

PLANS LIST 26 June 2013**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A
PREVIOUS COMMITTEE DECISION****PATCHAM****BH2012/03848****Site Between Bonheur & Rocklands Braypool Lane Brighton**

Erection of 1no four bedroom detached house with cycle/bin stores and parking areas.

Applicant: Mr John Blankson

Officer: Chris Swain 292178

Refused on 16/05/13 DELEGATED**1) UNI**

The proposed dwelling would be poorly design and detailed. The bulky, awkward, protruding side dormers would disrupt the form of the building and, in conjunction with the proposed fenestration detailing and protruding balconies to front and rear, would result in a cluttered, disjointed and incoherent appearance that would relate poorly to its surroundings and, as such, would cause harm to the character and appearance of the locality contrary to policies QD1, QD2 and NC6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would not provide a level of sustainability which would adequately address the requirements of policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'. Sufficient justification has not been provided to demonstrate that the level of sustainability recommended in SPD08 could not reasonably be met.

3) UNI3

The proposed dwelling does not provide a suitable level or gently sloping access and would require significant revisions to the design to provide compliance with the Lifetimes Homes standards relating to access to the site. The proposed development is therefore contrary to policy HO13 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would not provide adequate protection of amenity for future occupiers of the proposed dwelling unit by virtue of a high level of noise and disturbance from the adjacent A23. Insufficient information has been submitted to adequately demonstrate that these issues could be satisfactorily mitigated. As such the proposal would be contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

BH2013/00205**1 Old Patcham Mews Brighton**

Replacement of existing timber front door with a wood effect composite door.

Applicant: Leslie Bryan

Officer: Louise Kent 292198

Approved on 03/06/13 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 cill/threshold of the replacement front door hereby permitted shall match the colour of the door and shall thereafter be retained as such.

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

3) UNI

The existing door furniture shall be re-used, or any replacements shall match the existing door furniture in both style and colour.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
OS Site Plan			04/02/13
Door photographs			22/01/13
Door specification leaflet			22/01/13

BH2013/00206

5 Old Patcham Mews Brighton

Replacement of existing timber front door with a composite door.

Applicant: Alison Sampson

Officer: Louise Kent 292198

Approved on 04/06/13 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
OS Site Plan			04/02/13
Photographs (unnumbered)			04/02/13
Door specification leaflet			22/01/13

3) UNI

The cill/threshold of the replacement front door hereby permitted shall match the colour of the door and shall thereafter be retained as such.

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

4) UNI

The existing door furniture shall be re-used, or any replacements shall match the

existing door furniture in both style and colour.

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

BH2013/00837

17 Denton Drive Brighton

Erection of two storey rear extension.

Applicant: Mrs K A Tye

Officer: Andrew Huntley 292321

Approved on 20/05/13 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
Rear Extension	JW/13/016		15/03/2013

BH2013/00906

4 Brangwyn Crescent Brighton

Erection of two storey side and rear extension.

Applicant: Mr & Mrs Fitzgerald

Officer: Jonathan Puplett 292525

Refused on 30/05/13 DELEGATED

1) UNI

The proposed development would result in an excessively bulky over-extended appearance. The character and architectural quality of the existing dwelling would be diminished to the detriment of the street scene and the outlook from neighbouring dwellings and garden areas. The proposed development is therefore contrary to the design objectives set out in policy QD14 of the Brighton & Hove Local Plan.

BH2013/01006

23 Tangmere Road Brighton

Erection of two storey and single storey rear extensions.

Applicant: Mr Paul Davis

Officer: Andrew Huntley 292321

Refused on 23/05/13 DELEGATED

1) UNI

The proposed rear extensions, by virtue of their design and size, would result in visually intrusive and bulky addition to the property, which is unsympathetic to the design of the existing property and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore

contrary to policies contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extensions, by reason of its height, depth and proximity to the boundary, would have a detrimental impact on the residential amenity of number 24 Tangmere Road by way of daylight/sunlight and outlook. The proposal is therefore contrary to Policy QD27 of the Brighton & Hove Local Plan.

BH2013/01025

15 Court Close Brighton

Erection of single storey rear extension incorporating bi-folding doors.

Applicant: Mr Sean Bleach

Officer: Chris Swain 292178

Approved on 23/05/13 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
Proposed plans, elevations, site plan and block plan	457/01		21/05/13
Proposed Conservation Rooflight	457/022		28/03/13

4) UNI

The window to the east facing side elevation of the hereby permitted extension shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

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 extension, enlargement or other alteration to the hereby permitted extension 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.

BH2013/01100

34 Graham Avenue Brighton

Erection of a single storey rear extension.

Applicant: Paul Dixon

Officer: Sonia Gillam 292265

Refused on 28/05/13 DELEGATED

1) UNI

The proposed development, by virtue of its design, size, form and massing would form a bulky and unsympathetic feature resulting in an overextended appearance to the property. Additionally, by reason of its inappropriate form and architectural detailing, the proposal would fail to demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. As such, the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its height, level of projection and sitting directly adjacent to the boundary would result in the extension appearing overbearing and unneighbourly to No. 36 Graham Avenue. It would result in material loss of outlook and loss of light to this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01258

48 Barrhill Avenue Brighton

Application for approval of details reserved by condition 5 of application BH2012/03830.

Applicant: Mr Lourens Mouton

Officer: Jonathan Puplett 292525

Approved on 29/05/13 DELEGATED

PRESTON PARK

BH2012/01844

157-159 Preston Road Brighton

Extension and part conversion of existing building including creation of an additional floor for the provision of 9no self contained flats and additional office space with associated works and additional car and cycle spaces.

Applicant: Cross Stone Securities Ltd

Officer: Anthony Foster 294495

Approved after Section 106 signed on 22/05/13 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) BH02.08

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.

3) BH04.01A

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

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

4) BH06.01

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

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

5) 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.

6) BH12.01

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 HE6 of the Brighton & Hove Local Plan.

7) UNI

Construction of the development shall not take place until a scheme detailing the provision of 1 additional disabled residential parking space shall be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing. The scheme shall be carried out prior to occupation of the development in strict accordance with the approved details and be retained as such thereafter.

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

8) UNI

No development shall commence until a scheme for sound insulation and alternative means of ventilation for the residential units within the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

9) 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 remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that any contamination identified during the demolition and construction phases is fully characterised and assessed and to comply with policy SU11 of the Brighton & Hove Local Plan.

10) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by the Local Planning Authority. A completed pre-estimator will not be acceptable.

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

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Site Plan	P2		19/06/2012
Existing Basement GRD & 1st Floor Plans	P3A		19/06/2012
Existing 2nd 3rd & 4th Floor Plans	P4		19/06/2012
Existing Elevations	P5		19/06/2012
Proposed Elevations North West + North East	P9G		06/09/2012
Location Plan & Block Plan	P10		19/06/2012
Combined Floorplans	11B		06/09/2012
Proposed Elevations South East & South West	P12E		06/09/2012
Proposed Site Plan	P16C		19/06/2012

12) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure 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.

BH2013/00222

70A Beaconsfield Road Brighton

Erection of pitched roof extension at first floor level to front elevation.

Applicant: Channel Glazing

Officer: Jonathan Puplett 292525

Refused on 29/05/13 DELEGATED

1) UNI

The proposed extension would have an awkward relationship with the existing buildings (no. 70A and nos. 21/21A Springfield Road which would result in an

overly dominant alteration). It is considered that the application building should remain single storey; the proposed first floor addition would result in an awkward appearance to the detriment of the character of the buildings and the Preston Park Conservation Area. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would result in increased overshadowing and would enclose the outlook from the bay window directly alongside to the north, and would overshadow and fully enclose the outlook from a smaller window alongside. The development would harm the amenity of occupiers of the rooms which these windows serve. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00594

7 Lucerne Road Brighton

Erection of single storey rear extension and landscaping to rear.

Applicant: Mr & Mrs Kidd

Officer: Louise Kent 292198

Refused on 20/05/13 DELEGATED

1) UNI

The proposed extension, by virtue of its overall design, overly bulky and dominant roof lanterns and projecting fascia detail would relate poorly to the existing property and would therefore have a harmful impact on the appearance of the building and would fail to preserve or enhance the character and appearance of the surrounding Preston Park Conservation Area. The proposed development is therefore contrary to policies QD1, QD2, QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension by reason of the increased height on the boundary between 7 and 8 Lucerne Road would represent an unneighbourly form of development which would result in a loss of light and outlook leading to a sense of enclosure whilst having an overbearing impact to the adjoining neighbour number 8 Lucerne Road, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00826

148 Preston Drove Brighton

Display of non-illuminated ATM surround.

Applicant: Bank of Ireland

Officer: Robin K Hodgetts 292366

Refused on 17/05/13 DELEGATED

1) UNI

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

BH2013/00827

148 Preston Drove Brighton

Installation of ATM cash machine to front elevation.

Applicant: Bank of Ireland

Officer: Robin K Hodgetts 292366

Refused on 17/05/13 DELEGATED

1) UNI

The proposed ATM would unbalance the symmetry of the shopfront and harm the character and appearance of the Preston Park Conservation Area by reason of its position and design. As such it is contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan.

BH2013/00933

48 Florence Road Brighton

Erection of single storey rear extension, alterations to fenestration, rear dormer window and replacement of roof tiles from concrete clay to natural slate.

Applicant: Mr J G Finlayson

Officer: Andrew Huntley 292321

Refused on 17/05/13 DELEGATED

1) UNI

The proposed dormer window, by virtue of its design, size, form and massing would result in visually intrusive and bulky addition to the property. This would be detrimental to the visual amenities of the parent property and harm the character and appearance of the wider Preston Park Conservation Area. Therefore, the proposal is contrary to Policies QD14 and HE6 of the Brighton and Hove Local Plan and SPGBH1 Roof Alterations and Extensions.

BH2013/00946

48 Florence Road Brighton

Erection of single storey ground floor extension and extension of first floor to the rear. Alterations to fenestration and replacement of roof tiles from concrete clay to natural slate.

Applicant: Mr J G Finlayson

Officer: Andrew Huntley 292321

Refused on 20/05/13 DELEGATED

1) UNI

The proposed first floor extension, by virtue of its design and roof form would result in visually intrusive and awkward addition to the property. This would be detrimental to the visual amenities of the parent property and harm the character and appearance of the wider Preston Park Conservation Area. Therefore, the proposal is contrary to Policies QD14 and HE6 of the Brighton and Hove Local Plan.

BH2013/00951

11 Cleveland Road Brighton

Installation of rooflight to front roof slope.

Applicant: Noelle Booth

Officer: Andrew Huntley 292321

Approved on 20/05/13 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 Plan	12/100/03		26/03/2013
Block Plan	12/100/04		26/03/2013
Existing and Proposed Elevation	12/100/02		26/03/2013
Velux 'Conservation roof window system' spec sheet			26/03/2013

BH2013/01036

46 Beaconsfield Villas Brighton

Loft conversion incorporating 2no dormers to the rear, 1no rooflight to the front and raising of roof height.

Applicant: Mrs Jacqueline McDonald

Officer: Chris Swain 292178

Approved on 29/05/13 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) BH12.03

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

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

3) 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and site location plans	TA700/01B		02/04/13
Existing floor plans	TA700/02A		02/04/13
Existing elevations	TA700/03		02/04/13
Existing elevations and section	TA700/04		02/04/13
Proposed floor plans	TA700/10E		23/05/13
Proposed elevations	TA700/11E		23/05/13
Proposed elevations and section	TA700/12E		23/05/13
Proposed section	TA700/13 C		02/04/13

5) UNI

Other than the cheeks and roof coverings of the dormers which shall be finished in lead as stated in the email from the agent received on 29 May 2013 the external finishes of the development hereby permitted shall match in material,

Report from: 16/05/2013 to:

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.

BH2013/01057

26 Chester Terrace Brighton

Certificate of lawfulness for proposed erection of single storey outbuilding to rear of garden.

Applicant: Ms Terri Prior

Officer: Wayne Nee 292132

Approved on 03/06/13 DELEGATED

BH2013/01171

14 Highcroft Villas Brighton

Non material amendment to BH2010/03283 to lower the floor by 150mm and increase the depth of the back window which attaches to the skylight facing the garden from 600mm to 720mm.

Applicant: Ms Victoria Jenkins

Officer: Sonia Gillam 292265

Approved on 20/05/13 DELEGATED

REGENCY

BH2012/03236

Royal Alexandra Hospital 57 Dyke Road Brighton

Application for Approval of Details Reserved by Condition 16 of application BH2010/03379.

Applicant: Mr Richard Bateman

Officer: Guy Everest 293334

Refused on 03/06/13 DELEGATED

1) UNI

The PRC report titled 'Schedule of External Restoration Works to Retained Building' (dated 28th March 2012) is considered broadly acceptable in relation to the proposed approach to repair across the retained building. There is, however, a lack of detail relating to restoration works, including the specification for reinstated timber windows, the profile of replacement cast iron rainwater goods and the method and detailing for reinstatement of the exposed northern elevation of the building (at ground, first, second and roof levels) to match adjacent detail and finishes. It is not therefore possible to agree the submitted details in the absence of this information.

BH2013/00504

53-54 North Street Brighton

Change of use from retail (A1) to restaurant (A3) and take away (A5) with the installation of a new shop front and a metal extract duct to rear elevation.

Applicant: Mucho Burrito

Officer: Steven Lewis 290480

Approved on 23/05/13 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 use hereby permitted shall not be open to customers except between the hours of 09:00 and 22:00 any day.

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

3) UNI

The extract ducting to the rear elevation shall be installed in accordance with the agreed details prior to commencement of the hereby approved use.

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 and Location Plan	BN12050018/301		26/02/2013
Existing Floor Plan	BN12050018/101		26/02/2013
Existing Elevations	BN12050018/102		26/02/2013
Proposed Elevations	BN12050018/202		26/04/2013
Proposed Rear Elevation	BN12050018/202		26/04/2013
Proposed Floor Layout	BN12050018/201		13/05/2013

5) UNI

Notwithstanding the approved plans no development shall take place until 1:20 scale drawings of the proposed shopfront (including doors, cornices, mullions, stall riser, transom, pillars, cills, pilasters, fascia and other detailing) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in strict accordance with the approved details.

Reason: Insufficient detail of the shopfront has been submitted to ensure satisfactory detailing to preserve the character and appearance of the conservation area and to comply with policies QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 02 on Shop Front Design.

6) UNI

No intoxicating liquor shall be sold or supplied within the unit hereby approved except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any alcohol sales shall be ancillary to the approved use.

Reason: In the interest of general amenity and public order and to comply with policies QD27 and SR12 of the Brighton & Hove Local

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority noise levels from the hereby approved extract ducting shall not exceed those stated in paragraph 7.3 of the Acoustic Associates Sussex Ltd report (ref: J1248/02/13) dated 11th February 2013.

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

BH2013/00567

24A Temple Street Brighton

Conversion of cellar into habitable accommodation including opening of pavement light and installation of new pavement grille and sash window below

pavement to front elevation.

Applicant: Ms Amanda Burns
Officer: Adrian Smith 290478
Approved on 17/05/13 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 cellar shall be used in conjunction with the property at 24A Temple Street only and shall not otherwise be occupied as a separate unit of residential accommodation.

Reason: For the avoidance of doubt as the proposed unit would constitute sub-standard residential accommodation in its own right and to accord with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The pavement grille as shown on the approved plans and hereby permitted shall be painted black and shall be retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			22/03/2013
Existing plans	PL01A		08/03/2013
Proposed plans and details	PL02		08/03/2013
	PL03		08/03/2013

BH2013/00608

Rear of 50 North Street Brighton

Change of use of rear part of ground floor from office (B1) to retail (A1) for test rooms ancillary to shop at 49 North Street.

Applicant: Specsavers
Officer: Adrian Smith 290478
Approved on 21/05/13 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			24/04/2013
Existing and proposed floor plans	1455		22/02/2013
Existing and proposed floor	1456		22/02/2013

plans			
-------	--	--	--

BH2013/00672

15B Prince Albert Street Brighton

Internal and external alterations including re-orientation of staircase and alterations to shopfront. (part retrospective)

Applicant: Mrs Alexandra Ferguson

Officer: Mark Thomas 292336

Approved on 28/05/13 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.

BH2013/00814

2 Ship Street Brighton

Alterations to lower ground, ground and first floor restaurant (A3) to create a maisonette at ground floor, first floor and second floor levels with retention of A3 unit at lower ground level and front of ground floor. Conversion of existing upper 3 storey two bedroom maisonette into four bedroom maisonette. External alterations including partial infilling of rear first floor courtyard to create lightwell, creation of residential access door to front elevation and revised fenestration.

Applicant: Mr Pete Bradford

Officer: Guy Everest 293334

Approved on 29/05/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Details as Existing	32890/1A		13/03/2013
Details as Proposed	32890/2B		22/03/2013
Details as Proposed (Upper Floors)	32890/3B		13/03/2013
Rear Courtyard Existing Details	32890/4		03/04/2013
Location Plan	32890/5		13/03/2013
Block Plan	32890/6		13/03/2013

3) UNI

The hereby approved ventilation grills at first and second floor level to the northern elevation of the building shall be painted in a colour to match the external elevations of the remainder of the building and shall be retained as such thereafter.

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

4) UNI

The ground floor rear window opening to the western rear (courtyard) elevation of

the building shall be obscure glazed and non-opening 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.

5) UNI

The development shall not be occupied until the wall ventilation units to the northern elevation of the building have been installed in accordance with the agreed details. The development shall be retained as such thereafter.

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

6) UNI

No development shall commence until a scheme for sound insulation to the hereby approved residential unit has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

7) UNI

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

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

8) UNI

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

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

9) UNI

No development shall commence until 1:20 elevations and sections of the hereby approved door, and associated fanlight, cornice and pilasters, to the northern elevation of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and shall be retained as such thereafter.

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

BH2013/00921

37 Western Road Brighton

Application for Approval of Details Reserved by Conditions 6, 8, 9 and 11 of application BH2012/03933.

Applicant: Hoskins Ltd
Officer: Jason Hawkes 292153
Approved on 28/05/13 DELEGATED

BH2013/00940

Flat 12 27 Bedford Place Brighton

Replacement of timber windows with UPVC.

Applicant: Ms Kathy Caton
Officer: Helen Hobbs 293335

Approved on 04/06/13 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
Window drawings			25/03/13
Existing photographs			25/03/13
Site plan			25/03/13

BH2013/00947

Second & Third Floor Flat 11 Powis Road Brighton

Removal of existing rear dormer and replacement with new dormer with a timber decked balcony and glass balustrade. Installation of rear rooflight.

Applicant: Miss Vanessa Sackarnd
Officer: Helen Hobbs 293335

Refused on 21/05/13 PLANNING COMMITTEE

1) UNI

The proposed rear dormer and balcony, by virtue of its design, excessive size, use of materials and positioning, would form an incongruous and unsightly feature on this property. Furthermore the proposal would result in the loss of the existing dormer, and therefore part of the property's historic appearance. The proposal would significantly harm the character and appearance of the existing property and the surrounding Montpelier and Clifton Hill conservation area, contrary to policies QD14 and HE 6 of the Brighton & Hove Local Plan and SPGBH1 'Roof Alterations & Extensions'.

2) UNI2

The proposed balcony, by virtue of its elevated position, would result in material harm to the amenity of neighbouring properties by way of overlooking and potential noise disturbance, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/01004

45 Dyke Road Brighton

Removal of garage door from front elevation, insertion of new sash window and blockwork with associated external alterations.

Applicant: Mr Richard Horsler
Officer: Chris Swain 292178

Approved on 23/05/13 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 and elevations, site location plan and block plan	2012-103/02A		28/03/13
Proposed elevation and section	2012-103/04A		28/03/13

3) UNI

The external surfaces of the development hereby permitted shall be finished in smooth render and painted to match the finish of the existing side elevation of the building.

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

4) UNI

Notwithstanding the details on the proposed plans, the hereby approved timber sash window at ground floor level shall have horn details to match the existing windows to the front elevation at first and second floor level. The window shall be timber, painted white and retained as such thereafter.

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

BH2013/01042

91 Upper North Street Brighton

Replacement of existing UPVC front bay windows with timber sash windows at ground and first floor level.

Applicant: Miss Michelle Jenkins

Officer: Pete Campbell 292359

Approved on 29/05/13 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) BH12.03

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

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

4) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Location and block plan	CH 544/001		02/04/2013
Existing plans and elevations	CH 544/002		02/04/2013
Proposed plans and elevations	CH 544/003		02/04/2013
Proposed bay elevations and details	CH 544/004		02/04/2013

ST. PETER'S & NORTH LAINE

BH2012/03691

110 Queens Road Brighton

Conversion of existing basement level ancillary retail storage (A1) to form 1no one bedroom flat and 1no studio flat with associated alterations including the erection of a single storey rear extension.

Applicant: Mr Christos Demetriou

Officer: Wayne Nee 292132

Refused on 29/05/13 DELEGATED

1) UNI

Insufficient evidence has been provided to demonstrate that the proposed residential units would benefit from sufficient natural light and ventilation. The proposed residential units would also suffer from insufficient outlook. Furthermore, the applicant has failed to demonstrate that the existing plant and extraction equipment on neighbouring buildings would not have a significant effect upon future occupiers of the residential units in terms of noise and odour issues. This would be to the detriment of future occupiers' living standards, and is therefore contrary to the requirements of policies QD27 and SU2 of the Brighton & Hove Local Plan

2) UNI2

The proposed rear extension, by virtue of its bulk, wrap around design, and its projection to the far end of the courtyard, would form an inappropriate and incongruous addition which would be to the detriment of the appearance of the existing property. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2012/03808

St Bartholomews C of E Primary School Ann Street Brighton

Erection of new pitched roof to school hall and installation of photovoltaic panels to flat roof adjoining Ann Street.

Applicant: St Bartholomews C of E Primary School

Officer: Louise Kent 292198

Approved on 28/05/13 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
Solar panel installation	2123.15/SP1		11/05/13
Guard rail details			21/05/13
Location & block plan	2123.15/3	Rev. B	17/12/2012
Existing roof plan	2123.15/4		28/11/12
Existing elevations	2123.15/5		28/11/12
Proposed roof plan	2123.15/6		28/11/12
Proposed elevations	21123.15/7		28/11/12

BH2012/03831

Site of Open Market Marshalls Row Brighton

Application for approval of details reserved by condition 28 of application BH2010/3744.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Maria Seale 292232

Approved on 29/05/13 DELEGATED

BH2012/03989

Brighton Railway Station Queens Road Brighton

Application for approval of condition 14(i), 14(ii), 14(iii), 14(iv), 14(xi), 14(xv), 14(xvi) of BH2012/02454.

Applicant: Southern Railway Ltd

Officer: Liz Arnold 291709

Approved on 21/05/13 DELEGATED

BH2012/04027

Site J New England Quarter Brighton

Application for approval of condition 22A (i), (ii), (iii) and (iv) of BH2010/03999 and as amended by BH2012/01627

Applicant: The Hyde Group

Officer: Maria Seale 292232

Approved on 24/05/13 DELEGATED

BH2013/00197

Richmond House Richmond Road Brighton

Demolition of existing 2no storey building and construction of 1no three storey building and 1no five storey building providing 144 rooms of student accommodation, with associated ancillary space, 186 cycle spaces, removal of existing trees, landscaping and other associated works.

Applicant: Mr Andrew Lambor

Officer: Liz Arnold 291709

Refused on 16/05/13 DELEGATED

1) UNI

The proposed purpose built student accommodation is not supported by one of the City's two Universities or other existing educational establishments within Brighton & Hove. The proposal would have an unacceptable impact upon residential amenity in the surrounding area, especially with regards to increased noise and disturbance as a result of the applicant failing to submit a management plan specific to the site. In addition part of the proposed development would occupy a site which is identified as having potential for housing provision in the Council's Strategic Housing Land Availability Assessment, and would therefore compromise the Council's ability to meet its housing need and set an unwelcome precedent for the approval of student accommodation on other housing sites across the City in the future. For these reasons the proposed development is

contrary to the National Planning Policy Framework, policy QD27 of the Brighton & Hove Local Plan and policies CP1 and CP21 of the Brighton & Hove City Plan Part One.

2) UNI2

The proposed development, by virtue of its design, finish materials, excessive bulk, scale and massing would be an over-development of the site, which would relate poorly to the terraced properties in D'Aubigny Road and Richmond Road, causing a harmful impact upon the visual amenities of the Richmond Road/D'Aubigny Road street scenes and the wider area including the Round Hill Conservation Area and would fail to emphasis and enhance the positive qualities of the neighbourhood. The mass, scale and bulk of the development is substantially larger than the existing office building and would appear out of scale and overly prominent in views out of the Round Hill Conservation Area. The height of Building 1 fails to reflect the change in ground level across the site and fails to have a direct relationship with D'Aubigny Road/Richmond Road, a characteristic of the Conservation Area. In addition the actual/visual loss of the existing embankment would result in the erosion of the distinct barrier between the Conservation Area and the less cohesive streetscape located to the north of the site, which would have a harmful impact upon the distinctive layout and predominance of green space of the area seen in longer views. The proposal is therefore contrary to development plan policies QD1, QD2, QD3, QD4 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The applicant has failed to demonstrate that the existing B1 office use is no longer viable and genuinely redundant by failing to market the ground floor/entire building on competitive terms for a period of at least twelve months. In the absence of such evidence, the proposal would involve the unacceptable loss of employment generating floorspace. As such the proposal is contrary to policies EM3 and EM5 of the Brighton & Hove Local Plan and policy CP3 of the Brighton & Hove City Plan Part One.

4) UNI4

The applicant has failed to demonstrate that the proposed development would not have a significant impact upon the amenities of the new development located to the north of the site, between Hollingdean Road and Sainsbury's Service Road, with regards to received levels of daylight/sunlight and over-shadowing. The proposed massing, scale and bulk of Building 1 is considered to result in an unneighbourly form of development which is considered likely to have an adverse effect on the amenities of the neighbouring northern development by way of loss of daylight/sunlight, especially in respect of the single aspect flats. The proposal is also considered to give rise to adverse actual and perceived loss of privacy and overlooking to windows, balconies and terraced area on the southern elevation of this neighbouring property. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan and CP21 of the Brighton & Hove City Plan Part One.

5) UNI5

Insufficient information has been provided with regards to the use of secondary entrance of Building 1 onto Richmond Road and the use of the Courtyard area and as such the applicant has failed to demonstrate that the proposed development would not have a significant adverse upon the amenities of occupiers of the neighbouring properties and future occupiers of the development, with regards to noise and disturbance. As such the proposal is contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan and policy CP21 of the Brighton & Hove City Plan Part One.

6) UNI6

The south facing accommodation within Building 1, at first floor level, would be

provided with poor levels of daylight/sunlight and oppressive outlook resulting in a sense of enclosure. As such the proposal would provide a poor standard of accommodation harmful to the amenity of future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

7) UNI7

The proposed development would not provide a level of sustainability which would adequately address the requirements of policy SU2 of the Brighton & Hove Local Plan and the guidance set out in SPD08 'Sustainable Building Design'. Furthermore sufficient justification has not been provided to demonstrate that the level of sustainability recommended in SPD08 could not reasonably be met. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08 on 'Sustainable Building Design'.

8) UNI8

The applicant has failed to demonstrate that adequate refuse and recycling provision would be provided. The proposed refuse store is not large enough for a development of the size proposed based on a weekly collection by the Council. No details of private refuse and recycling collections have been submitted as part of the application. Failure to provide adequate refuse and recycling facilities would have a harmful impact upon the amenities of future occupiers of the development and neighbouring properties. As such the proposal is contrary to policies SU9 and QD27 of the Brighton & Hove Local Plan and PAN 05 on Design Guidance for the Storage and Collection of Recyclable Materials and Waste.

BH2013/00399

14 Dyke Road Brighton

Conversion of existing D1 use into C305 2no bedroom flat with internal alterations (Retrospective).

Applicant: Ms Kerry Howard

Officer: Liz Arnold 291709

Refused on 23/05/13 DELEGATED

1) UNI

The new residential accommodation relies on limited levels of natural daylight sunlight and poor outlook, leading to a sense of enclosure. This in conjunction with the lack of external amenity space results in a conversion which provides a poor standard of accommodation harmful to the amenity of current and future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

A noise assessment has not been carried out, as required to demonstrate the likely impact of traffic noise upon the current and future occupiers of the new residential unit. In the absence of such a report it has not been demonstrated that the current and future occupiers would enjoy an acceptable standard of accommodation. The proposed development is therefore contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2013/00400

14 Dyke Road Brighton

Conversion of existing D1 use into 2no bedroom flat with internal alterations incorporating alterations to layout and changes to external and internal doors (Retrospective).

Applicant: Ms Kerry Howard

Officer: Liz Arnold 291709

Refused on 23/05/13 DELEGATED

1) UNI

The installation of modern flush doors and architraves has 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.

BH2013/00792

35 West Hill Road Brighton

Demolition of existing rear lean to and erection of single storey rear extension.

Applicant: Mr Angus Mark

Officer: Pete Campbell 292359

Approved on 20/05/13 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	WH 005		25/03/2013
Existing and proposed plans	WH 001		25/03/2013
Existing elevations	WH 002		11/03/2013
Proposed elevations	WH 003A		13/05/2013

BH2013/00851

3 - 7 Preston Circus Brighton

Display of 2no internally illuminated fascia signs, 2no internally illuminated projecting signs, 1no internally illuminated square, 1no acrylic ATM collar, 1no ATM aluminium surround, 1no externally applied letter box vinyl, 1no externally applied vinyl name plate and 1no internally applied vinyl overlay.

Applicant: Lloyds Banking Group

Officer: Sonia Gillam 292265

Approved on 21/05/13 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.

BH2013/00861

37 & 38 Providence Place Brighton

Erection of 4no. three storey 1 bed flats and 2no. three storey 2 bed maisonettes.(Retrospective).

Applicant: Bourne Property Developments Ltd

Officer: Sue Dubberley 293817

Refused on 31/05/13 DELEGATED

1) UNI

The applicant has failed to provide sufficient justification to demonstrate the development can only achieve Code for Sustainable Homes Level 2 rather than Code Level 3. The proposal would therefore be contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08: Sustainable Building Design

BH2013/00907

27 Queens Road Brighton

Change of use from offices (B1) to 2no 1 bedroom flats (C305) to the lower ground floor level.

Applicant: Park Avenue Estates Ltd

Officer: Anthony Foster 294495

Refused on 03/06/13 DELEGATED

1) UNI

The proposed residential units by virtue of being substantially enclosed, would receive inadequate natural light and have a poor outlook and therefore fails to demonstrate that the location directly adjacent to a highly traffic road would not have a significant effect upon future occupiers of the residential units in terms of noise and air quality. This would be to the detriment of future occupiers' living standards, and is therefore contrary to the requirements of policies QD27, SU9 and SU10 of the Brighton & Hove Local Plan

2) UNI2

The applicant has failed to demonstrate that the lawful B1(a) office use is genuinely no longer viable. In the absence of such required evidence, the proposal would involve the unacceptable loss of employment generating floorspace and as such is contrary to policy EM6 of the Brighton & Hove Local Plan.

BH2013/00914

31-33 Bath Street Brighton

Application for approval of details reserved by condition 26 of application BH2013/00069.

Applicant: Mr Ed Deedman

Officer: Wayne Nee 292132

Approved on 17/05/13 DELEGATED

BH2013/00939

Pizza Express 16 Jubilee Street Brighton

Display of internally illuminated fascia sign.

Applicant: Pizza Express

Officer: Pete Campbell 292359

Approved on 20/05/13 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.

BH2013/00944

45 Stanley Road Brighton

Erection of single storey rear extension.

Applicant: Mr Marc Vickers

Officer: Liz Arnold 291709

Approved on 28/05/13 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 Plans	0253.EXG.001		25/03/13
Existing Sections and Rear Elevation	0253.EXG.002		25/03/13
Proposed Location and Block Plans, Floor Plans and Elevations	0253.PL.001Rev. A		17/05/13

BH2013/00982**96 Church Street Brighton**

Conversion of basement garage and storage to office space and storage including removal of existing car entrance and ramp to facilitate new pedestrian door and associated alterations.

Applicant: Mr A MacFadyen

Officer: Andrew Huntley 292321

Approved on 30/05/13 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, Block Plan and Existing and Proposed Plans and Elevations	96ChSt/02		27/03/2013

BH2013/00996**6 Shaftesbury Road Brighton**

Erection of single storey rear infill extension.

Applicant: Mrs Sarah Moore

Officer: Andrew Huntley 292321

Approved on 21/05/13 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	M136 - 001		26/03/2013
Proposed Ground Floor Plan	M136 - 100A		26/03/2013
Proposed Elevations and Sections	M136 - 101A		26/03/2013
Survey	M136 - 002A		26/03/2013
Existing Elevations and Block Plan	M136 - 003		26/03/2013

BH2013/01011**15 Queen Square Brighton**

Installation of air conditioning units at ground floor and roof level.

Applicant: Domestic & General Group

Officer: Sue Dubberley 293817

Approved on 28/05/13 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	PLAN/DAGG/B/01		28/03/2013
Block plan	PLAN/DAGG/B/02		10/04/2013
Existing floor plan and elevations	2600-R-101A		28/03/2013
Proposed floor plan and elevations	2600-R-100A		28/03/2013
Existing floor plan and elevations	2600-G-101A		28/03/2013
Proposed floor plan and elevations	2600-G-100A		28/03/2013

BH2013/01050**41A & 41B Bond Street Brighton**

Non Material Amendment to BH2012/00577 for revised staircase from ground to first floor, ground floor rear wall of stairwell moved back to suit. Minor alterations to room layouts, refuse storage removed, operator to use commercial wheelie bins in rear by yard.

Applicant: Mr George Georgio

Officer: Anthony Foster 294495

Approved on 29/05/13 DELEGATED

BH2013/01056**2 Foundry Street Brighton**

Removal of pitched roof to existing single storey rear extension and creation of enlarged single storey extension with flat roof acting as a bicycle store incorporating timber railing and frosted glazing and installation of new access door to store from rear ground floor landing.

Applicant: Ms Julia Wilde

Officer: Pete Campbell 292359

Refused on 03/06/13 DELEGATED

1) UNI

It cannot be definitively secured that the use of the platform to be created above the extension will not be used as an outdoor amenity space. The proposal therefore has the potential to cause noise disturbance and facilitate overlooking of the adjoining neighbouring property to the south at no.1 Foundry Street, resulting in a loss of privacy and harm to the amenity of the neighbouring occupants. The application is therefore contrary to policy QD27 of the Brighton &

Hove Local Plan 2005.

2) UNI2

The proposal by virtue of its uncomplimentary form and design, introducing a raised platform with associated railings and obscure glazed privacy screen fails to respect the traditional design of the host building and consequently would be detrimental to the appearance and character of the building and the wider conservation area. The application is considered contrary to policy QD14 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/01072

Land Rear of 64 - 65 Upper Gloucester Road Brighton

Application for Approval of Details Reserved by Conditions 5, 11 and 18ii of application BH2011/03643.

Applicant: Mr Kieran Treacy

Officer: Sue Dubberley 293817

Approved on 29/05/13 DELEGATED

BH2013/01089

7 Fenchurch Walk Brighton

Erection of single storey framed smoking shelter.

Applicant: Sarah Danhard

Officer: Chris Swain 292178

Refused on 28/05/13 DELEGATED

1) UNI

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

WITHDEAN

BH2013/00565

26A Loder Road Brighton

Loft conversion with 1no rooflight to rear and 1no rooflight to front.

Applicant: Mr Iain Carter & Gemma Bradbury-Carter

Officer: Helen Hobbs 293335

Approved on 23/05/13 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, sections and elevations	925 01		21/02/13
Proposed plans, sections and elevations	925 02C		29/04/13

Site and block plans			21/02/13
----------------------	--	--	----------

BH2013/00661

9 Withdean Crescent Brighton

Erection of single storey rear extension. (Part retrospective).

Applicant: Mr Mark Allen

Officer: Guy Everest 293334

Approved on 20/05/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
1:1250 Site Location Plan			04/03/2013
1:500 Block Plan			25/03/2013
As Existing & Proposed Ground Floor Plan	210102		25/03/2013
Existing & Proposed Elevations	0101		04/03/2013

BH2013/00687

76 Reigate Road Brighton

Erection of single storey extension to existing garage.

Applicant: Mr Dominic Smith

Officer: Mark Thomas 292336

Refused on 16/05/13 DELEGATED

1) UNI

The enlarged garage by virtue of its height, bulk, positioning and proximity to the shared boundary would have an unneighbourly form of development which would have an overbearing impact on the occupiers of no. 97 Compton Road, resulting in an increased sense of enclosure which is further exacerbated by the differing site levels. As such, the proposed development would be contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed enlarged garage, by virtue of its scale would represent a bulky and overly extended addition which in combination with the existing structures would result in overdevelopment of the rear garden area, thereby causing harm to the character and appearance of the recipient property contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/00845

Flat 1 25 Harrington Road Brighton

Demolition of existing dining room and erection of new rear extension.

Applicant: Ms Hicks

Officer: Robert McNicol 292322

Approved on 24/05/13 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			18/03/13
Block plan			18/03/13
Existing and proposed plans and elevations	2742/001B		15/05/13

BH2013/00886

72 Bramble Rise Brighton

Erection of detached log cabin in rear garden. (Retrospective)

Applicant: Mrs Aude Masera

Officer: Mark Thomas 292336

Approved on 29/05/13 DELEGATED

BH2013/00918

4 Clermont Terrace Brighton

Erection of single storey rear extension and alterations to existing rear ground floor extension.

Applicant: Mr & Mrs Tzabar

Officer: Andrew Huntley 292321

Approved on 28/05/13 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 two conservation rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location and Block Plan	001		22/03/2013
Existing Floor Plans	100A		22/03/2013
Existing Floor Plan - Ground Floor	101A		22/03/2013

Existing Floor Plan - Roof Plan	102		22/03/2013
Existing Sectional Elevations	120A		22/03/2013
Existing North Elevation	121A		05/04/2013
Existing West Elevation	122A		05/04/2013
Proposed Floor Plans	200		22/03/2013
Proposed Ground Floor Plan	201		22/03/2013
Proposed Roof Plan	202		22/03/2013
Proposed Sectional Elevations	220		22/03/2013
Proposed Sectional North Elevation	221A		05/04/2013
Proposed West Elevation	222 A		05/04/2013
Proposed North Elevation	223A		05/04/2013

BH2013/00943

66 Loder Road Brighton

Erection of single storey rear extension.

Applicant: Miss Christine Berry

Officer: Helen Hobbs 293335

Refused on 20/05/13 DELEGATED

1) UNI

The proposed extension by reason of its siting, bulk, height and excessive depth would represent an unneighbourly form of development which would have an overbearing impact and would result in loss of outlook leading to an increased sense of enclosure and in the absence of evidence to the contrary would result in adverse loss of light to the east facing windows in the rear outrigger of number 64 Loder Road. As such the application is contrary with the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension, by reason of its excessive depth and footprint wrapping around the original outrigger of the host building, combined with the excessive number and overly bulky rooflights, relates poorly and causes harm to the form and character of the recipient building resulting in an overextended appearance in conflict with the requirements of policy QD14 of the Brighton & Hove Local Plan.

BH2013/00974

25 Redhill Drive Brighton

Erection of part one part two storey rear extension.

Applicant: Mr & Mrs C. M Derrett

Officer: Mark Thomas 292336

Approved on 03/06/13 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 plans and elevations			25/03/13
Proposed plans and elevations			25/03/13

BH2013/00993

1 Glen Rise Close Brighton

Demolition of existing garage and erection of part one part two storey side extension incorporating new front gable. Erection of two storey rear extension with associated external alterations including creation of a front entrance lobby.

Applicant: Mr & Mrs Eve

Officer: Steven Lewis 290480

Refused on 04/06/13 DELEGATED

1) UNI

The proposed two-storey side extension, by reason of its siting, scale, height and close proximity to the boundary would form an un-neighbourly and overbearing addition which would result in a harmful loss of outlook and material detriment to the residential amenities of the occupiers of 9 Glen Rise, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The two-storey side extension, by reason of its form, siting, scale and detailing, is considered inappropriately designed and would result in a dominant form that would not reflect the positive qualities of the character and appearance of the building to be extended. Furthermore, the additional front gable would form an incompatible detail to the property and wider street scene and harm the visual amenity of the area. The proposals are thereby contrary to policies QD1, QD2 and QD14 of the Brighton and Hove Local Plan

BH2013/00999

1-18 Sceptre Tower Gate Brighton

Replacement of existing timber windows and doors with UPVC windows and doors.

Applicant: Sceptre Brighton Leaseholders RTM Co Ltd.

Officer: Robert McNicol 292322

Approved on 21/05/13 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	T80PW/FP/01		27/03/13
Proposed window elevation	T80PW/FP/02 A		8/05/13
Proposed window elevation	T80PW/FP/03A		8/05/13
Proposed window elevation	T80PW/FP/04A		8/05/13
Proposed window elevation	T80PW/FP/05A		8/05/13

Report from: 16/05/2013 to:

Proposed window elevation	T80PW/FP/06A		8/05/13
Proposed window elevation	T80PW/FP/07A		8/05/13
Proposed window elevation	T80PW/FP/08A		8/05/13
Proposed window elevation	T80PW/FP/08A		8/05/13
Proposed window elevation	T80PW/FP/09A		8/05/13
Proposed window elevation	T80PW/FP/11A		8/05/13
Proposed window elevation	T80PW/FP/12A		8/05/13
Proposed window elevation	T80PW/FP/13A		8/05/13
Proposed window elevation	T80PW/FP/14A		8/05/13
Proposed window elevation	T80PW/FP/15A		8/05/13
Proposed window elevation	T80PW/FP/16A		8/05/13
Proposed door elevation	T80PW/FP/17A		8/05/13
Proposed door elevation	T80PW/FP/18A		8/05/13
Existing and proposed south elevation	T80PW/FP/19		27/03/13
Existing and proposed north elevation	T80PW/FP/20		27/03/13
Existing and proposed east elevation	T80PW/FP/21		27/03/13
Existing and proposed west elevation	T80PW/FP/22		27/03/13
Schedule of photographs			27/03/13
Window specification guide			27/03/13

BH2013/01067

Upper Dene Court 4 Westdene Drive Brighton

Non material amendment to BH2011/00992 to enlarge proposed lounge windows.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Approved on 16/05/13 DELEGATED

BH2013/01068

8 Bates Road Brighton

Erection of single storey rear extension.

Applicant: Mr Paul Belcher

Officer: Mark Thomas 292336

Approved on 29/05/13 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	457/02		03/05/13
Proposed plans and elevations	457/01		03/05/13

BH2013/01081

50 Valley Drive Brighton

Erection of two storey rear extension and loft conversion incorporating roof extension and rooflights to rear and side elevations and associated alterations.

Applicant: Mr & Mrs N Knight

Officer: Helen Hobbs 293335

Refused on 30/05/13 DELEGATED

1) UNI

The proposed extension, by virtue of its overall size, level of projection, height and proximity to the boundary would represent an overbearing and un-neighbourly form of development that would result in material overshadowing and loss of light and outlook, particularly in relation to the side facing window at first floor level within the west elevation of No.48 Valley Drive. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01125

14 Tongdean Lane Brighton

Erection of detached garage and alterations to front boundary wall.

Applicant: Mr Paul Gargan

Officer: Jason Hawkes 292153

Approved on 03/06/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing & Proposed Floor, Block & Site Plans	(21) 100C		08/04/13
Existing & Proposed Elevations	(31) 100D		29/05/13
Proposed Section	(41) 000		08/04/13

3) UNI

No development shall take place until details of the construction of the green roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roof shall be constructed in accordance with the approved details and 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.

4) UNI

No development shall commence until full details of existing land levels in the vicinity of the site of the garage building hereby permitted and the proposed finished floor level of the garage and spot levels along the associated driveway and surrounding land have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the agreed levels details.

Reason: To safeguard visual amenity and the amenities of the occupiers of nearby properties to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall commence until an Arboricultural Statement has been submitted which indicates how the trees to be retained on site shall be protected on site. The works shall be implemented in accordance with the agreed scheme set out in the Statement during the construction of the development and the trees retained thereafter.

Reason: To protect the trees which are to be retained on 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

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.

7) UNI

Prior to the garage hereby permitted first being brought into use the applicant shall reinstate the redundant vehicle crossover fronting Tongdean Lane (serving the western vehicular access that would be blocked up under this scheme) back to footway level, by raising the existing kerb and footway. The works shall be completed prior to the first use of the garage hereby permitted and shall thereafter be so retained.

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

EAST BRIGHTON

BH2013/00777

1 Kemp Town Place Brighton

Replacement of existing external doors to utility room. Formation of front entry step, raising and replacement of main entrance door. Replacement of single glazing with slimlite glazed units.

Applicant: Mr W. Dusseldorp & Mr D. Morris

Officer: Liz Arnold 291709

Approved on 22/05/13 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 works shall take place until 1:20 scale details of the proposed new entrance step and a brick 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: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the information submitted, the proposed floor within the current door well should match exactly the appearance of the existing floor. Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

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

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

BH2013/00802

Top Flat, 158 Eastern Road Brighton

Replacement of existing single glazed softwood sliding sash with double glazed softwood sliding sash windows to front, double glazed white U.P.V.C to rear and double glazed white U.P.V.C to side return elevation.

Applicant: Mr Chimon Gil

Officer: Andrew Huntley 292321

Approved on 21/05/13 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 new windows on the front elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Elevations as Existing	01		14/03/13
Block and Location plan	03		14/03/13
Front Windows as Proposed	OD128-2_04		27/03/13
Rear Windows as Proposed	OD128-2_05A		14/05/13
Elevations as Proposed	OD128-2_02A		14/05/13

BH2013/00854

Chichester House Chichester Terrace Brighton

Internal alterations and refurbishment associated with conversion of first and second floor flats into single unit via insertion of spiral staircase.

Applicant: Mrs Gala Wright

Officer: Andrew Huntley 292321

Approved on 21/05/13 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 works shall take place until full details of the parquet floor and sound insulation measures has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

No works shall take place until a structural engineers report for the insertion of the staircase showing all necessary works required for its insertion has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

4) UNI

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

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

5) UNI

No works shall take place until full details of the proposed cornices, picture rails, skirting boards, architraves, doors, paneling and shutters including 1:20 scale sample elevations and 1:1 scale profiles of the above have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2013/00855

Chichester House Chichester Terrace Brighton

Certificate of lawfulness for proposed conversion of first and second floor flats into single unit.

Applicant: Mrs Gala Wright

Officer: Andrew Huntley 292321

Approved on 21/05/13 DELEGATED

1) UNI

The works necessary to facilitate the conversion affect only the interior and do not materially affect the external appearance of the building. The conversion of 2 no. flats into a single flat does not constitute a material change of use. The proposal does not constitute development as outlined by Section 55 of the Town and

Country Planning Act 1990 and as amended by Section 49 of the Planning and Compulsory Purchase Act 2004.

BH2013/00901

45 Bennett Road Brighton

Erection of two storey rear extension.

Applicant: Mrs Annabelle Nicoll

Officer: Wayne Nee 292132

Refused on 29/05/13 DELEGATED

1) UNI

The proposed first floor rear extension, by virtue of its form, bulk and design, in conjunction with the existing roof extension and proposed full width ground floor extension would form an inappropriate addition which would result in the overextended appearance of the property. The proposal would therefore be detrimental to the character and appearance of the existing building, and the visual amenities of the surrounding area, which is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan

BH2013/00962

4 Bennett Road Brighton

Formation of enlarged rear porch to replace existing incorporating external steps and timber decking (Part Retrospective).

Applicant: Mrs Helen Lyons

Officer: Wayne Nee 292132

Refused on 21/05/13 DELEGATED

1) UNI

The proposed replacement rear porch with steps and decking, due to its elevated height, bulk, massing and its design, would represent an un-neighbourly and overbearing addition for nearby residents by reason of an increased sense of overlooking, a loss of privacy and a loss of outlook, which is to the detriment of residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01114

St Marys Hall Eastern Road Brighton

Display of commemorative plaque to boundary wall at entrance.

Applicant: St Marys Hall Association

Officer: Robin K Hodgetts 292366

Approved on 04/06/13 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.

HANOVER & ELM GROVE

BH2012/04001

14 Richmond Terrace Brighton

Internal alterations and installation of vents and pipework to rear elevation (part-retrospective).

Applicant: Rabbi Pesach Efune

Officer: Jonathan Puplett 292525

Approved on 22/05/13 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.

BH2013/00207

Ground and first floor maisonette 46 Gladstone Place Brighton

Loft conversion incorporating the installation of 1no rooflight to the front roof slope and 1no rooflight to the rear roof slope. New rear side ground floor window and new front first floor timber sash window replacing and existing blind window.

Applicant: Mr M Mitchell

Officer: Pete Campbell 292359

Approved on 29/05/13 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	2012/03A		16/04/13

3) UNI

The front first floor window hereby approved shall be a painted softwood, vertical sliding timber sash, with joinery details and profiles to match the windows in place within the front bay projection, and shall be retained as such.

Reason: To ensure the satisfactory appearance of the building and to comply with policy QD14 of the Brighton & Hove Local Plan 2005.

BH2013/00230

14 Bentham Road Brighton

Erection of single storey rear extension.

Applicant: Miss K Tinsley

Officer: Pete Campbell 292359

Approved on 04/06/13 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			31/01/13
Existing and proposed plans	531 - 01		25/01/13

BH2013/00283

Former Covers Yard Melbourne Street Brighton

Application for variation of condition 7 of application BH2009/00655 Appeal Decision (Demolition of existing yard buildings and erection of 3 storey terrace along eastern boundary of site, and 4 and 7 storey apartment building along northern boundary of the site, providing a total of 39 residential units, cycle and car parking to rear) to allow revised external lighting layout and levels.

Applicant: Denne Construction

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 23/05/13 DELEGATED

1) UNI

Regulatory Conditions:

1. The development hereby permitted shall be carried out in accordance with 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 SITE PLAN	3020.EXG.01		18/03/2009
EXISTING ELEVATIONS	3020.EXG.02	Rev A	14/04/2009
LOCATION PLAN	3020.EXG.03		18/03/2009
EXISTING PLANS	3020.EXG.04		14/04/2009
PROPOSED PLANS	3020.PL.001	Rev C	18/03/2013
PROPOSED SITE AND ROOF PLAN	3020.PL.002	Rev D	14/04/2009
PROPOSED PLANS	3020.PL.100	Rev F	18/03/2009
PROPOSED PLANS	3020.PL.101	Rev D	18/03/2009
PROPOSED PLANS	3020.PL.102	Rev D	18/03/2009
PROPOSED PLANS	3020.PL.103	Rev D	18/03/2009
PROPOSED PLANS	3020.PL.104	Rev D	18/03/2009
PROPOSED PLANS	3020.PL.105	Rev D	18/03/2009
PROPOSED PLANS	3020.PL.106	Rev D	18/03/2009
PROPOSED SECTIONS	3020.PL.200	Rev D	18/03/2009
PROPOSED SECTIONS	3020.PL.201	Rev B	18/03/2009
PROPOSED ELEVATIONS	3020.PL.300	Rev C	18/03/2009

PROPOSED ELEVATIONS	3020.PL.301	Rev C	18/03/2009
PROPOSED ELEVATIONS	3020.PL.303	Rev B	18/03/2009
PV PANELS PLAN AND ELEVATIONS	3020.PL.304		18/03/2009
PROPOSED STREET SCENE ELEVATIONS	3020.PL.350	Rev A	18/03/2009
PROPOSED STREET SCENE ELEVATIONS	3020.PL.351	Rev A	18/03/2009
PROPOSED VISUAL AND SECTION	3020.PL.400	Rev A	18/03/2009
PROPOSED VISUAL AND SECTION	3020.PL.401	Rev A	18/03/2009

PROPOSED STUDY	MATERIALS	3020.PL.402	Rev A	18/03/2009
FLAT LAYOUT		3020.PL.700	Rev B	18/03/2009
FLAT LAYOUT		3020.PL.701	Rev B	18/03/2013
LOCATION PLAN		11620/WD/S/01 C2		21/02/2013
LIGHTING LEVELS PLAN		1614/6320P2		
SOUTH AND WEST EVEVATIONS		16620/WD/F/14 C2C		01/05/2013
LIGHTING LAYOUT PLAN		1614/6321AB2		02/05/2013
NORTH AND EAST ELEVATIONS		16620/WD/F/13 C2D		15/05/2013
WALL BRACJET LIGHTING FITTING SPECIFICATION				21/02/2013
LIGHT FITTING SPECIFICATION		DW400		21/02/2013
BALCONY LIGHTING SPECIFICATION				21/02/2013
EXTERNAL LIGHTING SPECIFICATION				30/01/2013
THORN LEOPOLD LIGHT FITTING SPECIFICATION				21/02/2013
STRIP LIGHT SPECIFICATION RENO				21/02/2013

2) UNI

The refuse storage facilities shown on drawing no. 3020.PL.100F shall be implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

3) UNI

All planting, seeding or turfing comprised in the scheme of landscaping approved under application BH2011/01600 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.

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

The cycle parking facilities shown on drawing no. 3020.PL.100F shall be implemented and made available for use. These 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.

5) UNI

No external lighting other than that shown in the approved drawings (refs. 1614/6320 Rev. P2, 1614/6321 Rev. AB2 and 16620/WD/F/13 Rev. C2D) shall be installed without formal planning permission being sought from and granted by

Report from: 16/05/2013 to:

the Local Planning Authority prior to its installation.

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.

6) UNI

The remediation monitoring and maintenance scheme required by condition 12 of planning permission BH2009/00655 and the details subsequently approved under application BH2011/02192 shall be implemented as 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.

7) UNI

The vehicle parking area shown on drawing no. 3020.PL.100F 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.

BH2013/00332

23B Hartington Road Brighton

Replacement of existing rear single glazed sash window with UPVC double glazed window, replacement of existing rear patio/kitchen door with UPVC double glazed glass and panel door and replacement of existing front door with black GRP door with obscured glass panels.

Applicant: Miss Petra Lazar

Officer: Sonia Gillam 292265

Approved on 22/05/13 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			04/02/2013
Block plan			04/02/2013
Schedule of works			02/04/2013

BH2013/00437

Gladstone Court Hartington Road Brighton

Conversion of existing common room and guest rooms into 1no one bedroom and 1no four bedroom flats.

Applicant: Hardwick Hartley Partnership

Officer: Anthony Foster 294495

Approved on 24/05/13 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 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.

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			12/2/2013
Block Plan			12/2/2013
Existing Layout	612/04		12/2/2013
Proposed Conversion of Common Rooms to self-contained flats	612/03		12/2/2013

BH2013/00892

187 Lewes Road Brighton

Change of Use from car sale and garage to garage and storage use (B8). (Retrospective)

Applicant: Dignity Funerals

Officer: Sue Dubberley 293817

Approved on 16/05/13 DELEGATED

1) UNI

Within 3 months from the date of the approval of this development, details of secure cycle parking facilities for staff employed on the premises shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented within 3 months of the approval of details 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.

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor plans and site plan	D161/01		20/03/13

BH2013/00929

Woodvale Crematorium Brighton

Alterations and refurbishment works within crematorium including installation of

new power cabinet, external fans, chiller unit and outdoor units to the roof with safety guarding. Existing rooflights to have the sides rebuilt with external louvres and replacement of cast iron ogee gutter and downpipes.

Applicant: Mr Paul Holloway

Officer: Liz Arnold 291709

Approved on 17/05/13 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	262/100	P1	22/03/13
Block Plan	262/101	P1	22/03/13
Existing and Proposed Floor Plans	262/102	P1	22/03/13
Existing Elevations and Section a-a	262/103	P1	22/03/13
Proposed Elevations and Section a-a	262/104	P1	22/03/13
Existing and Proposed Section b-b	262/105	P1	22/03/13
Existing Rainwater Goods Details	262/107	P2	10/05/13
Common OG Gutter 125mm	6COG5		12/05/13
3" Eared Rainwater Pipe HF6RWP3ED1			02/05/13

BH2013/00930

Woodvale Crematorium Brighton

Internal and external alterations including removal of existing 3no cremators and associated equipment and installation of 2no new cremators, associated equipment and flue gas treatment plant. Installation of new power cabinet and external fans, chiller unit and outdoor units to the roof with safety guarding. Existing rooflights to have the sides rebuilt with external louvres. Replacement of existing electronic panel convector heaters within north and south chapels, tower and crematorium with new column radiators and replacement of cast iron ogee gutter and downpipes. (Part-Retrospective)

Applicant: Mr Paul Holloway

Officer: Liz Arnold 291709

Approved Secretary of State on 29/05/13 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.

HOLLINGDEAN & STANMER

BH2013/00008**Cockcroft Building University of Brighton Lewes Road Brighton**

Formation of new maintenance access staircase to upper roof level, installation of louvers to replace existing, new satellite dish, revised glass balustrading and fenestration and associated roof alterations.

Applicant: University of Brighton

Officer: Wayne Nee 292132

Approved on 22/05/13 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

No lighting protection system works shall be carried out until full details of these have been submitted to and been approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to accord 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
Proposed elevations	MOMC-A-EL-AL-0210		03/01/13
Eighth floor existing plan	MOMC-A-GA-0018		03/01/13
Existing ninth floor plan	MOMC-A-GA-09-0019		03/01/13
Existing north east elevation	MOMC-A-EL-AL-0031		03/01/13
Existing south east and north west elevation	MOMC-A-EL-AL-0032		03/01/13
Existing south west elevation	MOMC-A-EL-AL-0030		03/01/13
Proposed eighth floor and roof plans	MOMC-A-GA-0111		03/01/13
Proposed elevation extracts - Upper Floors	MOMC-A-EL-AL-0211		03/01/13
Section 1-1 of 7th-9th floor and roof	MOMC-A-SE-AL-0390		03/01/13
Site plan	MOMC-A-GA-0G-0002		03/01/13
Block plan	MOMC-A-GA-AL-0003		03/01/13

BH2013/00818

55 Park Road Brighton

Change of Use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

Applicant: Mr Richard Baynes

Officer: Sue Dubberley 293817

Refused on 16/05/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to a small house in multiple occupation (Class C4) would fail to support a mixed and balanced community and result in the area becoming further imbalanced by the level of similar such uses. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document).

MOULSECOOMB & BEVENDEAN

BH2012/03818

Willow Surgery 50 Heath Hill Avenue Brighton

Demolition of existing surgery and residential accommodation and erection of new surgery and student accommodation comprising of 19 rooms.

Applicant: WP Properties Ltd

Officer: Anthony Foster 294495

Refused on 24/05/13 DELEGATED

1) UNI

The proposal for purpose built student accommodation on a site which has an extant permission for housing, and which is identified for housing provision in the Council's Strategic Housing Land Availability Assessment, would compromise the Council's ability to meet its housing targets, and would set an unwelcome precedent for the approval of student accommodation on other housing sites across the city in the future. For this reason the proposed development is contrary to the policies of the NPPF and the Brighton & Hove Local Plan which identify the delivery of new housing as a priority, and contrary to policy CP21 of Proposed Submission City Plan (Part 1) which states that purpose built student accommodation will not be granted on housing sites.

2) UNI2

In the absence of a management plan the applicant has failed to demonstrate that the proposed development would not have a detrimental impact upon the amenity of the adjoining occupiers and as such is contrary to Local Plan Policy QD27 and policy CP21 of the Proposed Submission City Plan (Part 1).

3) UNI3

The proposal fails to meet the travel demands that it creates or help to maximise the use of sustainable transport. The Local Planning Authority would expect the scheme to make an appropriate contribution towards local sustainable transport infrastructure. In the absence of an agreement in this respect, the scheme is contrary to policies TR1, TR7, TR19, and QD28 of the Brighton & Hove Local Plan and Supplementary Planning Guidance 04 Parking Standards.

4) UNI4

The proposal fails to secure a temporary surgery within the local vicinity within the interim period of development. The Local Planning Authority would expect a legal agreement to secure such a facility. In the absence of such an agreement, the scheme is contrary to policies HO20 and HO21 of the Brighton & Hove Local Plan.

BH2013/00359

140 Norwich Drive Brighton

Demolition of existing single storey side extension and erection of 2 storey side extension with pitched roof.

Applicant: Hornbeam Housing Co-operative Ltd

Officer: Chris Swain 292178

Approved on 23/05/13 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 extension, enlargement or other alteration to the hereby permitted extension 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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan			14/05/13
Existing plans and elevations	1035/0		15/02/13
Proposed plans and elevations	1035/02B		14/05/13

BH2013/00750

48 Widdicombe Way Brighton

Erection of single storey rear extension, loft conversion incorporating hip to gable roof extension, rear dormer and front rooflight and associated alterations.

Applicant: Mr Robert Dunphy

Officer: Andrew Huntley 292321

Refused on 16/05/13 DELEGATED

1) UNI

The proposed roof extensions, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property, which is unsympathetic to the design of the existing property and as a result would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPGBH1 Roof Alterations and Extensions.

BH2013/00762

83 Ashurst Road Brighton

Change of Use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

Applicant: Mr Daniel Church

Officer: Andrew Huntley 292321

Refused on 20/05/13 DELEGATED

1) UNI

The proposed change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (small house in multiple occupation) would fail to support a mixed and balanced community and could result in the area becoming imbalanced by the level of similar such uses, to the detriment of local amenity. The proposal is therefore contrary to policy CP21 of the Brighton & Hove City Plan Part One (submission document and to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00806

110 The Highway Brighton

Change of use from dwelling house (C3) to either dwelling house (C3) or House in Multiple Occupation (C4).

Applicant: Mr Peter Howard

Officer: Anthony Foster 294495

Approved on 17/05/13 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) BH02.08

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.

3) 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.

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			15/03/2013
Block plan			15/03/2013

Existing & Proposed Ground Floor Plan	110H/01		22/03/2013
Existing & Proposed First Floor Plan	110H/02		22/03/2013

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 extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

BH2013/01149

3 Norwich Drive Brighton

Erection of single storey and two storey rear extension with associated alterations.

Applicant: Mr & Mrs B Heycke-Njie

Officer: Wayne Nee 292132

Approved on 04/06/13 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	512/027/00		10/04/2013
Proposed	512/027/01D		10/04/2013

QUEEN'S PARK

BH2012/03697

Ground Floor Flat 40 Devonshire Place Brighton

Application for Approval of Details Reserved by Condition 10i, 10ii, 10iii and 10iv of application BH2011/00382.

Applicant: Andrew Robb

Officer: Chris Swain 292178

Split Decision on 23/05/13 DELEGATED

1) UNI

The details pursuant to condition 10 i), 10 iii) and 10 iv) and subject to full compliance with the submitted details.

1) UNI

The details submitted pursuant to condition 10 ii) are NOT APPROVED for the following reason

The applicant has failed to submit full details, including 1:5 scale sample plans/elevations and 1:1 sectional profiles of the proposed new cornices. Accordingly, the local planning authority is unable to assess the impact of this element of the works on the Grade II listed building and Condition 10 ii) cannot be discharged at this time.

BH2012/04023

First, Second and Third Floor Flats, 7 Dorset Gardens Brighton

Replacement timber windows and new rooflight to front elevation. (Part Retrospective)

Applicant: Mr John Summers

Officer: Pete Campbell 292359

Approved on 29/05/13 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) BH13.10A

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

3) UNI

3. The development hereby permitted shall be carried out in accordance with 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	OE-124 02	02	19/12/2012
3rd floor plan, cross section & front elevation as existing	OE-124 01		19/12/2012
Sash window details	OE-124 04		18/01/2013
3rd floor plan, cross section & front elevation as proposed	OE-124 03A		19/03/2013
Design and access statement	OE124-B		19/03/2013

BH2012/04024

First, Second and Third Floor Flats, 7 Dorset Gardens Brighton

Replacement timber windows and new rooflight to front elevation. (Part Retrospective)

Applicant: Mr John Summers

Officer: Pete Campbell 292359

Approved on 29/05/13 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) BH13.10A

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

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

BH2012/04087

33 Mighell Street and 70a Carlton Hill Brighton

Demolition of existing building and flint wall.

Applicant: Seinwood Investments Ltd

Officer: Sue Dubberley 293817

Approved on 23/05/13 PLANNING COMMITTEE

1) UNI

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

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

2) UNI

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

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

BH2013/00325

25-28 St. James's Street Brighton

Application for approval of details reserved by condition 7 of application BH2010/02012.

Applicant: Mr Gil Jackson

Officer: Jonathan Puplett 292525

Approved on 21/05/13 DELEGATED

BH2013/00531

27 Richmond Place Brighton

Change of use of ground floor and mezzanine from offices (B1) to clinic (D1).

Applicant: Dr Bartosz Wojciech Swiech

Officer: Jonathan Puplett 292525

Approved on 28/05/13 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 premises hereby approved shall be used as a medical clinic (D1 Use Class) only, and for no other use which falls within the D1 Use Class.

Reason: To protect neighbouring amenity, to comply with policies DQ27 and SU10 of the Brighton & Hove Local Plan, and to allow the Local Planning

Authority to consider the impacts of any alternative use which may be proposed in the future.

3) UNI

The proposed use shall not operate at any time other than between the hours of 09.00 and 18.00 Monday to Saturday, and shall not operate at any time on Sundays and Bank/Public Holidays.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN			19/02/2013
EXISTING FLOOR PLANS	1038 01		19/02/2013
PROPOSED FLOOR PLANS	1038 02		19/02/2013
MARKETING REPORT			19/02/2013

BH2013/00763

9-10 St James's Street Brighton

Change of use from dental surgery (D1) to licensed betting office (A2) at ground floor level.

Applicant: William Hill Organisation Ltd

Officer: Wayne Nee 292132

Approved on 29/05/13 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 use hereby permitted shall not be open to customers except between the hours of 07.00 and 22.00 on Monday to Saturday and 08.00 and 21.30 on Sunday, Bank and Public Holidays.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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			13/05/13
Existing and proposed	FINAL/E/NL/700/504		03/04/13
Existing and proposed section	FINAL/E/NL/700/505		03/04/13

BH2013/00764**9-10 St James's Street Brighton**

Internal alterations to layout to facilitate change of use from dental surgery (D1) to licensed betting office (A2) at ground floor level.

Applicant: William Hill Organisation Ltd

Officer: Wayne Nee 292132

Approved on 29/05/13 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

Notwithstanding the submitted drawings, no works shall take place until details of the internal doors have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2013/00768**Cavendish House Dorset Place Brighton**

Installation of air handling equipment.

Applicant: University of Brighton

Officer: Pete Campbell 292359

Approved on 16/05/13 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 plant hereby approved shall only be used at the premises between the hours of 08:00 and 21:00 on Mondays to Fridays and 08:00 and 16:00 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

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
External stair location plan	21800-50sk1		19/03/2013
Location plan	21800-50sk2		19/03/2013
Existing roof plan	21882-02 ROOF PLAN EXTG		14/05/2013
Proposed ventilation layout second floor plan	1101/M103B		19/03/2013
Acoustic Assessment Report	13238/001/pm		29/04/2013
Air handling unit technical specification			21/03/2013

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. In addition, there should be no significant low frequency tones present.

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

BH2013/00795

St James House High Street Brighton

Replacement of timber doors and windows with UPVC doors and windows on roof. Installation of new insulated roof covering, infilling of roof parapet corner wall openings with rain screen panels and associated external maintenance works. (Part Retrospective)

Applicant: Mear Group PLC

Officer: Chris Swain 292178

Approved on 23/05/13 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	13112/P/01		28/03/2013
Existing north and south elevations	13112/P/10A		28/03/2013
Existing west elevation	13112/P/11A		28/03/2013
Existing east elevation	13112/P/12A		28/03/2013
Existing section A-A	13112/P/13A		28/03/2013
Existing roof plan	13112/P/14A		28/03/2013
Proposed north and south elevations	13112/P/20A		28/03/2013
Proposed west elevation	13112/P/21A		28/03/2013
Proposed east elevation	13112/P/22 A		28/03/2013
Proposed section A-A	13112/P/23A		28/03/2013
Proposed roof plan	13112/P/24A		28/03/2013
Photograph showing repainted concrete façade. A			11/04/2013
Window specification details document			28/03/2013
Flat roofing system details document			28/03/2013

BH2013/00822

14 New Steine Brighton

Reinstatement of rear fire escape.

Applicant: Sapphire Property Management

Officer: Chris Swain 292178

Approved on 17/05/13 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 fire escape shall be painted black 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

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

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

Plan Type	Reference	Version	Date Received
Existing elevations	120266/04		15/05/2013
Proposed plans, elevations and location plans.	120266/01B		22/03/2013

4) UNI

After the fire escape has been reinstated the external finishes of the rear elevation shall be made good to match exactly the existing rear elevation and retained as such thereafter.

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

BH2013/00832

Brighton College Eastern Road Brighton

Non Material Amendment to BH2012/01992 to minor detailing changes to the elevations to enhance the building appearance and improve its build ability and efficiency, including energy performance and natural ventilation. Improvements to pedestrian footpaths and vehicular access into and around the building and increase in the amount of ecological planting to the west of building.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 24/05/13 DELEGATED

ROTTINGDEAN COASTAL

BH2012/00580

40-40A Bristol Gardens Brighton

Application for variation of condition 2 of application BH2010/03333 (Demolition of existing building and erection of 5no three storey, three bedroom houses and detached two storey office building with lower ground floor) to state the development hereby permitted shall be carried out in accordance with the approved drawings no. TA 632/01, 02, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16 and 17.

Applicant: Cross Construction

Officer: Anthony Foster 294495

Approved on 29/05/13 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) 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.

3) BH05.02B

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

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

4) BH05.05A

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.

5) 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 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.

6) BH06.03

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

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

7) BH12.06

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 proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The development hereby approved shall be commenced in strict accordance with the submitted levels, sections and constructional details of the pavements treatments, surface water drainage, outfall disposal of the pavement adjacent to the site approved under application BH2011/03043. The approved details shall be retained as such thereafter.

Reason: In the interest of highway safety and for the benefit and convenience of the public at larger and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

9) UNI

The development hereby approved shall be commenced in strict accordance with the details of the proposed green walling, timetable for implementation and maintenance programme approved under application BH2011/03043. The approved details 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.

10) UNI

The development hereby approved shall be commenced in strict accordance with the details of the treatment to all boundaries to the site including details of any retained walling approved under application BH2011/03043. The approved details shall be retained as such thereafter.

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

11) UNI

The development hereby approved shall be commenced in strict accordance with the details of the scheme to enhance the nature conservation interest of the site approved under application BH2011/03043. The approved details shall be 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.

12) UNI

The development hereby approved shall be commenced in strict accordance with the details of the contaminated land report as approved under application BH2011/03043. The approved details shall be retained as such thereafter.

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

13) UNI

The development hereby approved shall be commenced in strict accordance with the Arboricultural Method Statement for the protection of trees adjacent to the site as approved under application BH2011/03043.

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

The development hereby approved shall be commenced in strict accordance with the scheme for the storage of refuse and recycling approved under application BH2011/03067 on 24 February 2012. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

15) UNI

The development shall be carried out in accordance with joinery details, sectional profiles, samples of materials approved under application BH2011/03043. The approved details shall be retained as such thereafter.

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

16) UNI

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

17) 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, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution of controlled waters and to comply with policy SU3 of the Brighton & Hove Local Plan.

18) UNI

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

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

19) UNI

Access to the flat roof over the ground floor rear projection on the most easterly residential unit 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.

20) UNI

The windows servicing the bathrooms 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.

21) UNI

The development hereby permitted shall be carried out in accordance with 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 Plans	TA631/01		23/02/12
Existing Site Survey	TA631/02		23/02/12
Existing contextual elevations	TA631/03		23/02/12
Existing contextual elevation	TA631/04		23/02/12
Proposed site plan	TA631/05		23/02/12
Proposed Ground Floor Plan	TA631/06		23/02/12
Proposed First Floor Plan	TA631/07		23/02/12
Proposed Second Floor Plan	TA631/08		23/02/12
Proposed Office Plans	TA631/09		23/02/12
Elevation to Bristol Gardens	TA631/10	F	23/02/12
Elevation to Bristol Place	TA631/11	G	23/02/12
Rear Elevation to new houses	TA631/12		23/02/12
Proposed North office elevation	TA631/14		23/02/12
Proposed Cross Section	TA631/13		23/02/12
Proposed Office Elevation	TA631/15		23/02/12

BH2012/04048

Land at Brighton Marina comprising Outer Harbour West Quay and adjoining land

Application for variation of condition 70 of application BH2006/01124 as amended by BH2012/00042 (Major mixed use development comprising new engineered basement structure to create platform on Spending Beach and West Quay, 853 residential units in 11 buildings ranging from 6-40 storeys, Class A, D1, D2 and B1 uses, Lifeboat Station, 496 parking spaces, alterations to pontoons and moorings, new bridges, informal and formal recreation space and alterations to access arrangements) to allow revisions to basement structures over Spending Beach and West Quay with associated landscaping and engineering works to accommodate revised car parking layout. Total number of car parking spaces and main access point to remain unchanged.

Applicant: Brunswick Developments Group plc

Officer: Maria Seale 292232

Approved after Section 106 signed on 23/05/13 DELEGATED

1) UNI

Landscape

353P/906/P3 1:100 Café Space

353/P/909 P4 1:100 West Entrance details

353P/910/P4 1:100 Eastern Promenade Detail (received 14/1/13)

353P/911/P4 1:100 Central Promenade and Green Space Detail (received 14/1/13)

353/P/160/P4 1:500 Landscape and Surface treatment Plan (and protective pile locations)

Misc. Details

353/P/800/P4 1:200 Marina Bridge Plan, Elevation & Cross Section

353/P/801/P4 1:200 Marina Bridge Detail Cross Section and Perspective Views (received 14/1/13)

353/P/802/P3 1:200 Black Rock Beach Bridge Plan & Elevation

353/P/803/P4 1:25 Black Rock Beach Bridge Detail Elevation, Cross Section and Perspective (received 14/1/13)

353/P/907/P3 1:100 RNLI Station Plans and Elevations

353/P/908 P5 1:200 RNLI – context plan and elevations (received 14/1/13)

353/P/238/P4 1:500 Building Storey Height Plan

353/P/156/P4 1:1000 Site Plan – Outer Harbour Pedestrian/Cyclist Circulation

353/P/157/P4 1:1250 East Breakwater access/ uses (received 14/1/13)

SL501 Ground Promenade/Circulation Plan (received 14/3/13)

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

2) UNI

No development shall take place until a Phasing Plan for the whole development, including the basement car parks hereby approved, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Phasing Plan unless any variation or amendment is agreed in writing with the Local Planning Authority.

Reason: To ensure that key objectives in the Brighton & Hove Local Plan are delivered and to meet the demands of occupiers of the development and regeneration of the wider area, including the delivery of high quality landmark buildings and bridges, associated infrastructure and affordable housing, in accordance with policies QD1, QD2, QD3, QD4, QD6, HO2, HO3, HO4, TR1, TR8, TR13, TR15, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Construction of the buildings above the level of basement car parking structures within each respective phase of the development

(as agreed by condition 2) shall not take place until details of the concept design of roads and footpaths forming part of the development have been submitted to and approved in writing by the Local Planning Authority. All roads and footways and ancillary works shall be constructed to a standard to the satisfaction of the Local Planning Authority which broadly accords with the principles within the Estate Roads. The development shall be carried out in accordance with the agreed layout and the approved Phasing Plan (as agreed by condition 2) unless any variation or amendment is agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory highway provision within the development, to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

4) UNI

No development of each respective phase of the development (as agreed by condition 2) shall take place above the level of basement car parking structures until the number, location and size of the affordable housing units within the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with details agreed and the approved Phasing Plan unless any variation or amendment is agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory mix and location of affordable units to ensure sufficient housing opportunity and choice, and to ensure sufficient numbers of affordable units are proposed within each phase of development, in accordance with policies HO2 and HO3 of the Brighton & Hove Local Plan.

5) UNI

The vehicle parking areas hereby approved shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and

visitors to the residential and commercial development hereby approved. The car parking area shall be clearly laid out and signed for residents, disabled users, visitors and the car club.

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

6) UNI

The RNLI building hereby approved shall not be first brought into use until the emergency RNLI parking area located within building F2 (as shown on drawing no. 4191 PL 103 Rev P1) has been implemented and is ready for use, unless it is agreed in writing with the Local Planning Authority that temporary parking has been provided elsewhere to the satisfaction of the RNLI.

Reason: To ensure satisfactory parking provision to serve the RNLI to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan.

7) UNI

Each respective phase of the development (in accordance with the Phasing Plan agreed by condition 2) shall not be first occupied until the cycle parking facilities associated with that particular phase have been implemented and made available for use. 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 the private car, in accordance with policies TR1 and TR14 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the cycle parking facilities for visitors indicated on the submitted plans, a scheme for monitoring the need for additional cycle parking for visitors within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each respective phase of the development (of the Phasing Plan agreed by condition 2). If required, the scheme shall include details of the number, location and design of any additional cycle parking facilities and shall be implemented to the satisfaction of the Local Planning Authority within an agreed timeframe.

Reason: The scheme is considered to potentially have the capacity to accommodate a number of additional visitor cycle spaces, in the interests of encouraging sustainability through the use of non-car modes of travel, in accordance with policies TR1 and TR14 of the Brighton & Hove Local Plan.

9) UNI

No respective building above the level of the basement car parking structures shall be first occupied until a loading/unloading scheme for the relevant building has been submitted to and approved in writing by the Local Planning Authority. This shall include details of proposed designated loading/unloading areas to serve the residential and non-residential elements of the relevant phase (of the Phasing Plan agreed by condition 2) and shall identify measures to ensure conflict with pedestrians is minimised, such as through the provision of hard landscaping or hatched areas with appropriate signage. The scheme shall be implemented in accordance with the agreed details before first occupation of the particular building(s) to which it relates to. Loading/unloading shall thereafter not occur outside the designated areas.

Reason: To ensure there is satisfactory loading/unloading provision to serve the development and to prevent pedestrian/vehicular conflict, to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.

10) UNI

No car parking (other than loading/unloading and dropping off/setting down) shall occur within the application site except within the designated parking spaces hereby approved as indicated on the submitted plans. The applicant shall submit details of a Parking Strategy which will ensure that parking restrictions are clearly

conveyed to residents and visitors, and the agreed Strategy and any measures therein, shall be implemented to the satisfaction of the Local Planning Authority. The Strategy should explore measures including the provision of yellow lines, signage and bollards and identify them on a plan. The agreed measures shall be implemented to an agreed timescale, in accordance with the Phasing Plan agreed by condition 2.

Reason: To ensure parking does not occur haphazardly across the site and to ensure the sustainability of the scheme is not undermined, and in the interests of highway safety, to comply with policies TR1, TR4, TR7, TR8 and TR19 of the Brighton & Hove Local Plan.

11) UNI

The underground residential car parks hereby permitted shall not be first brought into use until the associated actuated signalling system has been installed to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

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

12) UNI

No buildings hereby approved shall be first occupied until details of a Waste Storage and Collection Strategy for the residential and retail/commercial units have been submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall include details of the following: access arrangements, including ensuring measures are in place to ensure communal refuse is placed at agreed collection points that can be accessed by council vehicles; types and sizes of containers and frequency of collection. Measures identified within the agreed Strategy shall be implemented to the satisfaction of the Local Planning Authority before first occupation of the buildings within each respective phase of the development (of the Phasing Plan agreed by condition 2).

Reason: To ensure that satisfactory measures for refuse and recycling storage and collection are in place that are compatible with the council's waste service, to comply with policy SU2 of the Brighton & Hove Local Plan.

13) UNI

All the communal refuse areas serving residents shall provide recycling provision and separated storage for a minimum of two separated waste streams. Sufficient space should also be provided within the development to enable the incorporation of communal composting facilities for use by residents and others, such as landscape contractors.

Reason: To ensure provision of satisfactory facilities for the storage of refuse and recycling to comply with policy SU2 of the Brighton & Hove Local Plan.

14) UNI

Each respective building above the level of the basement car parking structures shall not be first occupied until the refuse and recycling storage facilities indicated on the approved plans serving each building (within the particular phase agreed as part of the Phasing Plan required by condition 2) have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure provision of satisfactory facilities for the storage of refuse and recycling to comply with policy SU2 of the Brighton & Hove Local Plan.

15) UNI

The premises for Use Class A (A1, A2, A3, A4 and A5) hereby permitted shall not be open or in use except between the hours of 07.00 and 23.30 hours Mondays to Fridays, and between 07.30 and 23.30 hours on Saturdays and between 08.00 hours and 23.00 hours on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and the amenities of occupiers of nearby residential properties and to prevent crime, to comply with policy QD27

of the Brighton & Hove Local Plan.

16) UNI

The yacht club/divers office premises shall not be open or in use except between the hours of 07.00 and 23.30 hours Mondays to Fridays, and between 07.30 and 23.30 hours on Saturdays and between 08.00 hours and 23.00 hours on Sundays or Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

17) UNI

The community uses in block J, Block F1, crèche in Block A (excluding outside play), visitor centre, educational premises and public viewing gallery in block K and 'public amenity Class D1' facility on the first floor in Block F1 as shown on drawing no. 353/P/559 Rev P3 and 353/P/201 Rev P4 shall not be open to the public except between the hours of 07.00 and 21.00 hours Mondays to Fridays, and between 07.30 and 21.00 hours on Saturdays and between 08.00 hours and 19.00 hours on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

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

18) UNI

The outside children's play area directly associated with the crèche in Block A and multi-use court located between Blocks A and B as both indicated on drawing no. 353/P/201 Rev P4 shall be used only between the hours of 08.00 and 19.00 hours Monday to Saturdays and 09.00 and 18.00 hours on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

19) UNI

Block A shall not be first occupied until details of the proposed multi-use court/play area located between blocks A and B, including details of surfacing, layout and boundary treatment, have been submitted to and approved in writing by the Local Planning Authority. The court shall be implemented in accordance with the agreed details and made available for use before first occupation of Block A unless otherwise agreed in writing by the Local Planning Authority. The facility shall thereafter be retained for such use at all times.

Reason: To ensure the demand created by the development for outdoor recreation space is satisfactorily met, to comply with policy HO6 of the Brighton & Hove Local Plan.

20) UNI

Blocks A, J and K shall not be first occupied until details of the boules pitch and bowling green located between Block F1 and Block A, including their proposed surfacing and layout, have been submitted to and approved in writing by the Local Planning Authority and the facilities implemented in accordance with the agreed details. The facilities shall thereafter be retained for such use at all times.

Reason: To ensure the demand created by the development for outdoor recreation space is satisfactorily met, to comply with policy HO6 of the Brighton & Hove Local Plan.

21) UNI

The residential properties within Block J shall not be first occupied until the community room and youth space located within the block have been completed and ready for occupation.

Reason: To ensure the demand created by the development for community

spaces is satisfactorily met, to comply with policy HO21 of the Brighton & Hove Local Plan.

22) UNI

The residential properties within Block F1 shall not be first occupied until the 'public amenity space Class D1' located within the block has been completed and ready for occupation.

Reason: To ensure the demand created by the development for community/health facilities is satisfactorily met, to comply with policies HO21 and QD28 of the Brighton & Hove Local Plan.

23) UNI

The residential properties within building F2 shall not be first occupied until the shell and core of the yacht club has been completed and transferred to the Yacht Club and the harbour offices have been completed and ready for occupation.

Reason: To ensure these facilities are satisfactorily replaced within the development, to comply with policies HO21 and QD28 of the Brighton & Hove Local Plan.

24) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or amendments thereto, the Community Hall and Youth Space in Block J and educational facility and visitor gallery in Block K and crèche in Block A, and as shown on plan ref. no. 353/P/201 Rev P4 and 353/P/559 Rev P3, shall not respectively be used for any other uses within Use Class D1.

Reason: The Local Planning Authority would wish to control future changes of use in the interests of safeguarding the amenities of occupiers of nearby residential properties and the amenities of the locality and to ensure the demand created by the development for community uses is met, to comply with policies QD27 and HO21 of the Brighton & Hove Local Plan.

25) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or amendments thereto, the yacht club as shown in Block F2 on plan ref. no. 4191 PL103 Rev P1 shall be a mixed D1/D2 used for yacht club/divers premises only and no other use within Use Class D1/D2.

Reason: The Local Planning Authority would wish to control future changes of use in the interests of safeguarding the amenities of occupiers of nearby residential properties and the amenities of the locality and to ensure the demand created by the development for community uses is met, to comply with policies QD27 and HO21 of the Brighton & Hove Local Plan.

26) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or amendments thereto, the 'Class D1 public amenity space' in Block F1 as shown on plan ref. no. 353/P/581 Rev P3 shall be used as a D1 (a) use Medical or Health facility (excluding animal treatment) only and for no other use within Use Class D1.

Reason: The Local Planning Authority would wish to control future changes of use in the interests of safeguarding the amenities of occupiers of nearby residential properties and the amenities of the locality and to ensure the demand created by the development for health facilities is met, to comply with policies QD27, HO21 and QD28 of the Brighton & Hove Local Plan.

27) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or amendments thereto, the harbour office premises shown on plan ref. no. 4191 PL103 Rev P1 shall be only used as a harbour administration/control/security office in connection with activities within the Marina, and shall not be occupied by an alternative office/light industrial use

within Use Class B1.

Reason: Unrestricted hours of use have been allowed exceptionally for the use given its role within the marina and need for 24 hour use for security purposes, and the Local Planning Authority would wish to control future changes of use in the interests of safeguarding the amenities of occupiers of nearby residential properties and the amenities of the locality, to comply with policy QD27 of the Brighton & Hove Local Plan.

28) UNI

The offices (Use Class B1) located on the first floor of building F2 shall not be open except between the hours of 07.00 and 23.00 hours Mondays to Fridays, and between 07.30 and 23.00 hours on Saturdays and between 08.00 hours and 22.30 hours on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

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

29) UNI

Loading or unloading of vehicles in connection with the non-residential uses hereby approved (excluding the RNLI use) shall only take place between the hours of 07.00 and 19.00 hours Monday to Fridays, 07.30 and 19.00 hours on Saturdays and not at anytime on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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

30) UNI

Occupation of the Class A floorspace within the development hereby permitted for uses within use Class A4 shall not exceed a net internal floor area of more than 150 square metres per individual unit.

Reason: To safeguard the amenities of occupiers of nearby residential properties and in the interests of crime prevention, to comply with policies SR12 and QD27 of the Brighton & Hove Local Plan.

31) UNI

Occupation of the Class A floorspace within the development hereby permitted for uses within use Class A4 shall not in total comprise more than 50% of the shopping frontage or floor area of the total Class A floorspace hereby permitted. Buildings F1 and F2 are taken as one combined stretch of frontage.

Reason: To safeguard the amenities of occupiers of nearby residential properties and to avoid concentrations of A4 uses in the interests of crime prevention, to comply with the aims of policies SR12 and QD27 of the Brighton & Hove Local Plan.

32) UNI

Within any units used for purposes within Use Class A3 and exceeding 150 square metres in net internal floor area, alcohol shall only be sold or supplied to persons who are taking meals on the premises and who are seated at tables.

Reason: To safeguard the amenities of the locality and the amenities of occupiers of nearby residential properties and in the interests of crime prevention, to comply with policies SR12 and QD27 of the Brighton & Hove Local Plan.

33) UNI

The development hereby permitted shall incorporate measures to ensure the development meets 'Secured by Design' standards and includes crime prevention measures indicated in the letter dated 11th February 2013 from Sussex Police and measures to control the access to the car park from both vehicles and pedestrians. Evidence shall be submitted to demonstrate the development meets Secured by Design standards such as a Developers Award Certificate. The agreed measures shall be implemented within each respective phase of the

development (as agreed as part of the Phasing Plan by condition 2) before that phase is first brought into use/occupied. Details of any CCTV cameras that are not mounted on buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of crime prevention and visual amenity, to comply with policies QD7 and QD1 of the Brighton & Hove Local Plan.

34) UNI

A scheme indicating measures taken to insulate the units from the transmission of noise (such measures shall include the sound insulation of all units within the development, whether residential or non-residential, from noise transmitted between them) shall be submitted to and approved in writing by the Local Planning Authority before first occupation of any buildings constructed above the level of the basement car parking structures within each respective phase of the Phasing Plan agreed by condition 2. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority before first occupation of the respective buildings.

Reason: To safeguard the amenity of occupiers of the development from noise arising within and/or from the scheme, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

35) UNI

No plant or machinery associated with the development (not including during construction) shall be first brought into use until a scheme to insulate the plant/machinery against the transmission of sound/or vibration has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority before any buildings within which the plant/machinery are proposed are first occupied. The mechanical plant associated with the development shall not give rise to an increase in noise levels above -5dB LAeq in respect of the background levels expressed as LA90 measured 1m from the facade of the nearest residential premises. Measurement periods and conditions are to be agreed with the Local Planning Authority.

Reason: To safeguard the amenity of occupiers of the development from noise arising within or from the scheme, to comply with policy QD27 and SU10 of the Brighton & Hove Local Plan.

36) UNI

A scheme for the fitting of odour control equipment to the non-residential buildings shall be submitted to and approved in writing by the Local Planning Authority where commercial kitchen facilities, or similar, are proposed. The agreed odour control works shall be implemented to the satisfaction of the Local Planning Authority before the premises it relates to is brought into use.

Reason: To safeguard the amenity of occupiers of the development from odours arising within or from the scheme, to comply with policy QD27 and SU9 of the Brighton & Hove Local Plan.

37) UNI

A scheme for the sound insulation of the odour control equipment referred to in the condition above (no.36) shall be submitted to and approved in writing by the Local Planning Authority before the premises it relates to are brought into use. The sound insulation works agreed shall be implemented to the satisfaction of the Local Planning Authority before the premises it relates to are brought into use.

Reason: To safeguard the amenity of occupiers of the development from noise arising within or from the scheme, to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

38) UNI

Details of any changes to the proposed gas CHP with regard to future fuel use

shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented.

Reason: To ensure the continuing protection of the environment and human health, to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

39) UNI

Amplified music or other entertainment noise within any of the non-residential units shall have its volume controlled by the installation of a tamper-proof noise limiting device of a type to be agreed with the Local Planning Authority and its level shall be set at a volume to be agreed with the Local Planning Authority before it is first brought into use.

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

40) UNI

No development shall take place until details of the materials, construction methodology and maintenance of the basement parking structures hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. The agreed details and measures shall be implemented.

Reason: To ensure that the development is of high quality and adequately maintained, in the interests of coastal management, safety, ecology and visual amenity, to comply with policies SU7, QD27, QD17 and QD1 of the Brighton & Hove Local Plan

41) UNI

No respective phase of the development (in accordance with the agreed Phasing Plan required by condition 2) above the level of the basement car parking structures including the proposed bridges, shall commence until details of the proposed materials to be used within the exterior of all buildings and structures within that phase, have been submitted to and approved in writing by the Local Planning Authority. These details shall include large scale drawings and/or constructional details and samples if required, of the balustrading, roof parapet and eaves design, balcony design, surface cladding systems, windows, entrances, roof plant, wind screens, shop fronts and bridges. The development shall be carried out in accordance with these details.

Reason: To ensure a very high quality development, to comply with policies QD1, QD4, HE3 and HE6 of the Brighton & Hove Local Plan.

42) UNI

No respective phase of the development as agreed in the Phasing Plan required by condition 2 above the level of the basement car parking structures shall commence until details and samples of the proposed materials to be used for the hard landscaping, highways, street furniture and amenity and outdoor recreation areas of each respective phase of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The details will include the following:

- (i) paving and building materials, including details of colour and texture;
- (ii) boundary walls, gates, seating, fencing, refuse stores, steps, hand rails, raised planters, seating, pergolas and screens;
- (iii) street paving plans, to include size, direction and pattern of paving;
- (iv) siting and design of all external dishes, antennae, flues and utilities cabinets;
- (v) external lighting
- (vi) details showing how the materials are sustainable.
- (vii) Details of ventilation structures and car park intake grilles

Reason: To ensure the Local Planning Authority has sufficient detail to ensure that the resulting appearance of the development is of a high quality and is

sustainable to comply with policies QD1, QD4, QD15, SU2, HE3 and HE6 of the Brighton & Hove Local Plan.

43) UNI

No respective phase of the development (as agreed by condition 2) shall take place until details have been submitted to and agreed in writing by the Local Planning Authority relating to a Management Plan for the long term maintenance and replacement of materials within the development, including basement car parking areas, platform decks, hard landscaping and both bridges hereby approved. The maintenance of the development shall thereafter be implemented in accordance with the details of the Management Plan.

Reason: To ensure the development retains the quality of its appearance in this exposed location, to comply with policies QD1, QD4, QD15, HE3 and HE6 of the Brighton & Hove Local Plan.

44) UNI

No respective phase of the development (agreed by condition 2), including car parks, bridges, outdoor recreation areas, public landscaped areas and highway areas, shall not be first occupied or brought into use until details of the external lighting within the relevant phase of the development have been submitted to and agreed in writing by the Local Planning Authority. This shall include the proposed number, type, siting, spacing and levels of luminance and details of street lighting. The agreed details shall be implemented before first occupation/use.

Reason: To mitigate against the potential for light pollution within the development to safeguard the amenities of the locality and residents, and for ecological reasons, to comply with policies QD1, QD27, QD17 and QD25 of the Brighton & Hove Local Plan.

45) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, no satellite dishes or aerials other than those shown on the submitted plans shall be installed unless otherwise agreed in writing with the Local Planning Authority.

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

46) UNI

No buildings above the level of the basement car parking structures shall be first occupied until details of a Design Strategy for pedestrian, cycling and general informative signage throughout the site have been submitted to and approved in writing by the Local Planning Authority and have been implemented in accordance with each respective phase of the development (of the Phasing Plan agreed by condition 2). Any signage proposed within the site shall be in accordance with the broad principles contained in the agreed Strategy.

Reason: To ensure that the resulting appearance of the development will be acceptable and to ensure a cohesive appearance to the development, to comply with policy QD1 of the Brighton & Hove Local Plan.

47) UNI

Within 6 months of the commencement of each of buildings F1 and F2 above the level of the basement car park structures, a Design Strategy for shop frontages, including shop signage, shall be submitted to and approved in writing by the Local Planning Authority. The shopfronts and signage shall be implemented in accordance with the agreed details. Any shopfronts and signage proposed within the site shall be in accordance with the broad principles contained in the agreed Strategy.

Reason: To ensure that the resulting appearance of the development will be of high quality and acceptable, and to ensure a cohesive appearance to the development, to comply with policies QD1 and QD10 of the Brighton & Hove

Local Plan.

48) UNI

48. No development of the buildings above the level of the basement car parking structures shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for soft landscaping and planting in the development. All planting, seeding or turfing agreed as part of the approved landscaping scheme shall be carried out in the first planting and seeding seasons following occupation of the buildings in the particular phase (of the Phasing Plan agreed as a requirement of condition 2) that the landscaping is located within. Any plants or trees that die or become seriously damaged between planting and up to 5 years after completion of the development, shall be replaced with others of a similar size and species unless otherwise agreed in writing with the Local Planning Authority. The landscaping scheme shall include plants to enhance biodiversity.

Reason: To enhance the appearance of the development, to comply with policies QD15, QD16 and QD17 of the Brighton & Hove Local Plan.

49) UNI

The development shall incorporate the measures within the Nature Conservation Plan (titled Mitigation/Enhancement Scheme and Ecology Management Plan July 2008 by EPAL) received on 9th July 2008 and agreed on 15th July 2008, including measures to enhance the bio-diversity of the site and prevent damage to existing habitats during construction and include provision of shingle roofs (see condition 50 below), introduction of appropriate planting in the amenity areas with interpretation boards, installation of interpretation boards on the Black Rock bridge and the installation of 35 nesting boxes within the site and 1 peregrine nesting box. The agreed measures shall be implemented on a pro-rata basis where relevant, based on each respective phase of the development (as agreed by condition 2), and shall be maintained in perpetuity.

Reason: To enhance and integrate nature conservation features within the site, in accordance with policy QD17 of the Brighton & Hove Local Plan.

50) UNI

The development of the buildings above the level above the basement car parking structures shall not commence until construction and maintenance details have been submitted to and approved in writing by the Local Planning Authority of the proposed shingle roofs and vegetated planters proposed within the relevant phase of the development (as agreed by condition 2) as shown on drawing nos. 353/P2/238 Rev P4, 353/P/550 Rev P4, 353/P/561 Rev P3, 353/P/909 Rev P4, 4191 PL 103 Rev P1, 353/P/586 Rev P4, 353/P/160 Rev P4, 353/P/910 Rev P3, 353/P/911 Rev P3, 353/P/569 Rev P4, 353/P/585 Rev P4, 353/P/566 Rev P3 and 353/P/567 Rev P3. The aim of the shingle roofs shall be to recreate coastal vegetated shingle habitat and shall incorporate appropriate native vegetated shingle communities. At least 75% (by area) of the planters shall be planted with native vegetated shingle communities, and the species to be used and cultivation details for the roofs and planters shall be agreed prior to commencement of buildings in the relevant phase of the development. The agreed scheme shall be implemented to the satisfaction of the Local Planning Authority by the first planting season following first occupation of the building upon which they are located (shingle roofs) and completion of the phase within which they are located (planters).

Reason: To enhance and integrate nature conservation features within the site, in accordance with policy QD17 of the Brighton & Hove Local Plan.

51) UNI

The secure fencing around all vegetated areas within the Black Rock Beach SNCI as detailed in the DP9 letter and enclosures received on 9th July shall be

implemented during construction. No storage of plant or equipment shall be permitted at any time within any area within the SNCI during construction, and no other use shall take place within the SNCI area other than carrying out the construction of the Black Rock Bridge and the Black Rock enhancement works.
Reason: To ensure damage to the vegetated shingle is prevented, in accordance with policies NC4 and QD17 of the Brighton & Hove Local Plan.

52) UNI

The Black Rock Bridge shall not be constructed during the period 1st March - 31st July.

Reason: To avoid disturbing nesting birds in the SNCI to comply with policies NC4, QD17 and QD18 of the Brighton & Hove Local Plan.

53) UNI

53. All the new dwellings hereby approved shall be constructed to Lifetime Homes standards as referred to in Policy HO13 of the Brighton & Hove Local Plan to the satisfaction of the Local Planning Authority.

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

54) UNI

A minimum of 50 of the residential units within the overall scheme shall be built to a wheelchair accessible standard. Included within the 50, 10% of the affordable housing units (equating to 35 units) shall be built to wheelchair accessible standard. Details, including plans, of how the units have been built to a wheelchair accessible standard on a pro-rata basis within each phase of the development agreed as part of the Phasing Plan (agreed by condition 2) shall be submitted to and approved in writing by the Local Planning Authority before 50% of the total units within a particular phase have been first occupied.

Reason: To ensure satisfactory provision of homes for people with disabilities to comply with policy HO13 of the Brighton & Hove Local Plan which seeks a 5% provision of wheelchair accessible units in schemes overall, including a 10% provision within the affordable element.

55) UNI

All the non-residential uses and car park lift lobbies hereby permitted shall incorporate measures to ensure they are fully accessible to the disabled, including the provision of flush entrance thresholds and sufficient clear space at the leading edge of lobby doors, details of which shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented before first occupation/use of the respective phase of the development (as agreed by condition 2).

Reason: To satisfactory access for people with disabilities, to comply with policies HO19 and QD10 of the Brighton & Hove Local Plan.

56) UNI

Prior to the first occupation of buildings A, B, C, and D (as shown on drawing no. 353/P/238 Rev P3) a scheme for the provision of screening landscaping and/or a trellis structure to be installed over (and/or adjacent to) the access road into the residents' car park over the Spending Beach that runs along the northern boundary of the site and details of the proposed planting area between the residents access road and the northern boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented to the satisfaction of the Local Planning Authority by the first planting season following completion of the last of the aforementioned buildings within the Phasing Plan agreed as a requirement of condition 2. Any plants or trees that die or become seriously damaged between planting and up to 5 years after completion of the development, shall be replaced with others of a similar

size and species unless otherwise agreed in writing with the Local Planning Authority.

Reason: To improve the outlook and living conditions enjoyed by residential properties immediately adjacent to the access road, to comply with policies QD15 and QD27 of the Brighton & Hove Local Plan.

57) UNI

No buildings above the level of the basement car parking structures shall be first occupied until details of the windbreak/screens referred to in Section 10 of the Environmental Statement and identified on the plans contained in this Section and a scheme for the monitoring of the impact of the screens, have been submitted to and approved in writing by the Local Planning Authority. The wind breaks shall be provided in accordance with the approved details prior to the first occupation of, or public access is first provided to, the relevant phase of the development (of the Phasing Plan agreed as a requirement of condition 2). Wind tunnel modelling of the mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. If wind speeds in the pedestrian areas are expected, by the wind tunnel modelling, to exceed 10 m/s, or 5 m/s in areas with café seating (based on mean-hourly wind speeds which are not exceeded by more than 5% of each season), modifications will be required. Details of further or modified mitigation measures will need to be agreed in writing by the Local Planning Authority, and to be tested in the same way by wind tunnel modelling.

Reason: To ensure a satisfactory micro-climate for users of the development, to comply with policy QD27 of the Brighton & Hove Local Plan and SPGBH15: Tall Buildings.

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

59) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 58 to the satisfaction of the Local Planning Authority.

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

60) UNI

No development shall take place details of a scheme of steel submarine netting or other suitable material to be installed between the protective piles of the development and linked mesh or other suitable material shall be installed around the outer piles of the development shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme implemented by completion of the basement car park structures. The scheme shall identify temporary openings within the nets.

Reason: In order to enhance the protection provided against vessels that could potentially collide with the proposed development, in the interests of safety, to comply with policy QD27 of the Brighton & Hove Local Plan.

61) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor. Ongoing maintenance of the interceptor shall be provided in accordance with the manufacturer's instructions.

Reason: To prevent pollution of the water environment and in accordance with the policy SU3 of the Brighton & Hove Local Plan.

62) UNI

No development shall commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The approved details shall be implemented.

Reason: To prevent pollution of the water environment and in accordance with the policy SU3 of the Brighton & Hove Local Plan.

63) UNI

No development shall commence until a scheme of drainage controls and protective systems to prevent contamination (include saline pollution) and extensive vertical migration of groundwater has been submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved measures.

Reason: To mitigate against the potential impact on groundwater in accordance with the policy SU3 of the Brighton & Hove Local Plan.

64) UNI

No respective phase of the development (in accordance with the agreed Phasing Plan required by condition 2) above the level of the basement car parking structures, shall commence until a feasibility study which identifies the most appropriate form of renewable energy generation for the development has been submitted to and approved in writing by the Local Planning Authority. Photovoltaic panels shall be used to power the street and car park lighting as a minimum. Should renewable energy additional to the photovoltaic's prove to be feasible and reasonable in all other respects, it shall be implemented within the development in accordance with the agreed details.

Reason: To ensure a sustainable development, to comply with policy SU2 of the Brighton & Hove Local Plan.

65) UNI

The sustainability measures contained in chapter 13 of the Environmental Statement shall be implemented within the development. The development shall achieve a Code for Sustainable Homes Level 3 rating as a minimum, with a minimum overall percentage rating of 60% score for residential buildings; and the wheelchair accessible units within each respective phase of the scheme shall achieve a Code for Sustainable Homes Level 4 as a minimum (equating to approximately 10% of units). The non-residential units shall achieve a 'very good' BREEAM rating with a minimum 50% rating in energy and water sections of relevant BREEAM assessment. Insulation used for all units shall be 15% better than Part L of current Building Regulations.

(a) No respective phase of the development above the level of the basement car parking structures, shall commence until evidence of how these standards will be met and sustainability measures incorporated within the development 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

(b) No respective phase of the development above the level of the basement car parking structures, shall commence until evidence is submitted and approved in writing that: the residential units are registered with an accreditation body or

Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage/Interim Certificate for each unit submitted demonstrating that a minimum of Level 3 and an overall score of at least 60% has been achieved in all units; a Design Stage/Interim Certificate for each wheelchair accessible unit within each respective phase of the scheme shall achieve a Code for Sustainable Homes Level 4 as a minimum.

(c) No respective phase of the development above the level of the basement car parking structures, shall commence until evidence is submitted and approved in writing that: the non residential units and

66) UNI

No development shall take place above the level of the basement car parking structures until a Sustainable Energy Scheme which demonstrates that the development will achieve a minimum of 20% carbon reduction in annual energy use from low and zero carbon technologies within the development has been submitted to and agreed in writing by the Local Planning Authority. No building which would incorporate any of the measures set out in the Sustainable Energy Scheme shall be constructed until the Scheme has been approved in writing by the Local Planning Authority. The approved Scheme shall thereafter be implemented in accordance with its provisions, unless otherwise agreed in writing with 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.

67) UNI

No development shall take place above the level of the basement car parking structures until:

(a) Evidence of energy efficient design resulting in energy and carbon emission savings delivering a minimum of 5% carbon reduction improvement over compliance with current Building Regulations will be achieved has been submitted to and approved in writing by the Local Planning Authority. The development shall incorporate the measures required to achieve the savings agreed.

(b) A management plan for monitoring energy performance shall be submitted to the Local Planning Authority for written approval following which evidence should be submitted once the development is operating within a timescale to be agreed with the Local Planning Authority to demonstrate that the agreed energy performance targets are being achieved. The assessment of initial targets, and subsequent details submitted if targets are not met, shall be carried out by a third party such as an independent consultant, employed at the applicant's expense. Should the development fall below the agreed targets, details of further measures that will be introduced to meet the target shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented.

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.

68) UNI

No development of the basement car park ventilation system shall take place until details of the appearance (including structures on the West Quay promenade), noise and odour controls of the system have been submitted to and agreed in writing by the Local Planning Authority. The agreed ventilation system shall be implemented before the basement car parks are first brought into use.

Reason: In the interests of visual and general amenity, to comply with policies QD1, QD27, SU9, SU10 and SU11 of the Brighton & Hove Local Plan.

69) UNI

No development of the CHP and plant hereby approved shall take place until details of associated noise, odour and emission control and have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented before the plant is first brought into use.

Reason: In the interests of amenity, to comply with policies QD27, SU9, SU10 and SU11 of the Brighton & Hove Local Plan.

70) UNI

Within 6 months of the commencement of the basement car parks hereby approved, technical details for the proposed energy centre and district heating network (DHN) which shall serve the site-wide development in phases, and should also include electrical vehicle charging points, shall be submitted to and approved in writing by the Local Planning Authority. Submitted information should include:

- a) Technical Specification of the energy centre and DHN: boilers and CHP plant specification; heat loads and energy demands; operating temperatures distribution losses; pipe sizes; pipe-work routes; heat storage; energy centre size and location with facility for expansion to serve later phases of OHD.
- b) Future proofing plans: phasing plans for extending plant and network to the Outer Harbour scheme; facility to incorporate renewable fuels in future; facility for future connection to a wider scheme; and
- c) Electrical charging points. The agreed energy centre, electrical points, connections and measures shall be implemented prior to the car park floors are finished and the car parks first brought into use.

Reason: To enable the future use of alternative fuels, in the interests of air quality and sustainability, to comply with policy SU2 and SU9 of the Brighton & Hove Local Plan.

71) UNI

The development shall be carried out in accordance with the approved drawings listed below received on 8th May 2013 unless otherwise stated.

Existing Site:

353/050/P1 1:3000@A3 Planning Application Site Plan (received 20/12/12)

353/P/100/P3 1:2500 Existing Site Plan (received 20/12/12)

Proposed Development:

353/P/400/P3 1:1500 South & East Context Elevations

PL001/A 1:2500 Site Plan (received 14/1/13)

353/P/240/P4 1:500 Plan of Principal Pile Locations

353/P/152/P4 1:1000 Site Plan/Circulation

Site Elevations/ Elevational Sections:

353/P/300/P3 1:500 West Elevation

353/P/303/P4 1:500 North Elevation

PL0120/P1 1:500 South Elevation

PL0121/P1 1:500 East Elevation

PL0122 1:500 North elevation (received 20/12/12)

PL0123/P1 1:500 Site Section Through Entrance Ramp

PL0124 1:500 Site Section Through Promenade Looking North

PL0125 1:500 Site Section Through Promenade Looking West

PL0126 1:500 Site Section Through Promenade Looking South

PL0127 1:500 Site Section Through Promenade Looking West

PL0128 1:500 Cross Section Through Promenade (East)

Floor Plans/Site Plans:

353/P/201/P4 1:500 Level 0 Plan (+10.0 to 13.0)

353/P/203/P4 1:500 Level 1 Plan (Levels 2-5 similar)
 353/P/204/P4 1:500 Level 7 Floor Plan
 PL100/P2 1:500 Level -1 Plan (+5.0m to +10.5m)
 PL102/P1 1:500 Level -1, -2 and -3 Car Park Plans
 Detailed Floor Plans
 353/P/550/P4 1:200 West Tower (K, J&A) Ground Floor Plan
 353/P/551/P4 1:200 West Tower (Block K,J&A) First Floor Plan
 353/P/552/P3 1:200 West Buildings (Block K+J+A) Typical (2nd-4th)Floor Layout
 353/P/553/P4 1:200 Western Buildings (Block K+J+A) 5th Floor Plan
 353/P/554/P4 1:200 Western Buildings (Block K+J+A) 6th-7th Floor Plan (typical)
 353/P/555/P3 1:200 West Buildings (Block K+J+A) 8th Floor Layout
 353/P/556/P3 1:200 West Buildings (Block K+J+A) 9th Floor Layout
 353/P/557/P3 1:200 West Buildings (Block K+J+A) 17th Floor Plan/Roof Plan
 353/P/558/P3 1:200 West Tower (Block K) 25th-33rd Floor Layout
 353/P/559/P3 1:200 West Tower (Block K) 34th-39th Floor Layout & Roof plan
 353/P/561/P3 1:200 Podium Buildings (BlockH2+C) Ground Floor Layout
 353/P/562/P3 1:200 Podium Buildings (BlockH2+C) 3rd Floor Layout
 353/P/563/P3 1:200 Podium Buildings (BlockH2+C) 6th Floor Layout
 353/P/564/P3 1:200 Podium Buildings (BlockH2+C) 7th Floor Layout
 353/P/565/P3 1:200 Podium Buildings (BlockH2+C) 8th Floor Layout
 353/P/566/P3 1:200 Podium Buildings (BlockH2+C) 9th and 10th Floor Layout
 353/P/567/P3 1:200 Podium Buildings (BlockH2+C) 11th Floor Layout
 353/P/568/P3 1:200 Podium Buildings (BlockH2+C) 12th Floor Layout
 353/P/569/P4 1:200 Podium Buildings (BlockH2+C) Roof Layout
 353/P/580/P3 1:200 West Quay Building (Block F1+F2) Minus 1 Floor Layout
 353/P/581/P3 1:200 West Quay Building (Block F1+F2) Ground Floor Layout
 353/P/582/P3 1:200 West Quay Building (Block F1+F2) 1st-4th Floor Layout
 353/P/583/P3 1:200 West Quay Building (Block F1+F2) 5th Floor Layout
 353/P/584/P3 1:200 West Quay Building (Block F1+F2) 6thFloor Layout
 353/P/585/P4 1:200 West Quay Building (Block F1+F2) Level 7 Floor Layout
 353/P/586/P4 1:200 West Quay Building (Block F1+F2) Level 8 Floor Layout and
 Roof Plan
 PL0103/P1 1:200 Floor Layout (Level Minus One)
 Detailed Building Elevations and Sections
 353/P/600/P4 1:200 Detailed West Elevation (Block A+J)
 353/P/601/P4 1:200 Detailed East Elevation (Block K+J)
 353/P/603/P4 1:200 Detailed Long Section West Tower (Block K+J)
 353/P/605/P4 1:200 Detailed Podium Section Looking East (Block C+H)
 353/P/606/P4 1:200 Detailed Section Podium Building (Block C)
 353/P/607/P5 1:200 Detailed Section Promenade Tower and Podium Building
 353/P/608/P4 1:200 Detailed Podium Section Looking West (Block C+H)
 353/P/609/P3 1:200 Detailed Cross Section Promenade Towers and West Pier
 (Blocks J+H2+H3)
 353/P/651/P4 1:200 Detailed West & South Elevations West Tower (Block K)
 353/P/652/P4 1:200 Detailed East & North Elevations West Tower (Block K)
 353/P/658/P4 1:200 Detailed Elevations Podium Building (Block B)
 353/P/653/P4 1:200 Detailed Elevations Podium Building (Block C)
 353/P/659/P4 1:200 Detailed Elevations Podium Building (Block D)
 353/P/654/P4 1:200 Detailed Elevations Promenade Tower (Block H2)
 PL0130/P1 1:200 Detailed Section Through West Quay Promenade
 PL0131 1:200 West Quay Building
 PL0132 1:200 Detailed Long Section – Entrance Ramp
 PL0133 1:200 Building Elevations – West Quay North (Block F1)
 PL0134 1:200 Building Elevations – West Quay North (Block F2)

353/P/657/P4 1:200 Detailed Building Elevations Podium Building (Block A)
Detailed Plans
353/P/700/P3 1:50 Detailed Typical Plan West Tower (Block K)
353/P/701/P3 1:50 Detailed Typical Plan (Block J)
353/P/702/P3 1:50 Detailed Typical Plan Promenade Tower (Block H2)
353/P/703/P3 1:50 Detailed Typical Plan Podium Building (Block C2)
353/P/705/P3 1:50 Detailed Typical Plan West Quay Building (Block F)
353/P/706/P3 1:50 Detailed Typical Plan Podium Building (Block A)
Module/Bay Study
353/P/750/P3 01:50 Bay Study Elevation & Section West Tower (Block K)
353/P/751/P3 01:50 Bay Study Elevation & Section (Block J)
353/P/752/P3 01:50 East Bay Study Elevation & Section Podium Building (Block C2)
353/P/753/P3 01:50 North Bay Study Elevation & Section Podium Building (Block C 1)
353/P/754/P3 01:50 East Bay Study Elevation & Section Promenade Tower (Block H2)
353/P/755/P3 01:50 West Bay Study Elevation & Section Promenade Tower (Block H2)
353/P/756/P3 01:50 East Bay Study Elevation & Section West Quay Building (Block F)
353/P/757/P3 01:50 Upper Level Bay Study Elevation & Section West Quay Building (Block F)

BH2013/00454

32 - 34 Arundel Road Brighton

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

Applicant: Richards Properties Ltd
Officer: Jonathan Puplett 292525

Refused on 29/05/13 DELEGATED

1) UNI

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

2) UNI2

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

3) UNI3

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

4) UNI4

The submitted details fail to demonstrate that the proposed development would, or could contain appropriate provision for cycle storage without significant

alterations to the internal ground floor layouts proposed. The development is therefore contrary to policies TR1 and TR19 of the Brighton & Hove Local Plan.

BH2013/00587

Garages 53 & 54 14 Church Place Brighton

Application for approval of details reserved by conditions 13, 18 and 20 of application BH2012/00903.

Applicant: Hoptonacre Homes LLP

Officer: Liz Arnold 291709

Refused on 28/05/13 DELEGATED

1) UNI

Details not approved Reasons:

1. The applicant has failed to provide a satisfactory sample of flint work, 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 the proposed external doors, dormers, eaves and gate, in accordance with condition 20 of approved application BH2012/00903.

BH2013/00674

Beacon Mill Nevill Road Rottingdean Brighton

Remodelling of existing bungalow to create a two storey four bedroom house.

Applicant: Ms Helen Byrne

Officer: Liz Arnold 291709

Refused on 30/05/13 DELEGATED

1) UNI

The proposed extended dwelling by reason of its massing, bulk, height, form and design would appear overly prominent and an incongruous structure in what is effectively a backland location. The proposal would be of detriment to the visual amenities of the Sheep Walk and Nevill Road street scenes and the wider area especially the setting of the Rottingdean Conservation Area and the South Downs National Park and would result in the extended dwelling being unduly prominent in strategic views into and out of these important neighbouring areas. As such the proposal is therefore contrary to policies QD1, QD2, QD4, QD14, NC7, NC8 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance note 1 on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposal would represent an un-neighbourly form of development by virtue of resulting in the loss of privacy and overlooking from windows within the new first floor level, which would allow elevated views towards the southern and south-western neighbouring properties and gardens. The development would therefore be of detriment to the amenities of the neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/00693

Highdown House 26 Bazehill Road Rottingdean Brighton

Erection of two storey side extension.

Applicant: Mr Richard Bowskill

Officer: Jonathan Puplett 292525

Approved on 30/05/13 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

No development shall take place until full details of the proposed doors, windows and large glazed panel in the flank (east) elevation of the extension hereby permitted, including 1:20 elevation drawings which include details of any cills proposed, joinery sections, details of opening methods and details of frame materials and finishes, have been submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved details and shall be retained as such.

Reason: In the interests of the visual amenities of the locality and to comply with policies QD14 and NC8 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	12132 050		22/03/2013
SITE LAYOUT PLAN	12132 051		22/03/2013
PROPOSED FLOORPLANS AND ELEVATIONS	12132 100		22/03/2013
EXISTING FLOORPLANS	12132 102P		04/04/2013
EXISTING ELEVATIONS	12132 103P		04/04/2013

BH2013/00719

9 Saxon Close (71 Lustrells Crescent) Saltdean Brighton

Application for approval of details reserved by conditions 8, 9, 10, 11, 12, 13, 14, 15 and 17 of application BH2012/02168.

Applicant: Mr John Sheehan

Officer: Anthony Foster 294495

Split Decision on 29/05/13 DELEGATED

1) UNI

The details pursuant to conditions 8, 9a, 10, 11, 12, 14, and 15 are considered acceptable.

1) UNI

Insufficient information in relation to the required Design Stage/Interim Code for Sustainable Homes Certificate in order for the details pursuant to condition 9b of the consent to be approved.

2) UNI2

Insufficient information in relation to the required Archaeological Watching Brief in order for the details pursuant to condition 13 of the consent to be approved.

3) UNI3

Insufficient information in relation to the required Final/Post Construction Code Certificate in order for the details pursuant to condition 17 of the consent to be approved.

4) UNI4

The details provided pursuant to conditions 9b, 13 and 17 are not acceptable.

BH2013/00727

Rear Basement Flat 7 Arundel Terrace Brighton

Internal alterations to layout of flat.

Applicant: Miss L Pearce

Officer: Sonia Gillam 292265

Approved on 29/05/13 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.

BH2013/00797

48A Sussex Square Brighton

Alterations to layout and replacement of doors and windows. (Retrospective).

Applicant: Ms Kate Hunt

Officer: Chris Swain 292178

Refused on 21/05/13 DELEGATED

1) UNI

The installed window to the front elevation (marked as on the plans as elevation A) is considered to be inappropriately detailed with overly chunky joinery profiles that significantly detract from the historic appearance and character of the listed building and the Kemp Town Conservation Area, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Architectural Features (SPD09).

2) UNI2

The installed window to the rear elevation (marked as on the plans as elevation B) is considered to be poorly detailed with overly chunky joinery profiles and inappropriate horn detailing that significantly detract from the historic appearance and character of the listed building and the Kemp Town Conservation Area, contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Architectural Features (SPD09).

BH2013/00798

48A Sussex Square Brighton

Alterations to layout and replacement of external doors and windows. (Retrospective).

Applicant: Ms Kate Hunt

Officer: Chris Swain 292178

Refused on 21/05/13 DELEGATED

1) UNI

The installed window to the front elevation (marked as on the plans as elevation A) is considered to be inappropriately detailed with overly chunky joinery profiles that significantly detract from the historic appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Architectural Features (SPD09).

2) UNI2

The installed window to the rear elevation (marked as on the plans as elevation B) is considered to be poorly detailed with overly chunky joinery profiles and inappropriate horn detailing that significantly detract from the historic appearance and character of the listed building, contrary to policy HE1 of the Brighton & Hove

BH2013/00799

Land at Brighton Marina comprising Outer Harbour, West Quay and adjoining land

Non Material Amendment to BH2006/01124 and BH2012/04048 to the proposal consented in respect to the RNLI station.

Applicant: Brunswick Developments Group plc

Officer: Maria Seale 292232

Approved on 04/06/13 DELEGATED

BH2013/00872

6 Westmeston Avenue Brighton

Alterations to rear elevation including erection of raised terrace and roof alterations to existing rear extension.

Applicant: Mrs Penny Courtney-Bishop

Officer: Wayne Nee 292132

Approved on 23/05/13 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 north elevation glazed screen to the terrace hereby approved shall consist of obscured glass and shall be fully installed before the new raised terrace is brought into use. The screen shall be permanently retained as such thereafter.

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

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 ground floor	153WA6/01		19/03/2013
Existing roof plan	153WA6/02		19/03/2013
Existing rear elevation	153WA6/03		19/03/2013
Existing side elevations	153WA6/04		19/03/2013
Proposed ground floor	153WA6/05		19/03/2013
Proposed roof plan	153WA6/06		19/03/2013
Proposed rear elevation	153WA6/07		19/03/2013
Proposed side elevations	153WA6/08		19/03/2013
Existing and proposed front elevation	153WA6/09		19/03/2013

BH2013/00909

4 New Barn Road Rottingdean Brighton

Part change of use of ground floor from house to dental surgery (D1) with associated erection of single storey side extension.

Applicant: Mr Marios Kakos

Officer: Liz Arnold 291709

Refused on 29/05/13 DELEGATED

1) UNI

The proposed extension, by virtue of its design, form, excessive bulk and footprint, would result in a visually intrusive and bulky addition to the property which would be unsympathetic to the design of the existing dwelling. As such the proposed development would be of detriment to the character and appearance of the existing dwelling, the New Barn Road and Falmer Road street scenes and the wider area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would provide an inadequate amount of private amenity space being retained for the existing dwelling, which would be uncharacteristically small for the area and harmful to the amenities of the current and future occupiers. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of the inclusion of windows within the northern and north-west elevations would create in the provision of an unneighbourly development for the current and future occupiers of the parent property which is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2013/00913

Old Farm House The Green Rottingdean Brighton

Application for approval of details reserved by conditions 4, 5 and 6 of application BH2012/02785.

Applicant: Mr Parfitt & Ms Stidston

Officer: Pete Campbell 292359

Approved on 16/05/13 DELEGATED

BH2013/00976

2A Longhill Road Brighton

Non material amendment to BH2006/02525 to change all windows and glazed doors from timber framed double glazed units to velfac powder coated aluminium double glazed units (RAL 7016).

Applicant: Mr Derek Thompson

Officer: Chris Swain 292178

Approved on 31/05/13 DELEGATED

BH2013/01046

Adjoining Ovingdean Village green Greenways Brighton

Display of non illuminated timber display cabinet.

Applicant: Rev Peter Wolfenden

Officer: Chris Swain 292178

Approved on 23/05/13 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.

BH2013/01082

25 Withyham Avenue Saltdean Brighton

Erection of rear extension to lower ground and ground floor including a conservatory.

Applicant: Mr Richard Thompson

Officer: Sonia Gillam 292265

Refused on 28/05/13 DELEGATED

1) UNI

The proposed development, by virtue of its design, size and form would create a bulky and unsympathetic structure which relates poorly to the existing form and design features of the property and results in an overextended appearance to the building. Additionally, by reason of its inappropriate roof form, architectural detailing and materials, the proposal would fail to demonstrate a high standard of design and make a positive contribution to the property or the visual quality of the environment. As such the proposal would be detrimental to the character and appearance of the property and the visual amenities enjoyed by neighbouring properties and is contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01115

26 Lustrells Crescent Saltdean Brighton

Certificate of Lawfulness for proposed loft conversion incorporating hip to barn

end side roof extensions, rooflights to front and rear elevations and windows to side elevations.

Applicant: Mr & Mrs Graham
Officer: Sonia Gillam 292265
Approved on 28/05/13 DELEGATED

BH2013/01118

6 Chiltington Way Saltdean Brighton

Certificate of Lawfulness for proposed single storey rear extension, loft conversion incorporating rear dormer, erection of cabin and conversion of existing garage into a study.

Applicant: Mr & Mrs Whitely
Officer: Pete Campbell 292359
Approved on 30/05/13 DELEGATED

BH2013/01129

16A Nevill Road Rottingdean

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

Applicant: Miss Diane Levy
Officer: Liz Arnold 291709
Approved on 23/05/13 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 1:1250			17/04/2013
Safe Style UK Window Product Sheet			4/04/2013
Photographs of Existing Windows			4/04/2013
Photographs of Existing Windows			17/04/2013

BH2013/01355

Land rear of Eagles Steyning Road Rottingdean Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2007/01912 (appeal ref APP/Q1445/A/07/2059824).

Applicant: Ms Karron Stephen-Martin
Officer: Liz Arnold 291709
Approved on 21/05/13 DELEGATED

BH2013/01391

Land Adjacent to 10 Ainsworth Avenue Brighton

Non Material Amendment to BH2009/01058 to add drawing numbers as a condition to the previous approval.

Applicant: Mrs Elaine Tyler

Officer: Andrew Huntley 292321

Approved on 03/06/13 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
Tree Survey	0387/001		10/11/2009
New Dwelling House Proposed Tree Layout	0387/002		10/11/2009
Floor and Roof Plan Layout	0387/003		10/11/2009
Proposed Elevations and Ground Levels	0387/004		10/11/2009
Proposed Contextual Elevation	0387/005		10/11/2009
Dwelling House Existing	0387/006		10/11/2009
Site Plan	0387/007		10/11/2009
Site Location	0387/008		10/11/2009

WOODINGDEAN

BH2012/03580

Elmhurst Warren Road Brighton

Display of 2 internally illuminated totem signs and one non-illuminated totem sign.

Applicant: BUPA Care Services UK

Officer: Anthony Foster 294495

Approved on 29/05/13 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) 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.

BH2013/00502

78-84 Warren Road Brighton

Conversion of building from financial and professional services (A2) with associated offices to 2no retail units (A1/A2) and 1no two bedroom live/work unit (sui generis) on ground floor and 2no two bedroom flats on first floor including ground floor extension to the rear and bicycle shelter.

Applicant: Downsview Developments Ltd

Officer: Anthony Foster 294495

Approved on 03/06/13 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 commercial floorspace hereby approved shall be made available for use prior to first occupation of the C3 residential use.

Reason: To ensure that the development retains a healthy mix of uses and to comply policy SR7 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM

Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by the Local Planning Authority. A completed pre-estimator will not be acceptable.

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

6) UNI

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

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

7) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by the Local Planning Authority.

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

8) UNI

The development hereby permitted shall be carried out in accordance with 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	01		15/02/2013
Block Plan	02		15/02/2013
Existing Floor Plans & Elevations	03		15/02/2013
Proposed Floor Plans & Elevations	04		15/02/2013

9) UNI

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

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

BH2013/00970

74 Crescent Drive North Brighton

Conversion of roof space above garage incorporating rear dormer with Juliette balcony. Erection of single storey rear extension with associated external alterations.

Applicant: Mr Ken Sinar

Officer: Chris Swain 292178

Approved on 30/05/13 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 guardrail to the doors on the dormer shown on the approved drawings shall be fitted flush to the external walls to the dormer and thereafter retained as such, and no part of the flat roof to the extended garage shall be used as a balcony, roof garden or similar amenity area.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans and elevations, location Plan and block plan	1382007/01		21/03/13
Proposed floor plans, sections and elevations	1382007/02		21/03/13
Proposed side elevation	1382007/04		4/01/13

BH2013/00971

74 Crescent Drive North Brighton

Erection of single storey rear conservatory extension. Loft conversion incorporating rooflights to rear roof slope.

Applicant: Mr Ken Sinar

Officer: Chris Swain 292178

Approved on 16/05/13 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

All windows to the side elevations 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
Existing floor plans and elevations, locations plan and block plan			21/03/13
Proposed floor plans, section a-a and elevations			21/03/13

BRUNSWICK AND ADELAIDE

BH2013/00510

Flat 53 Embassy Court Kings Road Brighton

Internal alterations including removal of airing cupboard from bathroom, moving door to master bedroom, formation of double doors between drawing room and living and drawing room and kitchen.

Applicant: Paul Dennison

Officer: Christopher Wright 292097

Approved on 04/06/13 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 new joinery work hereby permitted shall be painted and retained as such thereafter.

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

3) UNI

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

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

4) UNI

All new doors, cupboards, skirting boards, architraves and door furniture shall match the originals in materials and detail and be thereafter retained as such thereafter.

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

BH2013/00548

Flat 5 44 Brunswick Road Hove

Internal alterations to layout incorporating relocation of kitchen to living room and insertion of new door to proposed bedroom.

Applicant: Mr Andrew Smith
Officer: Mark Thomas 292336
Approved on 23/05/13 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

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

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

BH2013/00744

Intergen House 65-67 Western Road Hove

Replacement of existing 6no antennas with 6no new upgraded antennas and replacement of 2no existing cabinets with 4no new cabinets.

Applicant: CTIL
Officer: Christopher Wright 292097
Approved on 03/06/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Maps	100A		20/05/13
Site Plan Existing	200A0		20/05/13
Site Plan Proposed	201B		20/05/13
Site Elevation Existing	300A		20/05/13
Site Elevation B Proposed	301B		20/05/13
Front Elevation C Proposed	302A		20/05/13
Side Elevation D Proposed	303A		20/05/13
Side Elevation E Proposed	304A		20/05/13
Existing Antenna/Equipment Layout	400A		20/05/13
Proposed Antenna/Equipment Layout	401A		20/05/13

3) UNI

Within three months of the installation of the antennas and cabinets hereby permitted, the existing antennas and associated equipment which they are

intended to replace, together with their associated fixtures and fittings, shall be permanently removed.

Reason: To avoid overproliferation of telecommunications equipment at the site and to ensure a satisfactory appearance of the building and surrounding conservation area to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

4) UNI

Notwithstanding the submitted plans, the antennas and fittings shall match in colour the existing building and be maintained as such thereafter.

Reason: For the avoidance of doubt, to ensure a satisfactory appearance to the development and to protect the character of the surrounding conservation areas to comply with policy HE6 of the Brighton & Hove Local Plan 2005.

5) UNI

The telecommunications equipment hereby approved shall be removed if at any time in the future the equipment becomes obsolete or no longer required for the purpose for which it was erected.

Reason: To protect the appearance of the building and the surrounding conservation area in accordance with policies QD23, QD24 and HE6 of the Brighton & Hove Local Plan 2005.

BH2013/00805

6-10 and 10A St Johns Road Hove

Creation of new entrance door to first floor flat and installation of 1no rooflight.

Applicant: Coulson Motors

Officer: Helen Hobbs 293335

Approved on 23/05/13 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
Existing GF plan	01		27/03/13
Proposed GF plan	02		27/03/13
Existing FF plan	03		27/03/13
Proposed FF plan	04		27/03/13
Existing roof plan	05		27/03/13
Proposed roof plan	06		27/03/13
Existing elevations	07		27/03/13
Proposed elevations	08		27/03/13
Location plan	09		27/03/13

BH2013/00916

8 Brunswick Square Hove

Application for approval of details reserved by conditions 2 and 3 of application BH2012/02695.

Applicant: Mr Steve Farquharson

Officer: Mark Thomas 292336

Approved on 16/05/13 DELEGATED

BH2013/01059

Flat 1 3 First Avenue Hove

Internal and external alterations to flat including removal of external staircase to rear bedroom and relocation at back of garden with new French doors to rear outrigger. Existing back door and adjacent window to be reduced in size to high level windows.

Applicant: Mr Frank Bouette

Officer: Adrian Smith 290478

Approved on 04/06/13 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 new external staircase shown on the approved plans shall be painted black prior to first use and shall be retained as such thereafter.

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

3) UNI

Notwithstanding the details set out in the application form received 10 April 2013, all new windows hereby approved shall be white painted timber windows set back from the outer face of the building and recessed into the reveals to the same depth as the existing windows, and the windows shall be retained as such thereafter.

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

4) UNI

The French doors hereby approved shall be white painted timber doors set back from the outer face of the building and recessed into the reveals to match exactly the existing original windows to the building, and shall be retained as such thereafter.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	CH528/001	-	03/04/2013
Existing plans and elevations	CH528/002	-	03/04/2013
Proposed plans and	CH528/003	-	03/04/2013

elevations			
------------	--	--	--

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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2013/00173

19 and 21 Norton Close Hove

Application for variation of conditions 2, 4, 9 & 10 of BH2011/01057 (Demolition of garages and conversion of single storey extension to existing coach house to form 1no two bedroom dwelling and erection of 1no detached single storey two bedroom dwelling) Condition 2 to include additional and revised fenestration, condition 4 to amend approved gutters, condition 9 to amend the permeable paving type and condition 10 to vary approved brick type.

Applicant: JCS Enterprises

Officer: Guy Everest 293334

Approved on 20/05/13 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 Block Plan			24/01/2013
Proposed Plans, Sections and Elevations (as seen from Hova Road)	719 PA 102		24/01/2013
Proposed Plans, Sections and Elevations (as seen from Norton Road)	719 PA 102	C	22/01/2013
Proposed Elevations within Internal Courtyard	719 PA 105	A	22/01/2013

2) 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.

3) UNI

All new and replacement rainwater goods, soil and other waste pipes on the coach house building shall be in cast iron or exact aluminium replicas of cast iron and painted in a colour that shall be approved in writing by the Local Planning Authority prior to the commencement of works.

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

4) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved

drawings, without the prior consent in writing of the local planning authority.

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

Local Plan.

5) UNI

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

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

6) UNI

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) UNI

The development hereby approved shall be implemented in accordance with the extract vent and flue details approved under application BH2012/00593 on 19th June 2012.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenity of the occupiers of the adjoining property and to comply with policies SU10, QD14 & QD27 of the Brighton & Hove Local Plan.

8) UNI

The development hereby approved shall be implemented in accordance with the external lighting details approved under application BH2012/00593 on 19th June 2012.

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

9) UNI

The development hereby approved shall be implemented in accordance with the eaves and coping details approved under application BH2012/00593 on 19th June 2012.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan.

10) UNI

With the exception of the coach house extension and northernmost unit, which shall comprise IBSTOCK Throckley Smooth Buff, and communal courtyard areas, which shall comprise Jewsons "Indian Sandstone" grey multi, the development hereby approved shall be implemented in accordance with the material samples and details approved under application BH2012/00593 on 19th June 2012.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan.

11) UNI

The development hereby approved, with the exception of the internal courtyard of the northernmost unit, shall be implemented in accordance with the window and door details approved under application BH2012/00593 on 19th June 2012.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan.

12) UNI

The hard landscaping, paving and level changes of the development hereby approved shall be implemented in accordance with drawing no. 719 PA 102 C and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan.

13) UNI

The development hereby approved shall be implemented in accordance with the nature conservation details approved under application BH2012/00593 on 19th June 2012.

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.

14) UNI

The development hereby permitted shall not be occupied until details of remediation works and measures undertaken to avoid risk from contaminants and / or gases has been submitted to and approved in writing by the Local Planning Authority. The details shall include a verification report confirming that any required remediation has been fully implemented. The site shall thereafter be maintained in accordance with the approved details.

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.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new-build residential unit hereby approved shall not 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.

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the converted coach house shall not be occupied until an Ecohomes Design Stage Certificate (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes Refurbishment rating has been submitted to, and approved in writing by, the Local Planning Authority.

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

17) 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) 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.

BH2013/00765

Top Flat 35 Clarendon Villas Hove

Conversion of existing maisonette into 1no two bedroom first floor flat and 1no one bedroom second floor flat with the installation of 2no rooflights to side elevation.

Applicant: Baron Management

Officer: Adrian Smith 290478

Approved on 29/05/13 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

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on 11 March 2013 have been implemented, and such measures shall thereafter be retained.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	1280 A.01	-	20/03/2013
Existing plans	1280 A.05	-	20/03/2013
Proposed plans	1280 D.11	A	13/05/2013
Existing and proposed elevations	1280 D.12	A	13/05/2013

BH2013/00847

Flats 1, 2 and 4 31 Tisbury Road Hove

Replacement of existing timber windows and doors with UPVC sash windows and UPVC doors to rear elevation.

Applicant: 31 Tisbury Road Hove Ltd

Officer: Helen Hobbs 293335

Approved on 22/05/13 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	/	/	18/03/2013
Block plan	/	/	18/03/2013
Window and door details	/	/	18/03/2013
Window technical summary brochure	/	/	18/03/2013
Synerjy Specification guide	/	/	18/03/2013
Photos of window/door locations	/	/	18/03/2013

BH2013/00866

13 Blatchington Road Hove

Application for Approval of Details Reserved by Conditions 5, 6, and 7 of application BH2013/00007

Applicant: Lan Estates

Officer: Jason Hawkes 292153

Approved on 29/05/13 DELEGATED

BH2013/00931

9 George Street Hove

Display of internally illuminated fascia sign and projecting sign (retrospective)

Applicant: Paddy Power

Officer: Helen Hobbs 293335

Approved on 04/06/13 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.

BH2013/00932

9 George Street Hove

Installation of new shopfront, removal of existing window and repositioning of door to rear at ground floor level (part retrospective)

Applicant: Paddy Power

Officer: Helen Hobbs 293335

Approved on 04/06/13 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
Existing GF, FF, Roof plans, site and block plan and elevations	12404-05		22/03/2013
Proposed ground and first floor plans	12404-06		22/03/2013
Proposed front elevation A and section A	12404-07		22/03/2013
Proposed elevations and section A	12404-08		22/03/2013

BH2013/01298

31 Clarendon Villas Hove

Conversion of existing 4 bedroom maisonette to 1no two bedroom and 1no one bedroom flats to the first and second floors incorporating new rooflights to front and side roof slopes.

Applicant: Mr Michael Blencowe

Officer: Adrian Smith 290478

Approved on 03/06/13 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

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on 24 April 2013 have been implemented, and such measures shall thereafter be retained.

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	1290 A.03	-	24/04/2013
Existing plans and elevations	1290 A.01		
1290 A.02	-		
-	24/04/2013		
24/04/2013			
Proposed plans and elevations	1290 D.01		
1290 D.02	-		
-	24/04/2013		
24/04/2013			

GOLDSMID

BH2013/00254

Land to the South of 32 Cambridge Grove Hove

Erection of 1no 3 bedroom dwelling.

Applicant: Mr John Cramer

Officer: Helen Hobbs 293335

Refused on 21/05/13 PLANNING COMMITTEE

1) UNI

The development would result in a harmful loss of openness between the Grade II Listed properties on The Drive/Cromwell Road and the mews buildings in

Cambridge Grove, to the detriment of the prevailing character and appearance of the Willett Estate Conservation Area, contrary to policies QD2, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development, by reason of its siting and scale as well as the increased height to the boundaries, would appear overly dominant and overbearing, particularly from the neighbouring gardens of Cromwell Road and constitutes a cramped form of development. The proposal would therefore fail to respect or enhance the local context and the positive qualities of the local neighbourhood and would have a negative impact upon the amenity of the adjoining properties, contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of its design, materials and detailing would appear incongruous within the historic mews setting, to the detriment of the Willett Estate Conservation Area, contrary to policies QD1, QD2, QD3, QD5 and HE6 of the Brighton and Hove Local Plan.

4) UNI4

The rear windows would result in an unacceptable loss of privacy and overlooking to the adjoining gardens in Cambridge Grove and Cromwell Road. These windows would also provide unacceptable views into the side windows of No. 32 Cambridge Grove. The proposal would therefore have a harmful impact upon the amenity of these adjoining properties, contrary to QD27 of the Brighton & Hove Local Plan.

5) UNI5

The applicant is reliant on the 'green wall' to screen the front of the proposed dwelling. Insufficient information has been submitted with the application regarding the space required for the planting of the ivy as well as how long it would take to establish and how it is proposed to maintain the planting, and therefore would not demonstrate that the proposal would not have harmful impact upon the street scene and surrounding Willett Estate Conservation Area, contrary to policies QD15 and HE6 of the Brighton & Hove Local Plan.

6) UNI6

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

BH2013/00666

Wick Hall Furze Hill Hove

Erection of handrails to the entrances of blocks 2, 3 and 4.

Applicant: Dorrington

Officer: Mark Thomas 292336

Approved on 23/05/13 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 works shall take place until full details of the proposed handrails including 1:20 scale elevations and 1:1 scale sectional profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be

implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this locally listed building and to comply with policies QD14 and HE10 of the Brighton & Hove Local Plan.

3) UNI

The handrails shown on the approved plans shall be painted black within 1 month of installation and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE10 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans	01	Rev A	15 March 2013

BH2013/00831

4-6 Montefiore Road Hove

Change of use from mortuary (SG08) to 4no 2 bedroom flats and 2no studio flats (C305) incorporating cycle store, waste/recycling store, communal garden and 8no off street parking spaces.

Applicant: Mr Richard Hunnisett

Officer: Guy Everest 293334

Approved on 17/05/13 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 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 4-6 Montefiore Road.

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

3) UNI

The boundary wall enclosure to the communal garden, as identified on drawing no. 13-003-200-B, shall comprise brick to match the colour, texture and bonding of the existing building.

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

4) UNI

If during development any visibly contaminated or odorous material is found, no further development shall take place until a method statement to identify, risk assess, and deal with the contaminant(s) has been submitted to and approved in writing by the Local Planning Authority. No further development shall take place except in accordance with the approved method statement.

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

5) UNI

No development shall commence until elevations of the boundary wall enclosure to Montefiore Road have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and shall be maintained as such thereafter.

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

6) UNI

No development shall commence until a scheme for sound insulation and alternative means of ventilation for the residential units has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

7) UNI

No residential development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum 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) UNI

No development shall commence until a scheme for sound insulation and alternative means of ventilation to the hereby approved residential units has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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

9) UNI

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

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

10) UNI

The development hereby permitted shall not be occupied until the communal garden, as identified on drawing no. 13-003-200-B, has been laid out and made available for use in connection with the residential use of 4-6 Montefiore Road.

Reason: To ensure the provision of outdoor amenity space and to comply with

policies QD27 and HO5 of the Brighton & Hove Local Plan.

11) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant parts of the northernmost vehicle crossover 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.

12) 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.

13) UNI

The development hereby permitted shall be carried out in accordance with 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	DXM01		15/03/2013
Basement (Existing)	13-003-101-A		22/03/2013
Ground Floor (Existing)	13-003-102-A		22/03/2013
First + Second Floor (Existing)	13-003-103-A		22/03/2013
North + East Elevation	13-003-104-A		22/03/2013
South + East Elevation	13-003-105-A		22/03/2013
Site Plan (Proposed)	13-003-200-A		22/03/2013
Basement (Proposed)	13-003-201-A		22/03/2013
Ground Floor (Proposed)	13-003-202-A		22/03/2013
First + Second Floor (Proposed)	13-003-203-A		22/03/2013

14) UNI

Notwithstanding the submitted plans no development shall commence 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. The development shall be carried out in accordance with the agreed 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.

BH2013/00870

28A Wilbury Villas Hove

Demolition of existing conservatory and sheds and erection of new conservatory and shed to the rear of the property.

Applicant: Mr Andrew Cato

Officer: Helen Hobbs 293335

Approved on 20/05/13 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 floor plan	1		15th March 2013
Existing rear elevation	2		15th March 2013
Existing side elevation	3		15th March 2013
Existing side elevation south	4		15th March 2013
Proposed ground floor	5		15th March 2013
Proposed rear elevation	6		15th March 2013
Proposed side elevation north	7		15th March 2013
Proposed side elevation south	8		15th March 2013
Tree plan	9		15th March 2013
Neighbours view north	10		15th March 2013
Neighbours view south	11		15th March 2013
Site plan	/		15th March 2013
Block plan existing	/		15th March 2013
Block plan proposed	/		15th March 2013

BH2013/00960

114A Livingstone Road Hove

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

Applicant: Mr Andy Nicholls

Officer: Guy Everest 293334

Approved on 21/05/13 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
Plans and Elevations As Existing and Proposed (incl. Location Plan and Block Plan)	9584/03	A	26/03/2013

2) UNI

The hereby approved cycle store shall not be used other than for purposes incidental to enjoyment of the residential use within 114 & 114A Livingstone Road.

Reason: In order to protect the amenities of adjacent properties and in

Report from: 16/05/2013 to:

accordance with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The external (render) finish of the development hereby permitted shall match the material and colour of the directly abutting building to the west.

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

BH2013/00973

3 Derby Court 49 Davigdor Road Hove

Removal of existing extract fan from window and pipe work and addition of boiler flue and extract fans.

Applicant: Mr John Cullen

Officer: Mark Thomas 292336

Approved on 30/05/13 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	-	-	22 March 2013
Existing and proposed plans and elevations	3DC/PL/01	-	22 March 2013

BH2013/01022

5 Furzedene Furze Hill Hove

Erection of two storey front extension.

Applicant: Mr Fred Gray

Officer: Mark Thomas 292336

Approved on 22/05/13 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 floor plans and proposed elevations	No. 1	-	27 March 2013

BH2013/01030

99 The Drive Hove

Conversion of existing basement into habitable floor space and connection to

ground floor to create maisonette, including additional and replacement windows and doors and new light wells to front and side elevations.

Applicant: Ms Emma Mills-Sheffield

Officer: Robert McNicol 292322

Approved on 28/05/13 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 metal security grilles to the proposed lightwells shall be painted black within 1 month of their installation and shall thereafter be so retained.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location, block plan, existing plans	123/S01		2/04/2013
Proposed ground and lower ground floor plans	123/P01		2/04/2013
Existing and proposed elevations	123/P02		2/04/2013

4) 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 QD14 of the Brighton & Hove Local Plan.

BH2013/01049

9 Cambridge Grove Hove

Application for approval of details reserved by conditions 3 and 5 of application BH2012/03915.

Applicant: Kingpin Autoservices

Officer: Jason Hawkes 292153

Approved on 16/05/13 DELEGATED

BH2013/01088

Flat 2 26 Cromwell Road Hove

Internal alterations to layout of flat including relocation of kitchen, removal of false ceiling and re-instatement of original ceiling height. Relocation of waste pipe at rear of property.

Applicant: Mrs Louise Heath

Officer: Robert McNicol 292322

Approved on 04/06/13 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 external pipe detailed on the approved annotated photograph 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 part of the bathroom wall above the false ceiling shall be removed and retained as such thereafter.

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

4) UNI

The new kitchen units shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged.

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

5) UNI

The ceiling cornice in the bedroom shall be fully repaired and reinstated and shall match exactly the original in materials and detail.

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

BH2013/01138

77 The Drive Hove

Application for Approval of Details Reserved by Condition 5 of application BH2012/04053.

Applicant: Mr & Mrs E Denapoli

Officer: Helen Hobbs 293335

Approved on 04/06/13 DELEGATED

BH2013/01285

58 Palmeira Avenue Hove

Non material amendment to BH2012/01178 to omit the green roof and the obelisk at the front of the building and make changes to the basement layout and the Western elevation windows.

Applicant: Owen Property

Officer: Adrian Smith 290478

Approved on 21/05/13 DELEGATED

HANGLETON & KNOLL

BH2013/00835

74 Sunninghill Avenue Hove

Erection of single storey rear extension.

Applicant: Mr S & Mrs P Jones

Officer: Steven Lewis 290480

Approved on 21/05/13 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
Ground Floor Extension	-	-	15/03/2013

BH2013/00922

The Downs Christian Nursing Home Laburnum Avenue Hove

Installation of lift to rear of building and replacement of windows with doors on ground and lower ground floor levels.

Applicant: Sussex Partnership NHS Trust

Officer: Steven Lewis 290480

Approved on 29/05/13 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	12135-012	-	22/03/2013
Block Plan	12135-012	-	08/04/2013
Existing Lower Ground Floor Plan	12135-101	-	22/03/2013
Proposed Ground Floor Plan	12135-110	B	08/04/2013
Proposed First Floor	12135-111	B	08/04/2013
Proposed Ground Floor (Area C)	12135-113	A	08/04/2013
Proposed Lift to Brunswick Ward	12135-117	-	22/03/2013
Additional Door Openings	12135-120	-	08/04/2013

3) UNI

Unless otherwise agreed in writing by the local planning authority, the timber cladding to the exterior of the lift extension hereby permitted shall be stained dark brown in colour to match the colour of the existing windows within the building.

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

SOUTH PORTSLADE

BH2013/00791

1 Wellington Road Portslade

Demolition of existing building and erection of part five, part four, part three and part two storey building comprising commercial units on basement and ground floor and 9no one and two bedroom residential units on floors above.

Applicant: Urban Mosaics & Citespace Developments Ltd

Officer: Guy Everest 293334

Refused on 04/06/13 DELEGATED

1) UNI

The proposed development, by reason of its form and massing, would not emphasise and enhance the positive qualities of the local neighbourhood and would fail to make a positive contribution to the visual quality of the environment. The building would appear excessively out of scale and create a visually overbearing relationship with adjoining development to the north on Boundary Road/Station Road to the detriment of the character and appearance of the locality. The proposal is therefore contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would, by reason of its height and massing, further enclose a busy junction where poor air quality has been monitored over a prolonged period of time. The proposed building mass and design would risk exposing residents to high levels of airborne pollution to the detriment of health and amenity. The proposal is therefore contrary to the aims of local plan policies SU9 and QD27.

BH2013/00919

Gardeners Arms 103 - 105 Abinger Road Brighton

Demolition of existing rear extensions and erection of a rear and side extension and other alterations to facilitate change of use from public house (A4) to a convenience store (A1). Creation of 1no one bedroom flat with roof terrace at first floor and alterations to the existing 1st floor flat including a new roof terrace.

Applicant: Mr Alan Bull

Officer: Adrian Smith 290478

Approved on 20/05/13 DELEGATED

1) UNI

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

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

2) UNI

No development shall take place until full details of all screening to the east and west sides of the front roof terrace 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 safeguard the amenities of the occupiers of the development and 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 08:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays. No other activity within the site shall take place between the hours of 22.30 and 07.30 daily.

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

4) UNI

No servicing (i.e. deliveries to or from either premises) shall occur except between the hours of 08.00 and 19.00 Monday to Saturday, and 10.00 to 16.00 Sundays (including Bank or 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.

5) UNI

No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

6) UNI

All new hard surfaces to the access and parking areas 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 site.

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) 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 neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The air-conditioning units hereby permitted shall be switched off between the hours of 22:00 and 08:00 daily.

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.

9) UNI

The retail unit hereby permitted shall be retained as a single unit at all times and the sales floor areas therein shall be as shown on the approved drawings and thereafter retained at all times. The retail unit shall not be subsequently sub-divided into smaller units without the prior consent of the Local Planning Authority.

Reason: To ensure that the retail element does not prejudice the vitality and viability of the existing shopping centres and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan and policy CP4 of the submission City Plan Part One.

10) UNI

The door to the rear/western elevation shall not be used other than for emergency use only.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, 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.

12) UNI

No vehicles exceeding 12m in length shall provide deliveries to the site.

Reason: In the interests of highway safety and to restrict the size of vehicles which can safely access the site and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

No development shall commence until a scheme for the soundproofing of the proposed one-bedroom residential unit (including details of any necessary ventilation as recommended in the Planning Noise Assessment dated 21 March 2013) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

14) UNI

No development shall 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.

15) UNI

No development shall commence until a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries has been submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan and unless otherwise agreed in the approved plan no deliveries shall take place from the public highway. For the avoidance of doubt servicing includes all deliveries and collections.

Reason: To safeguard pedestrian and highway safety and the protection of the amenity of nearby residents in accordance with policies S10, QD27, TR1 and TR7 of the Brighton & Hove Local Plan.

16) 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 all 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, QD15 and HE6 of the Brighton & Hove Local Plan.

17) 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.

18) UNI

No residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the new build residential unit achieves Code level 3 as a minimum 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 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.

20) UNI

The new build residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that it has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

21) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Planning Statement received on 22 March 2013 have, in the opinion of the Local planning Authority, been fully implemented, and such measures shall thereafter be retained as such.

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

22) UNI

The parking facilities and layout detailed on drawing no.TA620/50 rev B received on 22 March 2013 (including disabled parking bays) shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with policies TR1, TR7 & TR18 of the Brighton & Hove Local Plan.

23) 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.

24) UNI

The development and use hereby permitted shall be carried out in its entirety prior to first occupation and shall thereafter be retained as such.

Reason: To avoid the potential for a large A4 use on the site and to safeguard the amenities of nearby residents in accordance with policies SU10 & QD27 of the Brighton & Hove Local Plan.

25) UNI

Other than the areas specifically designated as terraces as detailed on drawing no.TA620/52 rev C received on the 22 March 2013, access to the flat roofs over the extension hereby approved 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 QD14 and QD27 of the Brighton & Hove Local Plan.

26) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	TA620/01	-	22/03/2013
Existing plans and elevations	TA620/03	-	22/03/2013
	TA620/04	-	22/03/2013
	TA620/05	-	22/03/2013
	TA620/06	-	22/03/2013
	TA620/07	-	22/03/2013
	TA620/08	-	22/03/2013
	TA620/09	-	22/03/2013
	TA620/10	-	22/03/2013
Proposed site plan, block plan, plans and elevations	TA620/11	-	22/03/2013
	TA620/02	D	22/03/2013
	TA620/50	B	22/03/2013
	TA620/51	A	22/03/2013
	TA620/52	C	22/03/2013
	TA620/53	B	22/03/2013
	TA620/54	A	22/03/2013
	TA620/55	C	22/03/2013
TA620/56	C	22/03/2013	
TA620/57	C	22/03/2013	

BH2013/01032

Portslade County Infant School Locks Hill Brighton

Creation of new entrance door and provision of DDA access ramp to existing Portslade Infants School.

Applicant: Mr Martin Hucker

Officer: Guy Everest 293334

Approved on 21/05/13 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 scheme for landscaping to the frontage of

the site, as indicated on approved drawing no. 006, has been submitted to and approved in writing by the Local Planning Authority.

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

3) UNI

The brick finish of the hereby approved access ramp shall match in material, colour, style, bonding and texture of the existing boundary wall of the site to Locks Hill.

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

4) UNI

All planting in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; 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 policy QD15 of the Brighton & Hove Local Plan.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Site Layout Plans	ED 220-001	A	09/04/2013
Existing Site Layout	002		02/04/2013
Proposed Site Layout	003		02/04/2013
Existing Elevations	ED 220-004		02/04/2013
Proposed West Elevation	ED 220-005		02/04/2013
Proposed DDA Ramp Details	006		02/04/2013

6) UNI

The quoins to the hereby approved entrance door shall match the design and material of quoins to the existing window opening at upper ground floor level.

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

BH2013/01039

Telephone Exchange rear of 19-25 Carlton Terrace

Installation of ventilation grilles within existing window openings to front and rear elevations.

Applicant: Mr Graham Barnard

Officer: Robert McNicol 292322

Approved on 24/05/13 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			12 April 2013
Existing and proposed elevations	212-2202-12-01		2 April 2013

HOVE PARK

BH2013/00135

British Engineerium The Droveaway Hove

Erection of temporary ice rink within the Engineerium grounds from October to February for a five year period commencing October 2013. Ancillary structures to include skate hire and shop and associated plant.

Applicant: The British Engineerium Ltd

Officer: Guy Everest 293334

Refused on 16/05/13 DELEGATED

1) UNI

The marquee structures by reason of their scale, siting and form would fail to preserve or enhance the character or appearance of the Engineerium Conservation Area, and would have an adverse effect on the architectural and historical character and appearance of the grade II* listed Engine Rooms and Boiler House and grade II listed workshop and former coal store. The proposal is therefore contrary to policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The development has potential to create a significant and harmful demand for travel. No information has been submitted on the forecast daily trip generation to and from the site; the likely modal split of visitors; or an assessment on the demand for car parking, which could generate significant levels of overspill parking on the local highway network. In the absence of such information the proposal is therefore contrary to policies TR1, TR2 and TR7 of the Brighton & Hove Local Plan.

BH2013/00453

Land rear of 39-73 Queen Victoria Avenue Hove

Erection of 2no single storey one bedroom dwellings.

Applicant: Cook Brighton Ltd

Officer: Christopher Wright 292097

Refused on 17/05/13 PLANNING COMMITTEE

1) UNI

The proposed development would have a cramped appearance due to the limited size of the plot and the design, scale and appearance of the dwellings would be incongruous with the predominant form and layout of development in the area and would fail to enhance the positive characteristics of the locality. The proposal would result in the loss of open space which is important to the character of the area and the loss of areas of outdoor amenity space used by existing adjoining residents. As such the proposal would be detrimental to visual amenity and contrary to policies HO4, HO5, QD1, QD2, QD3 and QD27 of the Brighton &

Hove Local Plan 2005.

2) UNI2

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

3) UNI3

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

4) UNI4

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

5) UNI5

The proposed footway in front of the two dwelling units would not connect with the public footway outside of the site and as such would not provide for a safe and attractive pedestrian route to and from the development, contrary to the requirements of policies TR7 and TR8 of the Brighton & Hove Local Plan 2005.

BH2013/00471

4 Radinden Drive Hove

Erection of garden room/office to front garden elevation incorporating associated landscaping.

Applicant: Mr Sam Taylor

Officer: Robert McNicol 292322

Approved on 29/05/13 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 outbuilding hereby permitted shall only be used for purposes ancillary to, or incidental to, the enjoyment of 4 Radinden Drive as a residential dwellinghouse and shall not be occupied as a separate dwelling or for separate commercial or business use.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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 February 2013

Block plan			28 February 2013
Tree location plan			28 February 2013
Garden room elevations and plan			28 February 2013
Structural plans	4430 01		5 May 2013
Structural plans	4430 02		5 May 2013
Structural plans	4430 03		5 May 2013

4) UNI

No development shall commence until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To protect the beech tree in the front garden of 2 Radinden Drive which is to be retained in the interest of the visual amenities of the area and to comply with policy QD16 of the Brighton & Hove Local Plan.

BH2013/00538

32 Hill Brow Hove

Remodelling of house including erection of two storey side extensions, front and rear gables, rear balconies, creation of basement level and associated external alterations.

Applicant: Mr & Mrs Maggs

Officer: Jason Hawkes 292153

Refused on 30/05/13 DELEGATED

1) UNI

The scheme would create an excessively large and overextended dwelling which would be one of the largest houses on Hill Brow. The proposals would result in a large, two-storey addition in close proximity to the northern boundary which would stand out in contrast to the adjacent bungalow (34 Hill Brow) and would appear unduly visually prominent to the detriment of the street scene and the character and appearance of the locality. Furthermore, the proposed front dormer is deemed excessive in size and would form an inappropriate and unattractive addition to the dwelling. The proposed development is thereby contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1: Roof Alterations & Extensions.

BH2013/00584

Park House Old Shoreham Road Hove

Application for removal of condition 14 of application BH2012/00114 (Demolition of former residential language school and erection of 5 storey block of 71 flats incorporating basement car park and surface car parking to provide 71 parking spaces, including landscaping and other associated works) which states that no development shall take place until the precise details of the canopy shelters including materials, scale and design, over the surface disabled parking spaces hereby approved, have been submitted to and approved in writing by the Local Planning Authority.

Applicant: Denne Construction

Officer: Christopher Wright 292097

Approved after Section 106 signed on 24/05/13 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 18 April 2015.

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

2) 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.

3) UNI

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

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

4) UNI

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

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

5) 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

The vehicle parking areas 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

Notwithstanding the drawings submitted, the development shall provide for a minimum of 7 disabled accessible parking spaces and these 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 adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

8) UNI

The windows and other openings to the rooms fronting Goldstone Crescent, Old Shoreham Road and Hove Park Gardens within the development hereby permitted, shall not be glazed other than with glazing which meets or exceeds the standard required for satisfactory attenuation of external noise cited in the approved PPG24 Noise Assessment Final Report received on 17 January 2012.

Reason: In order to safeguard the amenities and living conditions of future occupiers of the development and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The development shall be implemented in accordance with the programme of archaeological work and the written scheme of investigation approved by the

Local Planning Authority on 27 December 2012 under application ref. BH2012/03510.

Reason: To enable the recording of any items of historical or archaeological interest, as the development is likely to disturb remains of archaeological interest, in accordance with policy HE12 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall be implemented in accordance with the Arboricultural Method Statement approved on 20 December 2012 under application ref. BH2012/03518.

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.

11) UNI

The development hereby permitted shall be implemented in accordance with the recommendations as set out in the Badger Method Statement Report approved on 7 January 2013 under application ref. BH2012/03519.

Reason: In the interests of nature conservation and the safeguarding of a protected species and their habitat and in order to comply with policies QD17 and QD18 of the Brighton & Hove Local Plan.

12) UNI

The development hereby permitted shall be implemented in accordance with the Drainage Strategy Layout approved on 16 January 2013 under application ref. BH2012/03671.

Reason: To ensure that the proposed surface water drainage scheme does not cause the mobilisation or introduction of pollutants into the ground and to comply with policies SU3, SU4 and SU11 of the Brighton & Hove Local Plan.

13) UNI

The development hereby permitted shall be implemented in accordance with the details as set out in the External Building Fabric Assessment by RBA Acoustics approved on 4 February 2013 under application ref. BH2012/04090.

Reason: In order to safeguard the amenities and living conditions of future occupiers of the development and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

14) UNI

The piling of the development hereby permitted shall be implemented in accordance with the details set out in the CFA Piling Technique Statement approved on 16 April 2013 under application ref. BH2013/00102.

Reason: To ensure that the method of foundation construction does not result in the deterioration of groundwater quality and in order to comply with policies SU3 and SU11 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall be implemented in accordance with the external materials samples approved on 14 March 2013 under application ref. BH2013/00112 and shall 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.

16) UNI

The development hereby permitted shall meet the Code for Sustainable Homes Code Level 4 in accordance with the Interim Certificates issued at Design Stage by STROMA Certification x 71, approved on 25 February 2013 under application ref. BH2013/00216.

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

The development hereby permitted and visibility splays shall be implemented in accordance with the Vehicle Crossover Licence Plan Access Road ref. C1131, approved on 24 January 2013 under application ref. BH2012/03778) and the visibility splays shall thereafter be maintained as such for the lifetime of the development.

Reason: In order to safeguard inter-visibility between motorists and pedestrians, in the interests of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

18) UNI

No development shall commence until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities and an implementation programme. The development shall be implemented in accordance with the approved details.

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.

19) 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.

20) UNI

(i) The development hereby permitted shall be carried out in accordance with the details in the contaminated land remediation scheme submitted to and approved by the Local Planning Authority on 15 March 2013 under application ref. BH2012/03511.

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

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

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i). If during development contamination not previously identified is found to be present at the site, no further development, unless

otherwise agreed in writing by the local planning authority, shall be carried out until the developer has submitted, and obtained written approval from the local planning authority, for a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To 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

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 or higher 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.

22) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until 4 x bird and 4 x bat roosting boxes, which should be made from 'Woodcrete' or equivalent, and fixed securely to the external walls of the building, have been provided.

Reason: In the interests of nature conservation and enhancement of the biodiversity of the site and in order to comply with policy QD17 of the Brighton & Hove Local Plan.

23) 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.

24) UNI

The development hereby permitted shall be carried out in accordance with 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	Y023-001		17/01/2012
Site Location Plan	Y023-001	A	17/01/2012
-1 Level Floor Plan	Y023-010	F	17/01/2012
01 Level Floor Plan	Y023-012	D	17/01/2012
02 Level Floor Plan	Y023-013	D	17/01/2012
03 Level Floor Plan	Y023-014	E	17/01/2012
04 Level Floor Plan	Y023-015	E	17/01/2012
06 Roof Plan	Y023-017	B	17/01/2012
Proposed Elevations 1	Y023-020	E	17/01/2012
Proposed Lighting Plan	Y023-050		17/01/2012
Landscape Plan	OHP-ND-001		17/01/2012
Landscape Plan	OHP-ND-002		17/01/2012
Landscape Plan	OHP-ND-003		17/01/2012
Landscape Plan	OHP-ND-004		17/01/2012
Arboricultural Drawings	J37.82/01	B	17/01/2012
Tree Removal & Protection	J37.82/03		17/01/2012

Plan			
00 Level Floor Plan	Y023-011	G	20/03/2012
05 Level Floor Plan	Y023-016	F	20/03/2012
Proposed Elevations 2	Y023-021	E	20/03/2012

BH2013/00950

239 Dyke Road Hove

Display of non illuminated fascia signs, externally illuminated fascia signs and internally illuminated fascia sign. Display of internally illuminated projecting sign, internally illuminated gantry signs, non illuminated vinyl graphics, non illuminated ATM surround and non illuminated lettering graphics with background.

Applicant: Tesco Stores Ltd

Officer: Mark Thomas 292336

Split Decision on 04/06/13 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

GRANT advertisement consent for the fascia signs, projecting ATM sign and totem sign shown on drawing nos. 2696ELE2B, 2696SIGN1AB, 2696SIGN1AC, 2696SIGN1AA and 2696SIGN1A subject to Conditions and Informatives set out in section 11.

1) UNI

REFUSE advertisement consent for the window vinyl signs to the eastern elevation as shown on drawing nos. 2696ELE2B, 2696SIGN1AB and 2696SIGN1AC for the reason and Informatives set out in section 11.

The proposed window vinyl advertisements to the eastern side elevation facing Dyke Road, by virtue of their positioning, design, excessive size and coverage would be unduly prominent, significantly detracting from the character and appearance of the recipient building and the wider street scene. As such, they would be contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 07: Advertisements.

BH2013/01048

31 Woodruff Avenue Hove

Erection of ground and lower ground floor rear extension.

Applicant: Mr Jay Sethi

Officer: Robert McNicol 292322

Refused on 23/05/13 DELEGATED

1) UNI

The proposed development would be a large two storey extension at basement and ground floor level with additional light wells. This would result in a bulky addition which would relate poorly to the recipient house, giving the appearance of a distinct structure that would dominate the appearance of the rear of the building. The depth of the extension would also give the house an overextended appearance, which would fail to respect the residential scale and domestic character of the built form in the area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2013/01102

16 Orchard Avenue Hove

Erection of first floor side extension and associated works.

Applicant: Mr J McFarlane

Officer: Mark Thomas 292336

Approved on 29/05/13 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 plans and elevations	-	-	3 April 2013
Proposed plans and elevations	-	-	3 April 2013

BH2013/01108

39 The Martlet Hove

Erection of conservatory to rear.

Applicant: Mr Robinson

Officer: Mark Thomas 292336

Approved on 30/05/13 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 elevation and floor plan	5565/01	-	5/04/2013
Proposed elevations and floor plan	5565/02	-	5/04/2013
Site location and block plan	5565/03	-	5/04/2013

BH2013/01126

25 The Droveaway Hove

Installation of glass balustrade at second floor level.

Applicant: Mr A Standing

Officer: Adrian Smith 290478

Refused on 04/06/13 DELEGATED

1) UNI

The proposed second floor terrace would result in a use and likely placing of domestic items on the roof of the building that would be harmful to the appearance of the building and the character and appearance of the area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed second floor roof terrace would result in a significant loss of

amenity for the residents of the adjacent property at No.27 The Drove way by way of direct overlooking and loss of privacy, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2013/01145

23 Tongdean Road Hove

Erection of detached two storey building to side of existing house incorporating double garage to ground floor and garden room with terrace to rear at first floor level. Creation of new crossover and alterations to front boundary wall.

Applicant: Mr & Mrs Pinsent

Officer: Adrian Smith 290478

Approved on 04/06/13 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 main dwelling (23 Tongdean 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.

3) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Method Statement for the proposed cross-over has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Construction Method Statement. Reason: To ensure the suitable protection of the street tree and visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

4) 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 details of hard surfacing, boundary treatments, 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. Any fences so required for the protection of the existing trees shall be erected in accordance with BS5837 (2012) and 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 enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 and QD16 of the Brighton & Hove Local Plan.

5) 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, QD15 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 and block plan	-	-	09/04/2013
Existing plans and elevations	1021/01	-	09/04/2013
Proposed plans and elevations	1021/02C	-	09/04/2013
Proposed street scene and section	1021/03A	-	09/04/2013

7) UNI

The rear balcony shall not be brought into use until the privacy screening to the south-western edge of the rear balcony, as detailed on drawing no.1021/02C received on 9 April 2013, has been installed in accordance with the submitted details. The privacy screening shall thereafter be retained at all times.

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

BH2013/01215

8 Mallory Road Hove

Erection of single storey rear extension incorporating creation of new external raised decking area.

Applicant: Carlos Enrech

Officer: Mark Thomas 292336

Approved on 04/06/13 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 1.8m obscured glazed screen to the northern edge of the raised decking adjacent to the boundary with 10 Mallory Road, as shown on drawing DWG.No.4, shall be installed prior to the decking first being brought into use and shall thereafter be retained in situ.

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 plan	-	-	10/04/2013
Block plan	-	-	10/04/2013
Existing floor plans	DWG. No. 1	-	10/04/2013
Existing elevations	DWG. No. 2	-	10/04/2013
Proposed floor plans and elevation	DWG. No. 3	-	10/04/2013
Proposed elevations	DWG. No. 4	-	10/04/2013

WESTBOURNE

BH2013/00788

Flat 10 Wendover Grange Westbourne Villas Hove

Installation of UPVC door to side elevation of garage.

Applicant: Ms Frances Bromby

Officer: Helen Hobbs 293335

Approved on 16/05/13 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	/	/	8/03/2013
Block plan	/	/	8/03/2013
Proposed image	/	/	8/03/2013
Proposed and existing plans	/	/	25/03/2013
Photograph as existing	/	/	8/03/2013
Details of the door	/	/	25/03/2013

BH2013/00820

Flat 1 Hogarth Court 214 Portland Road Hove

Application for removal of condition 5 of application BH2009/00080 (Conversion of existing first & second floor maisonette to 2no. self contained flats (revised scheme)) which states that no development shall take place until details of a scheme to provide sustainable transport infrastructure has been submitted to and approved in writing by the Local Planning Authority.

Applicant: Mr Morris Davis

Officer: Christopher Wright 292097

Approved on 03/06/13 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	TA358/01	B	22/01/2009

Report from: 16/05/2013 to:

Existing Site Layout	TA358/02	A	14/01/2009
Existing Ground Floor Plan	TA358/03		14/01/2009
Existing First Floor Plan	TA358/04		14/01/2009
Existing Second Floor Plan	TA358/05		14/01/2009
Existing Sections	TA358/06		14/01/2009
Proposed Site Plan	TA358/10	B	14/01/2009
Proposed Ground Floor Plan	TA358/11		14/01/2009
Proposed First Floor Plan	TA358/12	A	14/01/2009
Proposed Second Floor Plan	TA358/13	A	14/01/2009
Proposed Sections	TA358/14	C	14/01/2009
Proposed Section 3	TA35/15	A	14/01/2009
Proposed Second Floor Plan	TA358/16		14/01/2009
Proposed Rear Elevation	TA358/17		14/01/2009

2) UNI

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

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan 2005.

3) UNI

The development hereby permitted shall not be occupied until an EST Home Energy Report or equivalent, to include details of how the scheme will reduce water consumption, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details. *Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD08 Sustainable Building Design.*

4) 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 2005.

5) UNI

The development hereby permitted shall be implemented and maintained in accordance with the details of the refuse and recycling facilities approved by the Local Planning Authority on 16 April 2013 under application reference BH2013/00821.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recyclable materials and to comply with policy QD27 of the Brighton & Hove Local Plan 2005.

BH2013/00923

49 Sackville Gardens Hove

Erection of a single storey rear extension. Removal of 2no rooflights and creation of dormer to rear facing roofslope. Insertion of 3no rooflights to side facing roofslope.

Applicant: Mr Edward Shuttleworth
Officer: Christopher Wright 292097

Report from: 16/05/2013 to:

Approved on 04/06/13 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 1:20 scale elevation drawings and detailed section drawings of the proposed rear dormer window hereby permitted showing the window design and frame details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

4) UNI

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area. *Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	CH534/001	A	8 May 2013
Existing Plans	CH534/002		22 Mar 2013
Existing Elevations	CH534/003		22 Mar 2013
Existing Sections	CH534/004		22 Mar 2013
Proposed Plans	CH534/005		22 Mar 2013
Proposed Elevations	CH534/006		22 Mar 2013
Proposed Sections	CH534/007		22 Mar 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 and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2013/00952

32 Reynolds Road Hove

Erection of timber clad garden room structure to rear of garden.

Applicant: Mr Richard Loretto

Officer: Helen Hobbs 293335

Approved on 30/05/13 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 outbuilding hereby permitted shall only be used for purposes ancillary to, or incidental to, the enjoyment of 32 Reynolds Road as a residential dwellinghouse and shall not be occupied as a separate dwelling or for separate commercial or business use.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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 plans and elevations			5th April 2013
Site plan			26th March 2013
Block plan			26th March 2013

BH2013/01043

13 Aymer Road Hove

Erection of single storey rear extension, removal of rear fire escape, remodelling of existing dormer, additional dormer and conservation rooflight to rear and replacement of two front rooflights with conservation rooflights in existing openings, replacement of double glazed timber sash window to front elevation.

Applicant: Mr & Mrs Daniel Habba

Officer: Christopher Wright 292097

Approved on 28/05/13 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 facing brickwork and roof tiles used for the external surface finishes of the development hereby permitted shall match those used on the existing building.

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

3) UNI

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

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

4) UNI

Other than the folding doors proposed at ground floor level to the rear elevation of the development hereby permitted, all new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

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

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	S0		2/04/2013
Block Plan	P0		2/04/2013
Existing Ground Floor Plan	S1		2/04/2013
Existing First Floor Plan	S2		2/04/2013
Existing Second Floor Plan	S3		2/04/2013
Existing Roof Plan	S4		2/04/2013
Existing Front Elevation	S5		2/04/2013
Existing North Elevation	S6		2/04/2013
Existing Rear Elevation	S7		2/04/2013
Existing South Elevation	S8		2/04/2013
Existing Section A-A	S9		2/04/2013
Existing Section B-B	S10		2/04/2013
Existing Section C-C	S11		2/04/2013
Proposed Ground Floor Plan	P1	B	2/04/2013
Proposed First Floor Plan	P2	B	2/04/2013
Proposed Second Floor Plan	P3	B	2/04/2013
Proposed Roof Plan	P4	B	2/04/2013
Proposed Front Elevation	P5	B	2/04/2013
Proposed North Elevation	P6	B	2/04/2013
Proposed Rear Elevation	P7	C	28/05/2013
Proposed South Elevation	P8	B	2/04/2013
Proposed Section A-A	P9	B	2/04/2013
Proposed Section B-B	P10	B	2/04/2013
Proposed Section C-C	P11	B	2/04/2013
Window Detail Proposed Front Bay	P12	A	2/04/2013
Window Detail Proposed	P12-2	A	2/04/2013
Window Detail Proposed	P12-3	A	2/04/2013
Window Detail Proposed	P12-4	A	2/04/2013
Window Detail Proposed	P12-5	A	2/04/2013
Window Detail Proposed	P13	A	2/04/2013
Window Detail Proposed	P14	A	2/04/2013
Window Detail Proposed	P15	A	2/04/2013
Window Detail Proposed	P16	A	2/04/2013

6) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no 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 HE6, QD14 and QD27 of the Brighton & Hove Local Plan.

WISH

BH2012/03984**268 - 272 Portland Road Hove**

Change of use of ground floor from car showroom (SG04) to retail (A1).

Applicant: Mrs A A Richards

Officer: Guy Everest 293334

Approved on 24/05/13 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	200-001	P1	31/12/2013
1:500 Block Plan	071/RLP		20/12/2013
Existing Ground Floor Plan (excluding 1st & 2nd Floor levels)	Flat 272	C	20/12/2012
General Arrangement Plan	12-XXX-201	B	20/12/2012

3) UNI

The use hereby permitted shall not be open or in use except between the hours of 07:00 and 23:00 on Mondays to Sundays, including Bank and 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

Prior to the hereby approved use being first brought into use the refuse and recycling storage facilities indicated on the approved plans shall be fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

5) UNI

No development shall commence until a scheme for sound insulation between ground and first floor level has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until construction has been completed in accordance with the agreed details. The development shall be retained as such thereafter.

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.

6) 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.

7) UNI

Prior to the hereby approved use being first bought into use the applicant shall reinstate the redundant vehicle crossover to the Portland Road frontage of the site back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

8) UNI

No servicing (i.e. deliveries to or from either premises) shall occur except between the hours of 07:00 and 20:00 Monday to Saturday, and 10.00 to 16.00 Sundays (including Bank and Public Holidays).

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

BH2013/00790

46 Mansfield Road Hove

Roof conversion incorporating new side dormer extension and new rear window and side Velux rooflights.

Applicant: Mr & Mrs R Dunstan

Officer: Guy Everest 293334

Refused on 17/05/13 DELEGATED

1) UNI

The proposed side dormer by reason of its size and design would appear an unduly bulky and dominant addition out of character with the existing property and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note BH1: Roof alterations and extensions

BH2013/00969

58 Welbeck Avenue Hove

Certificate of lawfulness for proposed demolition of garage and erection of single storey outbuilding containing exercise facilities.

Applicant: Ms Karen Lewis

Officer: Robert McNicol 292322

Approved on 22/05/13 DELEGATED

1) UNI

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

Withdrawn Applications