fourth floor levels and refurbishment works. (Retrospective)

Applicant: Mr Stephen Bull

Officer: Liz Arnold 291709

Refused on 15/01/13 DELEGATED

1) UNI

The introduction of double glazing and the provision of a mix of ovolo and lambs tongue mouldings have had an adverse impact upon the architectural and historic character and appearance of the Listed Building, contrary to policies QD14, HE1 & HE6 of the Brighton & Hove Local Plan and the Council's Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

BH2012/03589

41 Marine Parade Brighton

Internal alterations to layout, internal and external refurbishment and replacement of windows on front elevation at second, third and fourth floor levels. (Retrospective)

Applicant: Mr Stephen Bull

Officer: Liz Arnold 291709

Refused on 15/01/13 DELEGATED

1) UNI

The style and design of the new fire doors, the re-forming of door openings, the introduction of double glazing, the covering of cornices, the depth of skirting, the following of cornices and skirting to the size and shape of related rooms (rather than to their respective position within the building), the installation of recessed spotlights

and the new hearth at ground floor level, have had an adverse impact upon the architectural and historic character and appearance of the Listed Building, contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

2) UNI2

The subdivision of the fourth floor north-east room (annotated as staff bedroom on plan no. PL102) has resulted in the loss of original room proportions and has had a negative impact on the internal layout and historic character of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

3) UNI3

The removal of part of a section of a spine wall at lower ground floor level is of significant structural work and as a result has had a negative impact on the internal layout and historic character of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

4) UNI4

The applicant has failed to provide sufficient information in relation to the strengthening works undertaken to the floor of bedroom 4 or the removal of lath and plaster. As such the Local Planning Authority is unable to fully assess the impacts that these works have had on the architectural and historic character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

BH2012/03646

Evelyn Glennie Court Somerset Street Brighton

Proposed replacement double glazed UPVC windows and replacement UPVC and powder coated aluminium double glazed doors. Replacement double glazed vents, fascias, soffits and rainwater goods.

Applicant: Anchor Trust

Officer: Chris Swain 292178

Approved on 23/01/13 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 roof plan	ARH/12-031/01069/07		16/11/2012
Existing and proposed	ARH/12-031/01069/08		16/11/2012

Report from: 09/01/2013 to: 30/01/2013

north and south elevations			
Existing and proposed east and west elevations	ARH/12-031/01069/09		16/11/2012
Existing and proposed sections	ARH/12-031/01069/10		16/11/2012
Existing window and door types	ARH/12-031/01069/11		16/11/2012
Proposed window and door types	ARH/12-031/01069/12		16/11/2012
Proposed window and door sections	ARH/12-031/01069/13		16/11/2012
Site location plan	ARH/12-031/01069/01		16/11/2012
Existing and proposed site plan	ARH/12-031/01069/02		16/11/2012
Existing and proposed ground floor plan	ARH/12-031/01069/03		16/11/2012
Existing and proposed first floor plan	ARH/12-031/01069/04		16/11/2012
Existing and proposed second floor plan	ARH/12-031/01069/05		16/11/2012
Existing and proposed third floor plan	ARH/12-031/01069/06		16/11/2012

BH2012/03792

17 Bloomsbury Place Brighton

Installation of steel railings and stone tiles to existing roof terrace at first floor level fronting St Georges Road.

Applicant: Mr Giles Wigoder

Officer: Wayne Nee 292132

Approved on 22/01/13 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 steel railings hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

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

BH2012/03793

17 Bloomsbury Place Brighton

Installation of steel railings and stone tiles to existing roof terrace at first floor level fronting St Georges Road.

Applicant: Mr Giles Wigoder

Officer: Wayne Nee 292132

Approved on 24/01/13 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 steel railings hereby approved shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	n/a		27/11/2012
Existing and proposed	915/02		27/11/2012
Existing and proposed	915/01A		16/01/2013

ROTTINGDEAN COASTAL

BH2012/01545

151 & 151A Marine Drive Brighton

Demolition of existing houses and erection of 3no detached dwellings.

Applicant: Mr Chris Endacott & Ms Mary Venturi

Officer: Jonathan Puplett 292525

Approved on 17/01/13 PLANNING COMMITTEE

1) BH01.01

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

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

2) UNI

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 dwellinghouses hereby approved shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

All north facing (rear) first floor, second floor and roof level windows to the dwellings hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

The dwellings hereby permitted shall be constructed to Lifetime Homes standards and shall be retained as such thereafter.

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

5) UNI

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 each property.

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

6) UNI

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

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

7) UNI

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

- (a) Samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development
- (b) 1:20 sample elevations and 1:1 sections, and samples of windows and doors to be installed.

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

8) UNI

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

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

A completed pre-assessment estimator will not be acceptable.

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

9) UNI

No development shall take place until details of noise mitigation measures including thermal double glazing and ventilation systems have been submitted to and approved in writing by the local planning authority. These measures shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure that future residents of the development do not suffer harmful

noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

10) 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.

11) UNI

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

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

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

15) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless

the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site levels survey			21/05/2012
Location plan	P01		21/05/2012
Block plan	P02		21/05/2012
Block plan	P03	A	07/08/2012
Site plan	P04	A	07/08/2012
Proposed ground floorplans	P05	A	07/08/2012
Proposed first floor plans	P06		21/05/2012
Attic and roof plans	P07		21/05/2012
Street elevations	P08		21/05/2012
Site elevations facing street	P09		21/05/2012
Site elevations facing street	P10		21/05/2012
Plot 1- west house propose elevations	P11		21/05/2012
Plot 2- middle house proposed elevations	P12		21/05/2012
Plot 3- east house proposed elevations	P13		06/06/2012
Existing block plan	P14		06/06/2012
Noise assessment	1181		23/11/2012

BH2012/03243

39 Roedean Road Brighton

Demolition of existing 6no bedroom house and erection of new 6no bedroom three storey house with basement level and associated parking.

Applicant: Mr R Flavell

Officer: Richard Elder 292321

Approved on 14/01/13 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) BH02.05

The flank windows to the east and west elevations at first and second floor levels shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

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) BH04.01A

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.

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) BH05.02

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

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

8) 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.

9) 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.

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) UNI

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

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

12) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 10 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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.

13) UNI

Prior to occupation of the development, the obscure glazed screens to the sides of the first and second floor rear balconies shall be installed as shown on the approved drawings.

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.

14) UNI

The development hereby permitted shall not commence until full details of the rear access gate and wall to The Cliff to replace the west garage have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance the approved details and retained as such at all times.

Reason: To ensure a satisfactory appearance to the development and to comply

with policy QD1 of the Brighton & Hove Local Plan.

15) UNI

Prior to the occupation of the development, details of a scheme of works to raise the existing kerb and footway in front of the garage on The Cliff shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development and shall thereafter be retained.

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

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	P-238-01		10/10/2012
Proposed ground floor plan and site layout	P-238-02		10/10/2012
Proposed basement floor	P-238-03		10/10/2012
Proposed first floor	P-238-04	A	27/11/2012
Proposed second floor	P-238-05	A	27/11/2012
Proposed south and east elevations	P-238-06	A	27/11/2012
Proposed north and west	P-238-07	A	27/11/2012
Proposed roof plan and section AA	P-238-08		10/10/2012
Existing house floor plans	P-238-09		10/10/2012
Existing house elevations	P-238-10		10/10/2012
Proposed and existing street scene view Roedean Road	P-238-11		10/10/2012
Block plan layout with proposed and previous scheme outlines P-238-12			10/10/2012

17) UNI

No development shall commence until fences for the protection of the mature hedge to the south boundary of the site have been erected in accordance with a scheme that has been submitted to and been 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 hedge which is 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

BH2012/03337

Land Rear of 20 Lustrells Crescent Saltdean Brighton

Application for Approval of Details Reserved by Condition 6 of application BH2010/00925.

Applicant: Mr Graham Goodwin

Officer: Liz Arnold 291709

Approved on 09/01/13 DELEGATED

BH2012/03369

140 Longhill Road Brighton

Alterations to front elevation including erection of single storey extension at lower ground floor level to replace existing garage, erection of car port and roof alterations including new pitched roof extension with gable end.

Applicant: Mr Nicholas Monti

Officer: Liz Arnold 291709

Refused on 10/01/13 DELEGATED

1) UNI

The proposed gable end front extension, as a result of its design, bulk and massing, would result in a visually intrusive and bulky addition to the front elevation of the existing modest chalet bungalow, which would be of detriment to the visual amenities of the parent property, the Longhill Road street scene and the wider area, including the setting of the Ovingdean Conservation Area. The proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed car port, by virtue of its siting, size and design would result in a contrived and incongruous addition to the front curtilage of the property, which would be of detriment to the visual amenities of the parent property, the Longhill Road street scene and the wider area. As such the proposal is contrary to policies QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/03454

14A Church Place Brighton

Application for Approval of Details Reserved by Conditions 8, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22 and 23 of application BH2012/00903.

Applicant: Hoptonacre Homes LLP

Officer: Liz Arnold 291709

Split Decision on 16/01/13 DELEGATED

1) UNI

The details pursuant to conditions 12, 14, 15, 16, 17, 21, 22 and 23 of approved application BH2012/00903 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 8, 13, 18, 20 are NOT APPROVED for the reason(s) set out below:

1. The applicant has failed to provide an acceptable sample of flintwork, in accordance with condition 13 of approved application BH2012/00903.
2. The applicant has failed to provide sufficient details of the proposed vents to the front elevation, in accordance with condition 18 of approved application BH2012/00903.
3. The applicant has failed to provide sufficient details, including 1:1 joinery details and 1:20 sample elevational details of all windows (including reveals), in accordance with condition 20 of approved application BH2012/00903.

BH2012/03535

6 Westmeston Avenue Saltdean Brighton

Erection of raised terrace to the rear and roof alterations.

Applicant: Mrs Penny Courtney-Bishop

Officer: Wayne Nee 292132

Refused on 21/01/13 DELEGATED

1) UNI

The proposed rear terrace, due to its elevated height, its location near to the neighbouring boundaries, and the lack of screening, would represent an overbearing addition for the residents of the adjoining neighbouring properties by reason of an increased sense of overlooking and loss of privacy, and therefore to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/03536

19 Elvin Crescent Rottingdean

Proposed dormer to the front elevation.

Applicant: Mr & Mrs Paul and Donna Stevenson

Officer: Chris Swain 292178

Refused on 14/01/13 DELEGATED

1) UNI

The proposal, by reason of its size, proportions and design would result in a bulky and unsympathetic alteration that would detract from the appearance and character of the building, further unbalance the pair of semi detached properties and harm the visual amenity of the wider surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

BH2012/03553

18 Westfield Rise Saltdean Brighton

Erection of a single storey side extension.

Applicant: Mr M Fruin

Officer: Pete Campbell 292359

Approved on 10/01/13 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 plans	MF/03		08/11/2012
Design and access statement			08/11/2012

BH2012/03586

47 - 49 High Street Rottingdean Brighton

Internal alterations to layout to create two units.

Applicant: Mr Darren Giles

Officer: Pete Campbell 292359

Approved on 17/01/13 DELEGATED

1) BH01.05

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

Report from: 09/01/2013 to: 30/01/2013

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

2) UNI

The walls to be constructed shall be finished to match in appearance the existing section of wall which divides nos.47 and 49 High Street, Rottingdean.

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

BH2012/03665

21 Chorley Avenue Brighton

Certificate of Lawfulness for proposed single storey side and rear extension to facilitate enlargement of garage. Proposed single storey front extension to facilitate enlargement of porch and erection of rear dormer and insertion of 4no rooflights to front roof slope.

Applicant: Mr & Mrs N Colebrook

Officer: Pete Campbell 292359

Approved on 30/01/13 DELEGATED

BH2012/03698

Land to South of Bazehill House Bazehill Road Rottingdean Brighton

Erection of 2no four bedroom detached dwellings.

Applicant: Mr G Reed

Officer: Jonathan Puplett 292525

Refused on 18/01/13 DELEGATED

1) UNI

The proposed development would result in plot sizes significantly smaller than is considered characteristic of the surrounding area and a density of development in excess of what is considered to be characteristic of the surrounding area. Furthermore the development would result in an incongruous appearance in the street scene due to lack of spacing around the dwellings and between the dwellings and the road, lack of soft landscaping and boundary treatments in front of the dwellings and dwelling designs which are not considered to be of an appropriately high standard. The proposed development is therefore contrary to policies HO4, QD1, QD2, QD3, QD4 and QD15 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwellings would be set significantly further forward than the front building line of 'Maddalena' alongside. The development would therefore have an overbearing and enclosing impact upon occupiers of this neighbouring property and would result in increased overshadowing of this property. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development does not include landscaping design of a high standard; no soft landscaping or boundary treatments are proposed to the front of the dwellings. Insufficient nature conservation enhancements have been proposed as part of the development. The proposal is therefore contrary to policies QD15 and QD17 of the Brighton & Hove Local Plan and the guidance set out in SPD11.

BH2012/03701

Flat 4 17 Lewes Crescent Brighton

Internal alterations to layout of flat.

Applicant: Mr Dean Trubianelli

Officer: Wayne Nee 292132

Approved on 28/01/13 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 pipework, ventilation grilles or flues shall be located other than in the floor void, nor fixed to or penetrate any external elevation, 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.

Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed floor plan	n/a		30/11/2012
Existing floor plan	n/a		30/11/2012
Site plan	n/a		03/12/2012

BH2012/03767

69 Chichester Drive East Brighton

Erection of single storey side/rear extension.

Applicant: Mr Paul Lenton

Officer: Pete Campbell 292359

Approved on 21/01/13 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			

Block plan			
Existing ground floor plan	82212/01		26/11/2012
Elevations - existing house	82212/02		26/11/2012
Ground floor plan - proposed extension	82212/101		26/11/2012
Proposed extension - elevations	82212/102		26/11/2012

BH2012/03865

6 Grand Crescent Rottingdean Brighton

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

Applicant: Mr John Hockey

Officer: Chris Swain 292178

Approved on 29/01/13 DELEGATED

BH2012/03866

6 Grand Crescent Rottingdean Brighton

Enclosure of existing porch and replacement of timber balustrading to balcony above with glass and stainless steel balustrading.

Applicant: Mr John Hockey

Officer: Chris Swain 292178

Refused on 29/01/13 DELEGATED

1) UNI

The proposed development, by reason of the contemporary design and materials of the balustrade, would result in an inappropriate and incongruent element that would detract significantly from the appearance and character of the building, the street scene and the wider surrounding area. As such the proposal is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2012/03895

3B Saxon Close Brighton

Loft conversion incorporating front and rear rooflights.

Applicant: Robert Reid

Officer: Pete Campbell 292359

Approved on 29/01/13 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, proposed and existing drawings	RE/01		04/12/2012

WOODINGDEAN

BH2012/03581

47A Downs Valley Road Brighton

Linking of 2no existing pitched roof dormers to the rear to create enlarged flat roof dormer and the removal of existing rooflight to front roof slope and erection of pitched roof dormer.

Applicant: Mr & Mrs Nick Taylor

Officer: Pete Campbell 292359

Refused on 11/01/13 DELEGATED

1) UNI

The proposed linking of two pitched roof dormers to the rear roof slope to create a single dormer would disrupt the form and appearance of the roof and in turn adversely impact upon the character of the property. The proposed rear dormer by reason of its size and design is therefore contrary to SPGBH1 and policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed front dormer would exacerbate existing levels of perceived and actual overlooking of the private rear garden of 47 Downs Valley Road resulting in loss of privacy and material harm to the amenity enjoyed by the neighbouring occupants at this property. The application is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/03891

136 Warren Road Brighton

Erection of 1no dormer to front elevation.

Applicant: Tony De Grasse

Officer: Anthony Foster 294495

Refused on 29/01/13 DELEGATED

1) UNI

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

BRUNSWICK AND ADELAIDE

BH2012/02056

Sussex House 130 Western Road Hove

Change of use of mezzanine and first floors from office space (B1) and crèche (D1) to residential (C3). Reconfiguration of existing residential units at upper floors to be included on mezzanine, first, second and third floors. Replacement of roof to facilitate provision of additional accommodation at penthouse level and other associated external alterations.

Applicant: Edward Symmons LLP

Officer: Guy Everest 293334

Approved on 25/01/13 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) BH06.01

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.

3) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until samples of the balcony balustrade, which shall be etched glass, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until further details, which shall include section drawings at a 1:20 scale, of the proposed balconies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

6) UNI

No development shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. The development shall be carried out in strict accordance with the approved details.

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

7) UNI

No development shall take place until details of privacy screening to the northern boundary of roof terraces at fourth floor level have been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be implemented in accordance with the agreed details prior to first occupation of the development and shall be retained as such thereafter.

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

8) UNI

No development shall take place until a written scheme of how and where ventilation will be provided to the south-facing rooms within the development, including specifics of where the clean air is drawn from and the acoustic protection to be

provided, has 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 safeguard the amenities of the occupiers of future occupants of the development and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the submitted plans no development shall take place until details of 'Lifetime Homes' standards to be incorporated in the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure 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.

10) UNI

No development shall take place until further details of the secure cycle parking facilities to be provided for use by the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) UNI

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.

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	3731 (00) 20101		16/07/2012
Block Plan	3731 (00) 202		16/07/2012
Existing Basement & Ground Floor Plans	3731 (00) 001		03/07/2012
Existing Mezzanine & First Floor Plans	3731 (00) 002		03/07/2012
Existing Second & Third Floor Plans	3731 (00) 003		03/07/2012
Existing Fourth & Roof Floor Plans	3731 (00) 004		03/07/2012
Existing Elevations 01 & 02	3731 (00) 101		03/07/2012
Existing Elevations 03, 04, 05 & 06	3731 (00) 102		03/07/2012
Proposed Basement & Ground Floor Plans	3731 (00) 011	A	11/09/2012

Proposed Mezzanine & First Floor Plans	3731 (00) 012	C	09/01/2013
Proposed Second & Third Floor Plans	3731 (00) 013	B	09/01/2013
Proposed Fourth & Roof Floor Plans	3731 (00) 014	B	09/01/2013
Proposed Elevations 01 & 02	3731 (00) 121	A	09/01/2013
Proposed Elevations 03, 04, 05 & 06	3731 (00) 122	A	09/01/2013

13) UNI

Notwithstanding the approved plans no development shall take place until a scheme for obscurely glazing the lower half of all window openings at first, second and third floor levels in the rear (north facing) elevation has been submitted to and approved in writing by the Local Planning Authority. The obscure glazing shall be implemented in accordance with the agreed details prior to first occupation of the development and shall be retained as such thereafter.

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

BH2012/03388

Flat 1 Salisbury Court 36 - 37 Salisbury Road Hove

Erection of garden room in rear garden.

Applicant: Mr T Aldridge

Officer: Robert McNicol 292322

Approved on 16/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

The external surfaces of the development hereby permitted shall be constructed using the materials as detailed in the application form, unless otherwise agreed in writing by the Local Planning Authority.

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			21/12/2012
Garden room elevations			02/11/2012
Garden room contextual elevations			12/11/2012
Garden room floor plan			02/11/2012
Rear garden plan			08/01/2012

4) UNI

The development hereby permitted shall be used solely as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and it shall at no time be occupied as a separate unit of accommodation.

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

BH2012/03528

27-28 Brunswick Road Hove

Removal of fire escape landings at second and third floor level to rear elevation.

Applicant: Graveson & Pilcher

Officer: Clare Gibbons 292454

Approved on 10/01/13 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 embedded steelwork shall be removed from the masonry of the building following removal of the fire escape landings and the exterior of the building shall be made good using a lime-based mortar finished in render to match that of the existing building in texture, profile and colour. These works for making good shall be completed within three months of the removal of the external fire escape landings, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that there is no future corrosion which would cause structural problems and to ensure a satisfactory appearance in line with policies HE1 and HE6 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
Site location plan	DRG 1 of 5		15/11/2012
Second floor flat	DRG 2 of 5		15/11/2012
Third floor flat	DRG 3 of 5		15/11/2012
Second floor flat	DRG 4 of 5		15/11/2012
Third floor flat	DRG 5 of 5		15/11/2012
2 x sheets of photographs			02/11/2012

BH2012/03529

27-28 Brunswick Road Hove

Removal of fire escape landings at second and third floor level to rear elevation.

Applicant: Graveson & Pilcher

Officer: Clare Gibbons 292454

Approved on 10/01/13 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 embedded steelwork shall be removed from the masonry of the building following removal of the fire escape landings and the exterior of the building shall be made good using a lime-based mortar finished in render to match that of the existing building in texture, profile and colour. These works for making good shall be completed within three months of the removal of the external fire escape landings, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that there is no future corrosion which would cause structural problems and to ensure a satisfactory appearance in line with policy HE1 of the Brighton & Hove Local Plan 2005.

BH2012/03812

Flat 7 46 Waterloo Street, Hove

Alterations to external wall.

Applicant: Mrs Lynda Thorn

Officer: Robert McNicol 292322

Approved on 28/01/13 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 wall hereby permitted shall have a finish to the top of the wall that matches in material, colour, style, bonding and texture that of the existing wall which projects from the rear of the building along the north boundary into which it would adjoin.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan, existing and proposed plans and elevations	169WS46/01		28/11/2012

CENTRAL HOVE

BH2012/03260

20 The Drive Hove

Application for Approval of Details Reserved by Conditions 10i, 10ii, 10iii and 10v of application BH2012/00832.

Applicant: Richmond Hotels Ltd

Officer: Adrian Smith 290478

Split Decision on 18/01/13 DELEGATED

1) UNI

APPROVE the details pursuant to condition 10v subject to full compliance with the submitted details

1) UNI

The details submitted pursuant to conditions 10i, 10ii & 10iii fail to satisfactorily ensure the acceptable restoration and replication of the original detailing of the building, contrary to policies HE6 & HE10 of the Brighton & Hove Local Plan.

BH2012/03628

52 Ashley Court 18 - 19 Grand Avenue Hove

Replacement of wooden framed double glazed windows with UPVC double glazed windows. (Retrospective)

Applicant: Mrs Margaret Haswell

Officer: Robert McNicol 292322

Approved on 14/01/13 DELEGATED

BH2012/03687

143-145 Church Road Hove

Installation of extraction equipment to rear elevation. (Part Retrospective)

Applicant: Mr Alex Reilley

Officer: Guy Everest 293334

Approved on 22/01/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	LNG2630.OS		21/11/2012
Existing Details	LNG2630.01B		21/11/2012
Proposed Details	LNG2630.02H		21/11/2012
Partridge Ventilation (Drawing 1 of 2)	RP989/44	A	30/11/2012
Partridge Ventilation (Drawing 2 of 2)	RP989/45	A	21/11/2012

2) UNI

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

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority the hereby approved external ducting shall be painted to match the rear elevation of the application site within 4 months of the date of this decision. The ducting shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall be completed within 3 months of the date of this decision.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/03725

119 Church Road Hove

Erection of single storey rear extension.

Applicant: Elvis Kiri

Officer: Helen Hobbs 293335

Refused on 23/01/13 DELEGATED

1) UNI

The proposed extension, due to its size, siting, design and materials would form an inappropriate and incongruous feature that would significantly harm the historic character and appearance of the existing listed building and would detract from the surrounding conservation area in which it is located. The development is therefore contrary to policies QD1, QD2, QD14, HE1 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would result in the loss of an original window from the rear elevation of the property which would be detrimental to the historic character of the listed building and the character and appearance of the surrounding conservation area. The development is therefore contrary to policies HE1 & HE6 of the Brighton & Hove Local Plan.

3) UNI3

Insufficient information has been submitted regarding how the proposed development would affect the basement level of the proposed extension, which contains windows that are currently served by an existing light well that it is intended to build over. Accordingly, the proposal cannot be properly assessed in respect of its impact on the usability of the basement area and the proposal is thereby considered contrary to the provisions of policy QD27 of the Brighton & Hove Local Plan.

BH2012/03795

Flat 19 The Ambassadors Wilbury Road Hove

Installation of double glazed UPVC windows to replace existing timber framed windows. (Retrospective)

Applicant: Mr Stephen Kelvin

Officer: Robert McNicol 292322

Approved on 24/01/13 DELEGATED

BH2012/03853

9 Hove Street Hove

Certificate of lawfulness for a proposed loft conversion incorporating rooflights to side and rear elevations.

Applicant: Cameron Berry

Officer: Christopher Wright 292097

Approved on 25/01/13 DELEGATED

BH2012/03882

King Alfred Leisure Centre Kingsway Hove

Installation of new cladding to plant room and adjacent wall to replace existing.

Applicant: Brighton & Hove City Council

Officer: Steven Lewis 290480

Approved on 23/01/13 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 cladding used shall be Kingspan XL Forte, Marlin Grey RAL180 40 05 as outlined in the application and shall thereafter be retained as such, unless otherwise agreed in writing by the Local Planning Authority.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed elevations	521607-B-300	Rev B	19/01/2012
Indicative Roof Plan	521607-B-001	Rev B	05/12/2012
Site Plan	521626-B-002	Rev A	05/12/2012

BH2012/03916

103 George Street Hove

Installation of new shop front, 2no air conditioning units and 2no satellite dishes to roof and associated works.

Applicant: Coral Racing Ltd

Officer: Helen Hobbs 293335

Approved on 17/01/13 DELEGATED

1) BH01.01

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

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

2) BH07.07

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

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

3) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Floor plans & elevations As proposed	COR1632/AB01	A	07/12/2012
Floor plans & elevations As Existing	COR1632/AS01	A	07/12/2012

BH2012/03917

103 George Street Hove

Display of internally illuminated projecting and fascia signs.

Applicant: Coral Racing Ltd

Officer: Helen Hobbs 293335

Approved on 17/01/13 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 have a luminance level of 600 candela per square metre.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document on Advertisements (SPD07).

GOLDSMID

BH2012/02246

68 Davigdor Road Hove

Conversion of first floor flat and loft to create 3no flats incorporating rear dormers and balcony, front rooflights and removal of chimney stacks.

Applicant: Mr Kieran Dawson

Officer: Guy Everest 293334

Refused on 18/01/13 DELEGATED

1) UNI

The existing first floor unit is unsuitable for conversion into smaller units of accommodation by virtue of an original floor area of less than 115 sq metres and having only three bedrooms as originally built. The resulting development would create accommodation below the standard that the Council would reasonably expect and, by reason of habitable rooms of an inadequate size and a failure to incorporate Lifetime Home standards in the design, and unsuitable for family occupation. The proposal is therefore contrary to policies QD27, HO9 and HO13 of the Brighton & Hove Local Plan.

2) UNI2

The proposed front rooflights, by reason of their number and siting in relation to features at lower levels of the building, would detract from the appearance of the existing building and the wider street scene. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed rear dormers would appear poorly sited in relation to features at lower levels of the building, with the extensive balustrading introducing an overtly horizontal emphasis at roof level. The resulting structure would detract from the appearance of the building and the wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1, Roof Alterations and Extensions.

4) UNI4

The removal of the chimney stack to the side roofslope would be harmful to the appearance of the existing building and the character of the roofscape in this section of Davigdor Road. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 9, Architectural Features.

BH2012/03086

114A Livingstone Road Hove

Erection of bicycle store at front of property. (Retrospective).

Applicant: Mr Andy Nicholls

Officer: Guy Everest 293334

Refused on 14/01/13 DELEGATED

1) UNI

The store building does not reflect the design or detailing of either the Livingstone Road terrace row or the corner building fronting Sackville Road. The resulting contrast coupled with the encroachment onto the front forecourt appears visually awkward, creates an unsightly piecemeal approach to the building and diminishes the visual separation between the rear of Sackville Road and adjoining terrace on Livingstone Road. The building therefore harms the character and appearance of the building and wider surrounding area and is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03289

114A Livingstone Road Hove

Change of use from betting shop (A2) at ground floor to residential dwelling (C3) incorporating existing maisonette at 1st and 2nd floor and associated external alterations.

Applicant: Mr Andy Nicholls

Officer: Guy Everest 293334

Refused on 10/01/13 DELEGATED

1) UNI

The alterations to the ground floor frontage would relate poorly to the proportions and detailing of the first floor level of the building and the wider terrace row. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03644

10 Cowdray Court 49 Cromwell Road Hove

Replacement of 3no windows from metal to UPVC.

Applicant: Mr Roderick Waters

Officer: Steven Lewis 290480

Approved on 15/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan			20/11/2012
Channel Glazing Quotation Details			20/11/2012

Channel Glazing Technical Brochure			20/11/2012
Photographs			20/11/2012

BH2012/03649

25 Hove Park Villas Hove

Demolition of existing rear conservatory and erection of part single storey, part two storey rear extension and alterations including changes to fenestration. Loft conversion with dormers to front, side and rear and rooflights to sides to create additional flat.

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Refused on 24/01/13 DELEGATED

1) UNI

The proposed development, by virtue of the excessive sub-division of the rear garden and the disproportionately small amenity spaces to be provided for the ground floor units, likely to be occupied by families, fails to reflect the prevailing character of the area, contrary to policies QD1, QD2, QD3 and HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the positioning of the bin store to the front of the site, the proposed inclusion of a glass balustrade above the front entrance, and the disproportionate scale and detailing of the dormer windows, would be harmful to the distinctive appearance and roofline of the building and the general character and appearance of the street scene, contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of the cramped layout of the attic flat, fails to represent a good standard of residential accommodation for future occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/03650

25 Hove Park Villas Hove

Erection of 1no three bedroom detached dwelling to rear of existing property.

Applicant: Lindene GB Promotions Ltd

Officer: Adrian Smith 290478

Refused on 24/01/13 DELEGATED

1) UNI

The proposed development, by virtue of the sub-division of the site and the introduction of an additional domestic building form and separate residential use into a quiet and tranquil garden environment, represents an alien and incongruous form of backland development that would significantly harm the character of the area and the amenities of adjacent occupiers, contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

BH2012/03739

22 Hovedene 95 Cromwell Road Hove

Replacement of timber framed windows with UPVC sliding patio doors.

Applicant: K Maddock

Officer: Clare Gibbons 292454

Approved on 17/01/13 DELEGATED

Report from: 09/01/2013 to: 30/01/2013

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	C211PW/HP/01		23/11/2012
Location plan	C221PW/HP/02		23/11/2012
3 x photographs			23/11/2012
Windows 'W1' as existing	C221PW/HP/03		23/11/2012
Sliding in line patio door proposed	C211PW/HP/04		23/11/2012
3 x sheets of Premier Windows specification			23/11/2012

BH2012/03742

108 Goldstone Road Hove

Certificate of Lawfulness for proposed rear dormer.

Applicant: Mr Thomas Kozdon

Officer: Adrian Smith 290478

Refused on 14/01/13 DELEGATED

BH2012/03815

Flat B The Quiver 3 Wilbury Gardens Hove

Insertion of timber framed window to the rear elevation.

Applicant: Mr Joe Wilkinson

Officer: Robert McNicol 292322

Approved on 22/01/13 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 and site plans	179.1001	a	29/11/2012
Existing plan, section and elevation	179.101	a	29/11/2012
Proposed plan, section and elevation	179.104		29/11/2012
Window brochure			29/11/2012

BH2012/03967

Garages at rear of 90 Cromwell Road Hove

Non Material Amendment to BH2008/02452 (APP/Q1445/A/09/2106208) to ground floor to be reduced in size requiring subsequent amendment to approved elevations. 2no brickwork openings proposed in lieu of sliding door panels.

Applicant: Billy & Pauline Whitcomb

Officer: Adrian Smith 290478

Approved on 15/01/13 DELEGATED

HANGLETON & KNOLL

BH2012/03220

35 Hangleton Road Hove

Construction of vehicle crossover, formation of hardstanding and dropped kerb.

Applicant: Mr Richard Betts

Officer: Christopher Wright 292097

Refused on 16/01/13 DELEGATED

1) UNI

The proposed vehicular crossover and dropped kerb would be 2.6m from an Elm tree situated on the public footway. The Elm tree is part of the National Elm Collection held by Brighton & Hove. Structural roots are visible across the position of the proposed crossover. The proposed development would therefore have a significant adverse impact on the health of the tree, the loss of which would be detrimental to visual amenity and the character of the area, contrary to policies QD2, QD14 and QD16 of the Brighton & Hove Local Plan 2005.

BH2012/03674

The Martlets Hospice Wayfield Avenue Hove

Erection of single storey extension and car port to front elevation.

Applicant: Mrs Caroline Lower

Officer: Guy Everest 293334

Approved on 24/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until 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 and planting of the 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.

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	120906B/LP1		20/11/2012
Existing Block Plan	120906B/BP1		20/11/2012
Proposed Block Plan	120906B/BP2		20/11/2012
Existing Floor Plan	120906B/EX1a		20/11/2012
Existing and Proposed Elevations and Plan	120906B/EX1/	rev2	16/01/2013
Proposed Floor Plan	120906B/EX1b/	rev1	16/01/2013

6) UNI

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

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

BH2012/03715

18 Maytree Walk Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs T Poole

Officer: Robert McNicol 292322

Approved on 28/01/13 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, location plan and existing and proposed plans and elevations.	Drawing 1		22/11/2012

BH2012/03898

102A Hallyburton Road Hove

Loft conversion with rooflight to side and dormer to rear.

Applicant: Ms Katherine Browne

Officer: Helen Hobbs 293335

Refused on 30/01/13 DELEGATED

1) UNI

The proposed rear dormer would form an incongruous and unsympathetic feature, which would break up the unity of the terrace, detracting from the character and appearance of the existing property and the visual amenity of the wider surrounding area. The development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

NORTH PORTSLADE

BH2012/00480

Portslade Aldridge Community Academy Chalky Road Portslade

Application for Approval of Details Reserved by Conditions 5, 6, 7 ,8, 10, 11, 13, 15, 16, 18, 21 and 22 of application BH2012/00733.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Split Decision on 18/01/13 DELEGATED

1) UNI

The details pursuant to conditions 5, 6, 7, 8, 10, 11, 13, 15, 16, 21 and 22 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 18 are NOT APPROVED for the reasons set out below:

The Council's Environmental Health officer has commented that whilst the submitted

reports are robust, it is appropriate to wait until the works have been carried out and then for the consultants Campbell Reith to validate exactly what has been done, where and why and importantly, that the site is fit for its end use. This will ensure that any unexpected findings during the construction phase are dealt with appropriately. It is therefore not deemed appropriate to discharge the details reserved by this condition at this stage.

BH2012/02507

85 Mile Oak Road Portslade

Demolition of existing industrial unit and erection of 5 no three bedroom houses.

Applicant: Downsview Developments Ltd

Officer: Guy Everest 293334

Refused on 23/01/13 DELEGATED

1) UNI

The development by reason of its height, bulk and proximity to the eastern boundary of the site would appear overbearing and result in significant loss of light and outlook for occupants of 87 & 87A Mile Oak Road, to the detriment of their amenity. The development therefore fails to protect neighbouring residential amenity contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/02928

Mile Oak Gospel Hall Chalky Road Portslade

Erection of fencing to front and side of existing wall with cantilevered gate to front.

Applicant: Mr Antonio Amato

Officer: Robert McNicol 292322

Refused on 18/01/13 DELEGATED

1) UNI

By virtue of its height, positioning and design, the proposed fencing would give the recipient property and the wider area an uncharacteristically industrial and unwelcoming feel and would result in material harm to the character and appearance of the street scene. As such the proposal would be contrary to policy QD2 and QD14 of the Brighton & Hove Local Plan 2005.

BH2012/03323

Portslade Aldridge Community Academy Chalky Road Portslade

Variation of condition 2 of application BH2012/00733 (following previous application BH2011/02824 for the demolition of parts of existing school buildings and remodelling and refurbishment of remainder and construction of new three storey extension to North elevation with associated landscaping, revised vehicle and pedestrian access on Chalky road and altered car parking arrangements) to allow for various external changes including the retention of two rooms in the North wing, relocation of the covered dining area, revised fenestration, reduced and new brise soleils, new external canopy and new photovoltaic panels to roof of new building and various internal changes including revised plan arrangements to the Business and Enterprise Suite, Drama and Music block, Art Department and various floors of the new building.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 28/01/13 DELEGATED

1) BH05.06A

Unless otherwise agreed in writing by the Local Planning Authority, none of the

non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

2) 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.

3) UNI

The development shall be implemented in accordance with the details of the proposed plant enclosure adjacent the Sports Centre (drawing no. HKS-A-L-20-015/A) received on the 20th February 2012, approved under BH2012/00480. The enclosure shall be constructed in accordance with the agreed details and thereafter retained as such.

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

4) UNI

The car parking provision during the construction of the development will be provided on a phased basis in accordance with the car parking phasing plans, as outlined in the Planning Statement received on the 7th March 2012 and the approved drawings nos. HKS-A-L-99-01/A Rev 2; HKS-A-L-99-01/B Rev 2; HKS-A-L-99-01/C Rev 2 and HKS-A-L-99-01/D Rev 2 received on the 26th March 2012, approved under BH2012/00733, unless otherwise agreed with Local Planning Authority in writing.

Reason: To ensure the adequate parking for the users of the Academy, library and Sports Centre, to ensure the safety of persons and vehicles entering and leaving the site and to comply with Local Plan policies TR1, TR7 & TR19 of the Brighton & Hove Local Plan.

5) UNI

Within three months of occupation of the development the Framework Travel Plan for the development shall be updated to a Full Travel Plan and submitted to the Local Planning Authority. The Full Travel Plan shall be approved in writing by the Local Planning Authority and shall be implemented as approved thereafter and be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To seek to reduce traffic generation by encouraging alternative means of

transport to private motor vehicles and to comply with policy TR4 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	HKS-A-L-20-001	A	29/10/2012
Proposed Ground Floor Plan	HKS-A-L-20-011K		18/10/2012
Proposed First Floor Plan	HKS-A-L-20-012K		18/10/2012
Proposed Second Floor Plan	HKS-A-L-20-013K		18/10/2012
Proposed Roof Plan	HKS-A-L-20-014E		18/10/2012
Proposed North Elevation	HKS-A-L-20-021D		18/10/2012
Proposed South, East and West Elevations Views 6/7/8/9/10	HKS-A-L-20-022D		18/10/2012
Brise Soleil Details			21/01/2013
Proposed Canopy Sections	HKS-A-A-L-0001		21/01/2013
Proposed Elevation Sheet 6	HKS-A-L-X5501		21/01/2013
Existing Block Plan	HKS-A-L-20-002	A	21/09/2011
Proposed Block Plan	HKS-A-L-20-003	A	21/09/2011
Existing Ground Floor Plan	HKS-A-L-20-005	A	21/09/2011
Existing First and Second Floor Plan	HKS-A-L-20-006	A	21/09/2011
Existing Roof Plan	HKS-A-L-20-007	A	21/09/2011
Existing and Proposed Sports Hall Plan: Ground Floor / First Floor / Roof Plan	HKS-A-L-20-008	A	21/09/2011
Existing & Proposed Elevations: View 1	HKS-A-L-20-035	A	21/09/2011
Existing & Proposed Elevations: view 2	HKS-A-L-20-036	A	21/09/2011
Existing & Proposed Elevations: Views 3/4/4A/11	HKS-A-L-20-037	A	21/09/2011
General Arrangement Plan	PL.90.100 P2		06/01/2012
Access and Circulation Plan	PL.91.103P5		16/12/2011
Soft Works Plan	PL.94.102P2		06/01/2012
Tree Retention and Removal Plan	PL.94.104P1		21/09/2011
Hard Works Plan	PL.95.101P2		06/01/2012
Existing Site Layout	SK100D1		21/09/2011
Proposed Drainage Strategy	SK101D1		21/09/2011
Swept Path Analysis - Large Refuse Vehicle - Entering the Site - Layout	T306	D1	27/01/2012

7) UNI

All trees to remain on site, as shown on drawing PL.94.104/P1, should be protected to standard BS 5837 (2005) Trees in Relation to Construction prior to any

development commencing. All pruning operations should be carried out in accordance with BS 3998 (2010) Recommendations Tree Pruning Operations.

Reason: To protect the trees to retained on site and in accordance with policy QD16 of the Brighton & Hove Local Plan.

8) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that 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 and existing background noise levels to be determined as per the guidance provided in BS4142:1997.

Reason: To protect the amenity of adjacent residents and in accordance with policy QD27 of the Brighton & Hove Local Plan.

9) UNI

The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) received on the 20th February 2012, approved under BH2012/00480, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmental protection is in place to safeguard neighbouring amenity in compliance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The proposed signage and markings within the car park (drawings nos: C410/D3 and C411/D3 received on the 4th July 2012 and approved under BH2012/00480) shall be fully implemented prior to occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority, and thereafter be retained as such.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and in accordance with policies QD27 and TR7 of the Brighton & Hove Local Plan.

11) UNI

The cycle parking details (drawings nos: PL.97.810/P1, PL.90.201, PL.90.202, PL.90.203 & PL.90.204 received on the 20th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The cycle parking facilities shall thereafter be retained for use at all times.

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

12) UNI

The proposed road treatments, surface water drainage, outfall disposal and street lighting (drawings nos: C400/D3, C401/D1, C402/D1, C306/D3 & C400/307 received on the 20th and 29th February 2012 and approved under BH2012/00480) shall be fully implemented prior to the occupation of the building, unless otherwise agreed in writing by the Local Planning Authority. The road treatments, surface water drainage, outfall disposal and street lighting shall thereafter be retained for use at all times.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large and to comply with Local Plan policies TR1, TR7, and TR8 of the Brighton & Hove Local Plan.

13) UNI

Within 3 months of the date of this permission, a Framework Travel Plan for the development shall be submitted for the approval of the Local Planning Authority. The Framework Travel Plan shall be implemented as approved thereafter.

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

14) UNI

The proposed foul and surface water sewerage disposal details (drawing nos: C306/D3 & C307/D3 received on the 29th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The means of foul and surface disposal shall thereafter be retained for use at all times.

Reason: In the interests of appropriate foul and surface water disposal from the site and in accordance with policies SU2 and QD27 of the Brighton & Hove Local Plan.

15) UNI

The finished floor levels and height of the development (drawing nos: C401/D1, C402/D1, HKS-A-L-20-20/D, HKS-A-L-20-21/D & HKS-A-L-20-22/D received on the 20th February 2012 and approved under BH2012/00480) shall fully accord with the approved details.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The development shall be implemented using the materials (drawing nos: HKS-A-L-20-021/D & HKS-A-L-20-022/D received on the 26th July 2012 and approved under BH2012/02332), unless otherwise agreed in writing by the Local Planning Authority and thereafter be retained as such.

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

17) UNI

The refuse storage (no: PL.97.811/P1 received on the 20th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The refuse storage facilities shall thereafter be retained for use at all times.

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

18) UNI

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential

development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

19) UNI

The rainwater harvesting scheme (drawing nos: 60219856-P-VAR-DET-XX-001/A3, 60219856-P-RWH-PLN-UG-002/A0, 60219856-P-RWH-PLN-01-003/A0 & 60219856-P-RWH-PLN-02-004 received on the 20th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The rainwater harvesting scheme shall thereafter be retained for use at all times.

Reason: To ensure the development is sustainable in terms of rain water harvesting and in accordance with policy SU2 and SPD8: Sustainable Building Design of the Brighton & Hove Local Plan.

20) UNI

The landscaping (drawing nos: PL.90.105/P7, PL.90.201/P9, PL.90.202/P9, PL.90.203/P9, PL.90.204/P9, PL.90.300/P4, PL.90.301/P5 & PL.90.302/P4 received on the 20th February 2012 and approved under BH2012/00480) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority. The landscaping shall thereafter be retained for use at all times.

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.

21) UNI

The development shall be implemented in accordance with Ground Investigation Reports and details relating to land contamination submitted on the 20th February and 27th April 2012, approved under BH2012/00480. The development shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by Campbell Reith (or such competent person as agreed by the Local Planning Authority) that the provisions approved under BH2012/00480 have been fully implemented (unless varied with the written agreement of the Local Planning Authority). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress; and
- c) certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved.

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

22) UNI

Within 3 months of the date of this permission, a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior

to the occupation of the development and shall thereafter be retained as such.

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

23) UNI

The development shall be implemented in accordance with the details and drawing of the proposed Lighting Strategy (drawing no: TLL/S/0122748/EX/R3/230412) received on the 9th May 2012, approved under BH2012/01468. The approved installation shall be maintained and operated in accordance with the approved details thereafter.

Reason: In the interests of residential amenity and in accordance with policy QD27 of the Brighton & Hove Local Plan.

24) UNI

The development shall be implemented in accordance with Biodiversity Reports received on the 20th February and 14th June 2012, as approved under BH2012/00480. The scheme shall be carried out in full as approved and thereafter retained as such.

Reason: In order secure suitable Biodiversity measures on site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

BH2012/03897

8 Oakdene Rise Portslade

Erection of single storey rear extension to replace existing conservatory.

Applicant: Mr B Wakeford

Officer: Robert McNicol 292322

Approved on 28/01/13 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			04/12/2012
Block plan			04/12/2012
Existing and proposed plans and elevations	12/795/01		04/12/2012

SOUTH PORTSLADE

BH2012/02418

Gardeners Arms 103-105 and flat at 103-105 Abinger Road Portslade

Demolition of existing rear extensions and erection of a rear and side extension and other alterations to facilitate conversion to a convenience store. Alterations to the existing 1st floor flat including a new roof terrace.

Applicant: Gardener Developments Ltd

Officer: Adrian Smith 290478

Refused on 24/01/13 DELEGATED

1) UNI

The proposed development, by virtue of the excessive scale and form of the extension and its poor relationship to the existing building, is considered to represent a poorly designed and incongruous addition that would be harmful to the character and appearance of the building and the wider street scene. The proposals are thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/02546

St Peters Community Infant School St Peters Road and Ottima Wellington Road Portslade

Demolition of existing external dining hut and Ottima light industrial building. Change of use of Ottima site from light industrial (B1) to educational (D1) and construction of new 2no storey school building and erection of single storey extension to existing school building and associated works.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Approved on 14/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

The first floor windows to the northern elevation of the approved building (fronting Wellington Road) shall not be glazed otherwise than with obscured glass 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.

3) UNI

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

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

4) UNI

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

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

5) UNI

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

6) UNI

No development shall commence until details of the boundary treatment to the Wellington Road and Brambledean Road frontages have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be constructed in accordance with the approved details prior to occupation of the hereby permitted development.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

8) UNI

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

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

9) UNI

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

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

development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and

- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

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

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

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

11) UNI

The development hereby permitted shall not be occupied until a scheme detailing pedestrian improvement works in the vicinity of the site, including St Peter's Road and the North Street and St Andrew's Road corridor, has been submitted to and

approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR7, TR8 and SU15 of the Brighton & Hove Local Plan.

12) UNI

Within three months of occupation of the development a School Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out a package of measures to meet the needs of the site, promote sustainable travel choices and reduce reliance on private motor vehicles for staff, pupils and visitors. The Travel Plan shall be implemented in accordance with the approved details and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

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

13) UNI

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

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

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

15) UNI

Prior to the occupation of the development the redundant sections of the existing vehicle crossover on Wellington Road shall be reinstated back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	001	A	30/08/2012
Block Plan	002		16/08/2012
Lower Ground, Ground and First Floor Plans	003		16/08/2012
Existing South and West Elevations	004		16/08/2012
Existing North and East Elevations	005		16/08/2012
Existing Roof Plan	006		16/08/2012
Ottima Site Existing Floor Plan	007		30/08/2012
Proposed Ground Floor Plan	010		16/08/2012
Proposed First Floor Plan	011		16/08/2012
Proposed South and West Elevations	012		16/08/2012
Proposed North and West Elevations	013		16/08/2012
Site Study Section (Existing & Proposed)	014		16/08/2012
Proposed External Works Plan	015	A	29/08/2012
Proposed Roof Plan	016		16/08/2012

BH2012/02563

5 Gladstone Road Portslade

Creation of new vehicle crossover.

Applicant: Miss Julie Pumfrey

Officer: Guy Everest 293334

Approved on 18/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plan	SY1	A	12/01/2013
Existing and proposed floor plans	SK1		16/08/2012

BH2012/02962

5 Easthill Drive Portslade

Erection of rear conservatory.

Applicant: Mr Mr M O'Toole

Officer: Helen Hobbs 293335

Refused on 22/01/13 DELEGATED

1) UNI

The length, siting, height and design of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property No.7 Easthill Road, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension by reason of size, design and materials would adversely impact upon the appearance and character of the dwelling, and of the surrounding area and as such is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03458

1-10 Northerlea Drove Road Portslade

Replacement of timber windows with UPVC windows.

Applicant: Brighton & Hove City Council

Officer: Robert McNicol 292322

Approved on 09/01/13 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			12/11/2012
Window cross-sections	GA/474	B	29/10/2012
Photographs of existing windows			29/10/2012
Proposed front stairway window design			12/12/2012
Window survey report1 northerlea Portslade, G flat			29/10/2012
Window survey report2 northerlea Portslade, G flat			29/10/2012
Window survey report3 northerlea Portslade, G flat			29/10/2012
Window survey report4 northerlea Portslade, G flat			29/10/2012
Window survey report5 northerlea Portslade, 1st fl			29/10/2012
Window survey report6 northerlea Portslade, 1st fl			29/10/2012
Window survey report7 northerlea Portslade, 1st fl			29/10/2012
Window survey report8 northerlea Portslade, 1st fl			29/10/2012
Window survey report9 northerlea Portslade, 2nd fl			29/10/2012
Window survey report10 northerlea Portslade, 2nd fl			29/10/2012

BH2012/03524

1 3 5 & 7-17 Old Shoreham Road Portslade

Display of non-illuminated fascia sign.

Applicant: Mr Jonathan Tate

Officer: Clare Gibbons 292454

Refused on 11/01/13 DELEGATED

1) UNI

The advertisement by reason of its height, projection and length (including the wrap around into the side elevation) would appear incongruous and unduly prominent in the street scene and cause harm to the visual amenity of the area, contrary to policy QD12 of the Brighton & Hove Local Plan 2005 and SPD07 (Advertisements).

BH2012/03693

184 Old Shoreham Road Portslade

Application for Approval of Details Reserved by Condition 2 of application BH2010/03981.

Applicant: Timpson Properties Ltd

Officer: Helen Hobbs 293335

Approved on 16/01/13 DELEGATED

BH2012/03706

1 Trafalgar Road Portslade

Non Material Amendment to BH2011/03316 to replacement of external lift with ambulant disabled steps and omission of rooflights, addition of first floor window to bathroom on north elevation.

Applicant: Wood & Associates LLP

Officer: Adrian Smith 290478

Approved on 09/01/13 DELEGATED

BH2012/03735

1 Trafalgar Road Portslade

Application for Approval of Details Reserved by Conditions 5, 6, 7, 8 & 9 of application BH2011/03316.

Applicant: Mr Steve Wood

Officer: Adrian Smith 290478

Approved on 16/01/13 DELEGATED

BH2012/03896

Land Adjacent 56 Shelldale Road Portslade

Application for Approval of Details Reserved by Conditions 4, 6, 8 and 9 of application BH2009/02541.

Applicant: M & H Property Investments

Officer: Helen Hobbs 293335

Approved on 28/01/13 DELEGATED

HOVE PARK

BH2012/03063

4 Stanford Close Hove

Demolition of existing dwelling and erection of new dwelling.

Applicant: Mr Simon Taylor

Officer: Clare Gibbons 292454

Refused on 09/01/13 DELEGATED

1) UNI

The scheme proposes a dwelling with a rendered finish, a slate roof, a large area of glazing at ground floor level, variety of window shapes, irregular bay, proposed lower ground floor and extensive area of hardstanding in the front garden. These proposed materials would give the house an appearance which would contrast to the materials on the remaining houses in the street, which generally have a brick finish and tiled roofs. The extensive hardstanding and provision of a lower ground floor is uncharacteristic of the area. Overall, the proposed house due to its materials and design would stand out as an unsympathetic addition in the street scene that is out-of-keeping with the surrounding houses and is contrary to policies QD1, QD2, and HO4 of the Brighton & Hove Local Plan 2005 and SPGBH1 (Roof Alterations & Extensions) and SPGBH4 (Parking Standards).

2) UNI2

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

BH2012/03175

67 Cranmer Avenue Hove

Erection of 3no bedroom two storey detached house in rear garden.

Applicant: Mr & Mrs S English

Officer: Clare Gibbons 292454

Approved on 14/01/13 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) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General

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

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

4) BH02.08

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

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

5) 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.

6) 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.

7) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.02

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

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

9) 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.

10) BH06.02

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

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

11) BH11.01

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

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

12) 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.

13) BH11.03

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.

14) UNI

Notwithstanding the details shown on the submitted drawings, the first floor windows (serving the bathroom and bedroom 2) in the rear elevation of the development hereby permitted shall be fitted with obscure glazing up to a minimum height of 1.7 metres above the floor of the rooms in which the windows are installed, and thereafter permanently retained as such, unless otherwise agreed in writing by the local planning authority.

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.

15) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3 above and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

16) UNI

The new access shall not be brought into use until the boundary treatment required pursuant to condition 11 has been implemented in its entirety.

Reason: In the interests of highway safety in compliance with policy TR7 of the Brighton & Hove Local Plan.

17) UNI

A scheme for the treatment of all site boundaries shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The scheme shall make provision of adequate pedestrian visibility splays to the proposed vehicular access. The boundary treatment shall thereafter be erected before first occupation of the dwelling and thereafter retained at all times.

Reason: To prevent overlooking of neighbouring properties, in the interests of residential and visual amenity in compliance with policy BE18 of the Brighton & Hove Local Plan.

18) UNI

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

Reason: In order to provide a reasonable opportunity to record the site and to comply with policy HE12 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 plan			02/10/2012
Block plan			02/10/2012
Block plan & street elevation	1306/P1		19/11/2012
Plans & elevations	1306/P2		19/11/2012

BH2012/03459

Cardinal Newman School The Upper Drive Hove

Erection of proposed infill extension to accommodate escape stair core incorporating the provision of an internal lift in existing stair core.

Applicant: The Governors of Cardinal Newman Catholic School of Cardinal Newman Catholic School

Officer: Jason Hawkes 292153

Refused on 10/01/13 DELEGATED

1) UNI

The proposed extensions due their position, bulk, materials and design would significantly detract from the character and appearance of this building of local interest and would also stand out in the street scene as inappropriate and unsympathetic additions. The scheme is therefore deemed contrary to policies QD1, QD2, QD14 and HE10 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Alterations and Extensions.

BH2012/03505

212 Old Shoreham Road Hove

Demolition of existing garage and concrete shed and erection of double garage.

Applicant: Mr Gary Williams

Officer: Jason Hawkes 292153

Approved on 22/01/13 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			05/11/2012
Block Plan			05/11/2012
Existing Site Plan			05/11/2012
Proposed Elevations	Will/Camp/001		05/11/2012
Proposed Block Plan (Scale 1:50)			09/01/2013
Existing Garage Side and Rear Elevations			09/01/2013
Existing Garage Front Elevation and Floor Plan			09/01/2013
Existing Concrete Shed Elevations & Floor Plan			09/01/2013

BH2012/03558

130 Old Shoreham Road Hove

Installation and display of four externally-illuminated fascia signs.

Applicant: The Kitchen Store

Officer: Clare Gibbons 292454

Approved on 14/01/13 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 level of luminance for the advertisements hereby consented shall not exceed 600 candelas per square metre.

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

BH2012/03559

130 Old Shoreham Road Hove

External alterations including timber cladding and replacement of doors with window to East elevation.

Applicant: The Kitchen Store

Officer: Clare Gibbons 292454

Approved on 11/01/13 DELEGATED

1) BH01.01

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

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

2) BH06.01

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.

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

No development shall take place until samples of the proposed timber cladding (including colour) to be used on the external elevations have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10 and QD14 of the Brighton & Hove Local Plan.

5) UNI

Vehicular access to the site shall be from the southern most access on Newtown Road and all vehicles shall exit from the northern most access on Newtown Road only.

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

6) UNI

The development hereby permitted shall not be occupied until details of measures including a no entry sign at the site exit (northern most access on Newtown Road) and exit and entrance floor markings 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: In the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site information	01-00	F	07/01/2013
Proposed exterior elevations	09-01	D	07/01/2013
Existing plan & elevations	01-01	A	19/11/2012
Proposed plan	09-02	C	07/01/2013
Signage details	09-03	A	07/01/2013

BH2012/03599

172 Sackville Road Hove

Erection of single storey rear and side extension incorporating 3no rooflights and bi-folding doors to provide access to the rear.

Applicant: Mrs Jade Spence

Officer: Adrian Smith 290478

Approved on 14/01/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

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	CH517/001	A	11/01/2013
Existing plans and elevations	CH517/002		13/11/2012
	CH517/003		13/11/2012
Proposed plans and elevations	CH517/007	A	11/01/2013
	CH517/008	A	11/01/2013

BH2012/03610

32 Hill Brow Hove

Remodelling of house including erection of two storey south extension, single storey north extension with formation of basement below, front and rear gables, rear balconies and associated external alterations.

Applicant: Mr & Mrs S Maggs

Officer: Jason Hawkes 292153

Approved on 22/01/13 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) BH03.02

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

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

3) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

4) UNI

No development shall take place until details of proposed boundary treatments, including scaled elevation drawings, have been submitted to and approved by the Local Planning Authority in writing. Development shall be carried out in accordance with the agreed details.

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

5) UNI

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 first floor windows other than those expressly authorised by this permission shall be constructed on the side facing elevations of the dwelling.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	Y054-A01		13/11/2012
Site Plan as Existing	Y039-A02		13/11/2012
Existing Ground Plan	Y044-A03		13/11/2012
Existing First Floor Plan	Y044-A04		13/11/2012
Existing Elevations	Y044-A05		13/11/2012
Existing Elevations	Y044-A06		13/11/2012
Site Plan as Proposed	Y044-D01		13/11/2012
Site Plan as Proposed (hatched)	Y044-D01		19/11/2012
Proposed Plans	Y044-D02		13/11/2012
Proposed Elevations	Y044-D3		13/11/2012
Proposed Elevations	Y044-D04		13/11/2012
Plans as Consented	Y044-D05		13/11/2012
Elevations as Consented	Y044-D06		13/11/2012
Elevations as Consented	Y044-D07		13/11/2012

7) UNI

The south facing first floor window hereby approved 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 thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

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

BH2012/03613

67 Woodland Drive Hove

Erection of single storey pitched roof front extension and alterations to existing front elevation including revised fenestration and Juliet balcony.

Applicant: Mr R Abdulkhani

Officer: Robert McNicol 292322

Approved on 11/01/13 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			16/11/2012
Block plan			16/11/2012
Existing plan	01/1209546		14/11/2012
Existing front elevation	02/1209546		14/11/2012
Existing side elevation	04/1209546		14/11/2012
Proposed front elevation	09/1209546		14/11/2012
Proposed plan	15/1209546		14/11/2012
Proposed side elevation	16/1209546		19/11/2012

BH2012/03643

34 Hove Park Road Hove

Application for Approval of Details Reserved by Conditions 5, 6, 7 and 8 of application BH2012/00213.

Applicant: Richard Hamilton

Officer: Guy Everest 293334

Approved on 14/01/13 DELEGATED

BH2012/03652

139 Goldstone Crescent Hove

Erection of first floor extension with pitched roof incorporating new window to front & new rooflight to west facing roofslope.

Applicant: Mr Ian Parker

Officer: Steven Lewis 290480

Approved on 14/01/13 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 roof light in the west facing roof slope 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 and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location	027/L-100		19/11/2012

Block Plan	027/L-101		19/11/2012
Existing Floor and Elevations	027/L-102		19/11/2012
Existing Floor and Elevations	027/L-103	Rev A	08/01/2013

BH2012/03671

Park House Old Shoreham Road Hove

Application for Approval of Details Reserved by Condition 21 of application BH2012/00114.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved on 16/01/13 DELEGATED

BH2012/03683

Blatchington Mill School Nevill Avenue Hove

Replacement of fencing and gates at Frant Road entrance.

Applicant: Blatchington Mill School

Officer: Christopher Wright 292097

Approved on 22/01/13 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			21/11/2012
Existing Fence/Gates	1462/1648		21/11/2012
Proposed Replacement Fencing and Gates	1462/1649	B	14/01/2012

BH2012/03708

61 Hill Brow Hove

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

Applicant: Mr & Mrs Saab Bhermi

Officer: Adrian Smith 290478

Refused on 16/01/13 DELEGATED

1) UNI

The scale and number of front rooflights, and the low position and horizontal form of the rear dormer below two rooflights, represent poor design elements and excessive clutter that would be harmful to the appearance of the roof of the building and the wider area, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2012/03764

111 Goldstone Crescent Hove

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

Applicant: Mrs Anna Lee

Officer: Robert McNicol 292322

Refused on 21/01/13 DELEGATED

1) UNI

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

2) UNI2

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

BH2012/03778

Parkhouse Old Shoreham Road Hove

Application for Approval of Details Reserved by Condition 16 of application BH2012/00114.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved on 24/01/13 DELEGATED

BH2012/04105

8 Edward Avenue Hove

Certificate of Lawfulness for proposed hip to gable roof extension incorporating 2no side dormers.

Applicant: Redouan Oirdighi

Officer: Steven Lewis 290480

Approved on 23/01/13 DELEGATED

WESTBOURNE

BH2012/03065

2 Pembroke Avenue Hove

Demolition of part of garden wall and pier and removal of one gate. Creation of an area of hardstanding and crossover.

Applicant: Mr N Hoffelner

Officer: Kathryn Boggiano 292138

Refused on 30/01/13 DELEGATED

1) UNI

The creation of a driveway within the front garden and the removal of part of the boundary wall, pier and gate, would result in the loss of original features and

important characteristics of the Pembroke & Princes conservation area. The driveway would appear as an alien and incongruous feature within the street scene and conservation area. The proposal would disrupt the rhythm and symmetry of the pair of semi-detached properties, Nos.2 and 4 Pembroke Avenue, and would be of harm to the character and appearance of the existing property, the pair of semi-detached properties and the Pembroke & Princes Conservation Area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, 'Architectural Features'.

BH2012/03430

104 Wordsworth Street Hove

Erection of single storey rear extension.

Applicant: Ms J Egerton

Officer: Christopher Wright 292097

Approved on 16/01/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

Reason: To safeguard the amenities of the occupiers of the neighbouring property, 106 Wordsworth Street, 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
Design and Access Statement			27/11/2012
Proposed and Existing Floor Plans	12/10/08/01		26/10/2012
Proposed and Existing Elevations	12/10/08/02		26/10/2012
Detail at Eaves	12/10/08/03		26/10/2012
Block Plan	12/10/08/04		26/10/2012
Site Plan	12/10/08/05		26/10/2012

BH2012/03448

Princes Court Princes Avenue Hove

Installation of stainless steel columns to support first floor balcony to the South elevation.

Applicant: Mr Pickard

Officer: Robert McNicol 292322

Approved on 25/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall take place until a sample of the granite capping to be used in the construction of the external surfaces of the development hereby permitted has 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 the conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	RP-01		29/10/2012
Block plan	RP-02		29/10/2012
Existing and proposed elevations	RP-03		20/11/2012
Proposed side elevation	RP-04		21/11/2012

BH2012/03507

189 Kingsway Hove

Approval of details reserved by conditions 3, 4, 12, 13 and 15 of application BH2012/00097.

Applicant: Mr Michael Deol

Officer: Adrian Smith 290478

Approved on 22/01/13 DELEGATED

BH2012/03620

13 Aymer Road Hove

Erection of a single storey rear extension, removal of external rear fire escape steps, remodelling of existing rear dormer and associated external alterations.

Applicant: Mr & Mrs Habba

Officer: Christopher Wright 292097

Refused on 21/01/13 DELEGATED

1) UNI

The proposed rear extension, by reason of the design and siting, would detract from the form and appearance of the recipient building, to the detriment of its historic character and visual amenity. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed rear dormers would, by reason of their scale, proportions, siting and design, have a bulky appearance that would have a dominant and unsympathetic visual relationship with the building, to the detriment of the historic character and roofscape of the property and the wider conservation area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

3) UNI3

The number of rooflights proposed on the front roof slope is considered excessive and they would dominate the appearance of the pitched roof to the detriment of visual amenity and the appearance of the conservation area. As such the proposal is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2012/03651

76 Rutland Road Hove

Application for removal of condition 4 of application BH1997/00009/FP (Change of use to three bedroom house) which states Notwithstanding the provisions of the Town and Country Planning General Development Order (or amendments or re-enactment thereof) no extension, enlargement; or other alteration of the premises shall be carried out without the prior written consent of the Council, to whom the planning application must be made.

Applicant: Ms Alexandra Kalymnios

Officer: Robert McNicol 292322

Approved on 14/01/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			19/06/2007
Existing plans and elevations	279/1		19/06/2007
Proposed plans and elevations	279/5		19/06/2007

2) UNI

All windows shall be sliding sash of timber construction, to be painted white.

Reason: To safeguard the visual amenities of the locality to ensure that the work shall be carried out in materials which harmonise with the style, character and appearance of the existing development.

BH2012/03694

4 Wordsworth Street Hove

Erection of rear extension above existing outrigger and loft conversion incorporating rear dormer and rooflights to front and rear elevations.

Applicant: Mr Tim Wilmshurst

Officer: Robert McNicol 292322

Approved on 14/01/13 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 first floor window on the east side of the rear projection shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans	CH515/001		21/11/2012
Existing floor plans	CH515/002		21/11/2012
Existing elevations and sections	CH515/003		21/11/2012
Proposed floor plans	CH515/004	B	21/11/2012
Proposed elevations and sections	CH515/005	B	21/11/2012

BH2012/03713

61 Braemore Road Hove

Erection of single storey rear and side extension.

Applicant: Mrs Bonamy Waddell

Officer: Adrian Smith 290478

Approved on 21/01/13 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

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

Report from: 09/01/2013 to: 30/01/2013

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	442(PL)2		21/11/2012
Existing and proposed elevations and floor plans	442(PL)1	E	18/01/2013

BH2012/03743

1 Langdale Gardens Hove

Erection of extended rear conservatory to replace existing.

Applicant: Mr & Mrs Kaplan

Officer: Jason Hawkes 292153

Approved on 28/01/13 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	4077/1		23/11/2012

BH2012/03869

11 Princes Square Hove

Installation of new aluminium folding sliding doors and new glazing to existing French doors to rear elevation.

Applicant: Mrs Polly Tudor-Williams

Officer: Helen Hobbs 293335

Approved on 18/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	TUDW001-00		03/12/2012
Existing Floor Plan	TUDW001-01		03/12/2012
Proposed Ground Floor Plan	TUDW001-02	Rev A	10/12/2012
Existing External East Elevation	TUDW001-06		03/12/2012
Proposed External East	TUDW001-07	Rev A	10/12/2012

Elevation			
Window details1/2			10/12/2012
Window details2/2			10/12/2012

WISH

BH2011/02963

331 Kingsway Hove

Application for Approval of Details Reserved by Condition 20 of application BH2011/00227.

Applicant: Denne Construction Limited

Officer: Guy Everest 293334

Approved on 14/01/13 DELEGATED

BH2012/02973

246 Portland Road Hove

Erection of single storey rear extension and external metal escape stairs from first floor. (Part Retrospective)

Applicant: Sky High Fish Bar

Officer: Kathryn Boggiano 292138

Approved on 15/01/13 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site & Location Plan	05	A	05/10/2012
Plans as Existing	01		19/09/2012
Section AA & BB and Rear Elevation as Existing	02		19/09/2012
Plans as Proposed	03	A	07/01/2013
Section AA & BB and Rear Elevation as Proposed	04	B	09/01/2013

2) UNI

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.

BH2012/03077

366-368 Kingsway Hove

Change of use at number 366 from restaurant (A3) to shop (A1). Change of use at number 368 from shop (A1) to restaurant (A3). Installation of new windows to west elevation.

Applicant: Woodies Diner & Surf Shop

Officer: Adrian Smith 290478

Approved on 18/01/13 DELEGATED

1) BH01.01

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

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

2) UNI

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

Reason: To ensure a satisfactory appearance to the development 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 A3 use hereby permitted at 368 Kingsway shall not be open to customers except between the hours of 08:00 and 23:30 on Mondays to Saturdays and between the hours of 08:00 and 22:30 on Sundays, Bank or Public Holidays.

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

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, block plan and proposed floor plans	CDC/2012/046		24/09/2012
Proposed elevations	CDC/2012/046/01		24/09/2012

5) UNI

The A1 retail use hereby permitted at 366 Kingsway shall be provided within 6 months of the occupation of the A3 use hereby permitted at 368 Kingsway in accordance with drawing no.CDC/2012/046 received on the 24 September 2012, and thereafter retained at all times.

Reason: For the avoidance of doubt to protect the amenities of adjacent residents, to ensure the retention of retail use on the site and to comply with policies SR8, SR12 and QD27 of the Brighton & Hove Local P

BH2012/03313

201 New Church Road Hove

Display of non illuminated information sign. (Retrospective)

Applicant: The Garden Nursery

Officer: Christopher Wright 292097

Refused on 14/01/13 DELEGATED

1) UNI

The size, proportions and siting of the advertisement are not considered appropriate to the surrounding context and the sign has an unsympathetic and unduly dominant appearance that is detrimental to the character and appearance of the street scene. It is thereby harmful to amenity and contrary to the requirements of policy QD12 of the Brighton & Hove Local Plan 2005 and SPD07: Advertisements.

BH2012/03563

160 New Church Road Hove

Creation of new vehicle crossover with dropped curb. (Part Retrospective).

Applicant: Dr Sunil Emmanuel

Officer: Christopher Wright 292097

Approved on 14/01/13 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 5.2 metre length of front boundary wall proposed to be reinstated shall be constructed prior to the vehicular access hereby permitted being brought into use and retained as such thereafter unless otherwise approved by the Local Planning Authority in an application on that behalf.

Reason: In the interests of highway safety and in order to safeguard the Elm tree situated on the public footway in front of the site, and comply with policies TR7, QD14 and QD16 of the Brighton & Hove Local Plan 2005.

3) UNI

The 5.2 metre length of front boundary wall proposed to be reinstated shall be constructed to the same height as the existing front boundary wall and using an exterior brick finish to match closely the exterior brick work of the existing front boundary wall, and retained as such thereafter unless otherwise approved by the Local Planning Authority in an application on that behalf.

Reason: In the interest of visual amenity and in order to comply with policies QD2 and QD14 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 Location Plan			09/11/2012
Block Plan			09/11/2012
Photographs (12 pages)			09/11/2012
Tree Layout Plan			03/01/2013
Existing & Proposed Front Elevations			03/01/2013

BH2012/03714

7 Tandridge Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2012/01659.

Applicant: Mr Chris Collins

Officer: Helen Hobbs 293335

Refused on 17/01/13 DELEGATED

1) UNI

The proposed materials, in particular the Danehill Yellow Facing brickwork and Light Oak uPVC windows and doors would not ensure the satisfactory appearance to the development and would not be in keeping with the surrounding area and is therefore contrary to policy QD1 of the Brighton & Hove Local Plan.

Report from: 09/01/2013 to: 30/01/2013

BH2012/03850

40A Payne Avenue Hove

Erection of single storey rear extension and alterations to fenestration.

Applicant: Ms F McCreedy

Officer: Clare Gibbons 292454

Refused on 25/01/13 DELEGATED

1) UNI

The proposed extension by virtue of its scale, height and position would have an unacceptable loss of sunlight, overbearing effect and result in a sense of enclosure, detrimental to the amenity of occupiers of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension by reason of infilling the gap between the existing buildings and the proposed wooden cladding would give the appearance of an incongruous addition to the street scene that would cause demonstrable harm to the visual amenity of the area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/03958

3 Woodhouse Road Hove

Certificate of Lawfulness for proposed loft conversion incorporating side and rear dormer with 2no rooflights to front. Erection of proposed single storey rear extension. Alterations to fenestration.

Applicant: Mr Graham Hoggarth

Officer: Robert McNicol 292322

Approved on 24/01/13 DELEGATED

BH2012/03973

7 Tandridge Road Hove

Application for Approval of Details Reserved by Condition 7 of application BH2012/01659.

Applicant: Mr Chris Collins

Officer: Helen Hobbs 293335

Approved on 25/01/13 DELEGATED

WITHDRAWN APPLICATIONS

BH2012/03770

24A Saxon Road Hove

Replacement of metal balcony and steps to garden with wooden balcony and steps to garden. (Retrospective)

Applicant: Louise Alexander

Officer: Robert McNicol 292322

WITHDRAWN ON 29/01/13