

PLANS LIST 14 May 2014**BRIGHTON & HOVE CITY COUNCIL LIST OF APPLICATIONS DETERMINED
BY THE HEAD OF PLANNING & PUBLIC PROTECTION FOR EXECUTIVE
DIRECTOR ENVIRONMENT, DEVELOPMENT & HOUSING UNDER
DELEGATED POWERS OR IN IMPLEMENTATION OF A PREVIOUS
COMMITTEE DECISION****PATCHAM****BH2013/04299****22 & 24 Carden Avenue Brighton**

Demolition of existing day care centre and chalet bungalow and erection of 4no semi-detached and 1no detached four bedroom houses (C3).

Applicant: Mr Alan Young & CMG Ltd (Blocklin House Ltd)

Officer: Andrew Huntley 292321

Approved on 10/04/14 COMMITTEE

1) UNI

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

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

2) UNI

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

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

3) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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 first floor windows in the side elevations of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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

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

6) UNI

The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

7) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossovers on Carden Avenue shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

8) UNI

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

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

9) 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.

10) 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.

11) 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.

12) UNI

No development shall take place until full details and sample elevations and sections at 1:20 scale of the windows (including cills and reveals), external doors, parapets and roofing detail have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

13) UNI

No development shall take place until full details of the rainwater goods, soil and other waste pipes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

14) UNI

The proposed screen walls and glazed screens to the front terraces of the semi-detached dwellings hereby approved, shall be erected prior to first occupation and shall be retained as such thereafter.

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

15) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, 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.

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

16) UNI

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

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

17) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. Such method statement shall include full details of the implementation, supervision and monitoring of the approved Tree Protection Scheme.

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.

18) UNI

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

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

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 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.

20) 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 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

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 WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

22) 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.

23) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and

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

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

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 Plan	01 - 2		17.12.2013
Existing Site Plan	02 - 2		17.12.2013
Existing Street Scene	03 - 2		17.12.2013
Proposed Site Plan	04 - 2		17.12.2013
Proposed Semi-Detached House	05 - 2	A	04.03.2013
Proposed Detached House	06 - 2		17.12.2013
Proposed Street scene	07 - 2		17.12.2013
Street scene Elevations	08 - 2		17.12.2013

BH2014/00183

24 Overhill Way Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Patrick Wallace

Officer: Robin Hodgetts 292366

Approved on 07/04/14 DELEGATED

BH2014/00426

Land Adjoining Hollingbury Methodist Church Lyminster Avenue Brighton

Erection of 3no three bed terraced houses.

Applicant: First Call Property Limited

Officer: Adrian Smith 290478

Refused on 22/04/14 DELEGATED

1) UNI

Insufficient information has been submitted to demonstrate that the loss of the open space would not be harmful to the needs of the wider community or to the continued viability of the Church Hall as a community facility. This harm is considered to outweigh the benefit provided by the additional dwellings and the proposal is therefore contrary to policies QD20, HO20 & SR20 of the Brighton & Hove Local Plan

2) UNI2

The proposed development, by virtue of the scale, bulk and design of its roof form, represents an overly-scaled and incongruous addition that fails to reflect the positive characteristics of the street scene, contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

BH2014/00447

150 Ladies Mile Road Brighton

Application for Approval of Details Reserved by Conditions 9, 10 and 12 of application BH2011/02845 (Appeal reference APP/Q1445/A/12/21808664).

Applicant: R Holness

Officer: Emily Stanbridge 292359

Split Decision on 22/04/14 DELEGATED

1) UNI

The details pursuant to conditions 9 and 12 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 10 are NOT APPROVED for the reason set out below.

1. There is insufficient information provided within the application in relation to the proposed boundary treatments. The information submitted does not fully demonstrate the appearance of the boundary treatments proposed and as such further drawings are required in order to assess their impact. This is therefore contrary to Policy QD1 within the Brighton & Hove Local Plan.

BH2014/00461

51 Greenfield Crescent Brighton

Erection of part one part two storey rear extension with pitched roof.

Applicant: Mr Gerard Robson & Ms Rasanthi Pathirana

Officer: Adrian Smith 290478

Refused on 15/04/14 DELEGATED

1) UNI

The proposed extension, by virtue of its design and material finish, represents a visually discordant addition that fails to complement the appearance of the existing building, contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

BH2014/00498

147 Surrenden Road Brighton

Erection of first floor front extension and revised ground floor entrance.

Applicant: Peter Lynton

Officer: Oguzhan Denizer 290419

Approved on 17/04/14 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 window to be inserted to the side facing elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received

Site Location Plan			12/02/2014
Block Plan			12/02/2014
Site Location Plan showing line of property frontages			12/02/2014
Existing East Elevation			21/02/2014
Existing & Proposed Floor Plans & Elevations			03/04/2014

BH2014/00523

1 Crowhurst Road Brighton

Installation of 7no refrigeration plant units to roof.

Applicant: Asda Stores Ltd

Officer: Andrew Huntley 292321

Approved on 22/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	PL-10	A	18.02.2014
Existing Site layout Plan	PL-11	A	25.02.2014
Existing Roof Layout	PL-13	A	25.02.2014
Proposed Roof Layout	PL-17	A	25.02.2014

BH2014/00606

46 Greenfield Crescent Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.8m.

Applicant: Phil Harbour

Officer: Emily Stanbridge 292359

Prior Approval is required and is refused on 04/04/14 DELEGATED

BH2014/00655

22 Glenfalls Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.7m.

Applicant: Mr Laundon

Officer: Oguzhan Denizer 290419

Prior approval not required on 10/04/14 DELEGATED

BH2014/00728**32A Warmdene Road Brighton**

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.96m, for which the maximum height would be 3.715m, and for which the height of the eaves would be 2.385m.

Applicant: Mr & Mrs Topping

Officer: Christine Dadswell 292205

Prior approval not required on 16/04/14 DELEGATED

PRESTON PARK**BH2014/00189****18 Florence Road Brighton**

Replacement of existing roof covering to front roof slope with man-made slate and replacement ridge tiles.

Applicant: Geoffrey Hart

Officer: Christine Dadswell 292205

Refused on 03/04/14 DELEGATED

1) UNI

The proposed replacement tile, by reason of the inappropriate detailing would significantly harm the character and appearance of the existing property and the setting of the Preston Park Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD 9 Architectural Features and SPD12 Design Guide for Extensions and Alterations.

BH2014/00402**5 Waldegrave Road Brighton**

Replacement of existing aluminium double glazed bay windows with timber sliding sash windows at ground and first floor levels.

Applicant: Jean & Ouali Harbane

Officer: Chris Swain 292178

Approved on 15/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			7 February 2014
Living Room Window WL1 1			7 February 2014
Living Room Window WL2 2			7 February 2014
Bedroom Window WB1 3			7 February 2014

Bedroom Window WB2	4		7 February 2014
Annotated image of existing facade	5		7 February 2014

BH2014/00442

165 Waldegrave Road Brighton

Insertion of conservation style rooflight to front roofslope (retrospective).

Applicant: Rob Bourn

Officer: Robin Hodgetts 292366

Approved on 08/04/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-001		11/02/14
Block plan	L002	A	11/02/14
Existing and proposed plans and elevations	L-003	B	11/02/14

BH2014/00454

106 Stanford Avenue Brighton

Erection of first floor rear extension.

Applicant: Mr & Mrs Luikenga

Officer: Joanne Doyle 292198

Refused on 08/04/14 DELEGATED

1) UNI

The proposed first floor rear extension, by reason of scale, design, roof form, bulk and height would result in an over dominant addition competing with the original bay detail and detracting significantly from the appearance and character of the building, adjoining terrace and wider surrounding Preston Park conservation area. The proposal is therefore contrary to HE6 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed extension, by reason of its height, depth and elevated position, would result in an overbearing impact, loss of outlook and loss of light towards no. 104 Stanford Avenue to the detriment of the residential amenity of the occupiers of this dwelling. Furthermore the proposed window to the side elevation of the proposal at first floor level, by reason of its size and elevated position, would result in significant overlooking and loss of privacy towards the rear elevation and garden of no. 108 Stanford Avenue to the detriment of the residential amenity of the occupiers of this dwelling. As such, the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

BH2014/00456

90 Chester Terrace Brighton

Erection of a single storey rear extension.

Applicant: A Pierce

Officer: Chris Swain 292178

Approved on 15/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

2. The development hereby permitted shall be carried out in accordance with 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	14.01.28.001		11 February 2014
Block plan	14.01.28.002		11 February 2014
Existing plan	14.01.28.003		11 February 2014
Existing elevations	14.01.28.006		11 February 2014
Proposed plans	14.01.28.009	B	14 April 2014
Proposed elevations	14.01.28.010	B	14 April 2014
Proposed section	14.01.28.011		14 April 2014

BH2014/00505

24 Hythe Road Brighton

Erection of 8 no. one, two and four bedroom houses and enlargement of garden to existing dwelling.

Applicant: Mr H Newman-Starley

Officer: Adrian Smith 290478

Refused on 17/04/14 DELEGATED

1) UNI

Whilst the principle of the loss of the garage/workshop use and associated structures has been adequately demonstrated, insufficient information has been submitted to demonstrate that the site is unsuitable for redevelopment including suitable alternative employment uses, contrary to policy EM3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its design and footprint consuming the majority of the site, and its relationship with the existing buildings adjacent in scale, form and design, represents an incongruous addition to the street scene and an overdevelopment of the site that fails to respect or take the opportunity to improve the general townscape quality of the area and the setting of the Preston Park Conservation Area, contrary to policies QD1, QD2, QD3, QD15 & HE6 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development, by virtue of its design and footprint consuming the

majority of the site, fails to provide suitable outlook and amenity space for future occupants of the development, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development, by virtue of its scale, massing and design, would intensify the use of the site to the detriment of adjacent occupiers introducing significant additional noise from domestic activity in an otherwise quiet garden environment, oppressing outlook to adjacent properties, and resulting in increased overlooking, contrary to policy QD27 of the Brighton & Hove Local Plan.

5) UNI5

The proposed development, by virtue of the significant levels of street parking already experienced in the area and the likely introduction of nearby parking controls in the near future, will increase parking levels in the area further to an unacceptable degree, contrary to policies TR1 and TR7 of the Brighton & Hove Local Plan.

BH2014/00519

51 Beaconsfield Villas Brighton

Erection of single storey rear extension with raised decking.

Applicant: Mr & Mrs M Gale

Officer: Joanne Doyle 292198

Approved on 22/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 & Block Plan	TA 764/15	D	25 Mar 2014
Existing Lower Ground Floor Plan	TA 764/02	B	25 Mar 2014
Proposed Lower Ground Floor Plan	TA 764/11	C	25 Mar 2014
Existing Ground & First Floor Plan	TA 764/03		18 Feb 2014
Proposed Ground & First Floor Plan	TA 764/12	D	08 Apr 2014
Elevations as Existing	TA 764/05	B	08 Apr 2014
Elevations as Proposed	TA 764/14	C	25 Mar 2014
Sections as Existing	TA 764/04		18 Feb 2014
Sections as Proposed	TA 764/13	B	25 Mar 2014

BH2014/00731

130 Hythe Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.3m, for which the maximum height would be 3.4m, for which the height of the eaves would be 2.6m.

Applicant: Mr & Mrs Cowlin

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 14/04/14 DELEGATED

BH2014/00775

47 Coventry Street Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.55m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.35m.

Applicant: Laura Seymour

Officer: Christine Dadswell 292205

Prior approval not required on 16/04/14 DELEGATED

BH2014/00834

37 Coventry Street Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.3m.

Applicant: Christine Dunn

Officer: Oguzhan Denizer 290419

Prior approval not required on 17/04/14 DELEGATED

REGENCY

BH2013/02798

13A-14 Stone Street & 19A Castle Street Brighton

Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units.

Applicant: Just Developments Ltd

Officer: Jason Hawkes 292153

Refused on 07/04/14 COMMITTEE

1) UNI

The proposed building on Castle Street by reason of its height, massing, density, scale, building line and materials, and by virtue of it being an incongruous feature in the street scene, fails to preserve or enhance the character or appearance of the Regency Square Conservation Area contrary to policies HE6, QD1 and QD2 of the Brighton & Hove Local Plan 2005.

BH2013/02799

13A-14 Stone Street & 19A Castle Street Brighton

Conversion of existing two storey office and storage building on Stone Street into 1no three bedroom dwelling with associated alterations and refurbishment. Demolition of existing two storey building on Castle Street and erection of three storey student accommodation block of 14no units.

Applicant: Just Developments Ltd

Officer: Jason Hawkes 292153

Refused on 07/04/14 COMMITTEE

1) UNI

The existing building on Castle Street has protection by virtue of being within the curtilage of a listed building and is of historical significance. There are no acceptable detailed proposals for its development. The proposed development is therefore contrary to policy HE2 of the Brighton & Hove Local Plan 2005.

BH2013/04006

70 North Street Brighton

Display of internally illuminated fascia signs and projecting signs.

Applicant: Foot Locker Europe BV

Officer: Liz Arnold 291709

Approved on 14/04/14 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.

BH2013/04301

Brighton Town Hall Bartholomew Square Brighton

Internal alterations to layout of basement level toilets and showers.

Applicant: Brighton & Hove City Council

Officer: Helen Hobbs 293335

Approved on 07/04/14 OTHER

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.

BH2014/00028

51 Ship Street Brighton

Alterations to facilitate installation of integral electrical sub-station, including removal of external brick wall and security shutter and installation of new door openings and vent.

Applicant: Veerose Ltd

Officer: Christopher Wright 292097

Refused on 14/04/14 DELEGATED

1) UNI

The proposed development, by reason of the siting and proportions of the proposed louvred doors and ventilation grille, would harm the historic character and appearance of the Listed Building and would fail to preserve (or enhance) the character or appearance of the wider Old Town Conservation Area. As such the proposal is contrary to policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, in the absence of appropriate noise attenuation measures, has potential to cause noise disturbance which could be harmful to amenity for occupants of adjoining properties. As such the proposal is contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/00029

51 Ship Street Brighton

Alterations to facilitate installation of integral electrical sub-station, including removal of external brick wall and security shutter and installation of new door openings and vent.

Applicant: Veerose Ltd

Officer: Christopher Wright 292097

Refused on 14/04/14 DELEGATED

1) UNI

The proposed siting and proportions of the external louvred doors and ventilation grille would harm the historic character and appearance of the Listed Building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposed removal of the ground floor chimney breast would result in the loss of original building fabric and would be detrimental to the historic character and

appearance of the Listed Building. As such the proposal is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/00115

51 Ship Street Brighton

Display of non-illuminated fascia, projecting and timber plaque signs.

Applicant: Fat Face Ltd

Officer: Christopher Wright 292097

Approved on 16/04/14 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.

BH2014/00118

51 Ship Street Brighton

Installation of external signage, internal alterations to layout and refurbishment works.

Applicant: Fat Face Ltd

Officer: Christopher Wright 292097

Approved on 14/04/14 DELEGATED

1) BH01.05

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

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

2) UNI

No works shall take place until full details of the proposed internal partitions to include 1:20 scale elevations have been submitted to and approved in writing by the Local Planning Authority. The partitions shall not be full height. 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.

BH2014/00163

60 Middle Street Brighton

Internal alterations to layout of dwelling.

Applicant: Mr James Watts

Officer: Joanne Doyle 292198

Refused on 22/04/14 DELEGATED

1) UNI

The proposed internal subdivision, due to the division of the first floor lounge into two rooms and additional bathroom and en-suite, would have a significant adverse impact on the historic proportions, plan form and character of the Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11 on Listed Building Interiors.

2) UNI2

It has not been demonstrated that the new opening at ground floor level or drainage and ventilation to the proposed kitchen and bathrooms could be provided without resulting in a significant adverse impact on the historic proportions, plan form and character of the Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Note 11 on Listed Building Interiors.

BH2014/00428

95 Western Road Brighton

Display of internally illuminated lettering signs to existing fascia to north and east elevations.

Applicant: Loungers Limited

Officer: Christine Dadswell 292205

Approved on 14/04/14 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.

BH2014/00487

55 East Street Brighton

Display of internally illuminated fascia sign, non-illuminated hanging sign and 2no window vinyls.

Applicant: Jack Wills

Officer: Christine Dadswell 292205

Approved on 15/04/14 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.

BH2014/00488

55 East Street Brighton

Installation of new shopfront.

Applicant: Jack Wills

Officer: Christine Dadswell 292205

Refused on 15/04/14 DELEGATED

1) UNI

The proposed stall riser by reason of its depth is contrary to policy QD10 of Brighton & Hove Local Plan and SPD02 (Shop Fronts).

BH2014/00499

The Old Ship Hotel 31 - 38 Kings Road Brighton

Replacement of timber framed windows with single and double glazed timber framed windows to West elevation.

Applicant: The Old Ship Hotel (Brighton) Ltd

Officer: Joanne Doyle 292198

Approved on 10/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ship Street Elevation	1069- 100		13 Feb 2014
Proposed Replacement Windows Ship Street Elevation	1069 - 102		13 Feb 2014
Proposed Replacement Windows Manufacturer's details	1069- 104		13 Feb 2014
Proposed Replacement Windows Ship Street Elevation	1069- 101		13 Feb 2014
Ship Street Elevation Site Plan And Existing Condition	1069- 103		13 Feb 2014

BH2014/00608

Maisonette 72-73 East Street Brighton

Replacement of existing single glazed timber framed windows to the front and rear with double glazed timber framed windows.

Applicant: Richard & Associates Limited

Officer: Emily Stanbridge 292359

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	A.01		20.02.2014
Window key	A.03		20.02.2014
Existing and proposed east and west elevation	A.04		20.02.2014
Window type 1 as Existing	A.05		20.02.2014
Window type 2 as Existing	A.06		20.02.2014
Window type 3- Casement as existing	A.07		20.02.2014
Window type 1 as Proposed	A.08		20.02.2014
Window type 2 as Proposed	A.09		20.02.2014
Window type 3-Casement as Proposed	A.10		20.02.2014

ST. PETER'S & NORTH LAINE

BH2013/01600

City College Brighton & Hove Pelham Street Brighton

Hybrid planning application comprising: Phase 1: Full planning application for erection of an 8 storey (ground plus 7) College building of 12,056 sqm and ancillary accommodation (use class D1), with associated access, infrastructure and, public realm improvements and landscaping. Phase 2a: Full planning application for demolition of Pelham Tower and erection of a 10 (ground plus 9) storey building of 12,647 sqm to provide 442 student residential units and ancillary accommodation (sui generis use class), with associated access, infrastructure, public realm improvements and landscaping. Phase 2b: Outline planning consent for the demolition of York, Trafalgar and Cheapside Buildings, and the erection of up to 125 residential units (use class C3) (access, layout and scale).

Applicant: City College Brighton & Hove

Officer: Kathryn Boggiano 292138

Approved after Section 106 signed on 11/04/14 COMMITTEE

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	P1001	D	20 September 2013
Site Plan - As existing	P1001	C	20 September 2013

Site Survey - As Existing		C	20 September 2013
Site Layout - Proposed Masterplan	P1105	D	31 October 2013
Phasing Plan	P1106	E	20 September 2013
Pelham Tower Plans as Existing Ground to Third Floors (1 of 2)	P1107	A	30 May 2013
Pelham Tower Plans as Existing Fourth to Eleventh Floors (2 of 2)	P1008	A	30 May 2013
Site Elevations as Existing	P1110	A	30 May 2013
Site Elevations - Proposed College - Phase 1	P1111	B	20 September 2013
Site Elevations - Prop. College - Ph. 1 - Cheapside & Trafalgar St	P1112	A	30 May 2013
Site Elevations - Prop. College - Ph. 1 - York Place & Whitecross St	P1113	B	20 September 2013
Site Elevations - Proposed Masterplan - Phase 1 & 2a	P1114	B	20 September 2013
Site elevations - Prop. Masterplan - Ph. 1 & 2a - Cheapside & Trafalgar St	P1115	B	20 September 2013
Site Elevations - Prop. Masterplan - Ph. 1 & 2a - York Place & Whitecross	P1116	B	20 September 2013
Site Elevations - Proposed Masterplan - Phase 1 & 2b	P1117	B	20 September 2013
Site Elevations - Prop. Masterplan - Ph. 1 & 2b - Cheapside & Trafalgar	P1118	B	20 September 2013
Site Elevations - Prop. Masterplan - Ph. 1 & 2b - York Place & Whitecross St	P1119	B	20 September 2013
Site Sec. - Existing & Proposed - Phase 1 (sheet 1 of 2)	P1120	A	30 May 2013
Site Sec. - Existing & Proposed - Phase 1 (sheet 2 of 2)	P1121	A	20 June 2013
Site Sec. - Existing & Proposed - College Building - Phase 1 (sheet 1 of 2)	P1122	A	30 May 2013
Site Sec. - Existing & Proposed - College Building - Phase 1 (sheet 2 of 2)	P1123	B	20 September 2013
Site Sec. - Existing & Proposed - Masterplan - Phase 1 & 2b (sheet 1 of 2)	P1125	B	20 September 2013

2) UNI

The Phase 1 College Building hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

3) UNI

The Phase 1 College Building hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

4) UNI

No development shall commence of the Phase 1 College Building shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments. The boundary treatments (for Phase 1 only) shall be provided in accordance with the approved details before the Phase 1 College Building is occupied and retained as such thereafter.

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

5) UNI

No development shall commence of the Phase 1 College Building until full details of the existing and proposed land levels of the proposed development in relation to Ordnance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority (for Phase 1 only). The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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

6) UNI

No development shall commence of the Phase 1 College Building 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 (for Phase 1 only). 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.

7) UNI

No development of Phase 1 College Building shall take place until samples of materials for all external windows and doors of the Phase 1 building have been submitted to and approved in writing by the Local Planning Authority (for Phase 1 only). 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, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

8) UNI

If, during development of the Phase 1 College Building and public square, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants. The

development shall be carried out 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.

9) UNI

No development of Phase 1 College Building shall be commenced unless and until a scheme for the provision of surface water drainage for the Phase 1 development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority there shall be no net increase in flows to the public sewer. No infiltration of surface water drainage into the ground is permitted other than that which is first approved in writing by 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 and retained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to prevent pollution of the water environment as a result of this development and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.

10) UNI

Piling or any other foundation designs using penetrative methods associated with the Phase 1 College Building shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

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

11) UNI

No development of Phase 1 College Building shall commence until a scheme for nature conservation enhancement for Phase 1 has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and 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.

12) UNI

No development of the Phase 1 College Building or public square or other operations in connection with the Phase 1 College Building or public square, shall commence (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement for the Phase 1 College Building and public square development has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement.

Reason: To ensure the adequate protection of the protected 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.

13) UNI

No development of the Phase 1 College Building or public square shall take place

until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping for the Phase 1 Public Square, which shall include hard surfacing, wind mitigation screens, 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.

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

14) UNI

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.

15) UNI

No development of the Phase 1 College Building shall take place until details of a minimum of 56 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 or such alternative facilities as may be agreed in writing with the Local Planning Authority shall be fully implemented and made available for use prior to the occupation of the Phase 1 College Building 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.

16) UNI

No development of the Phase 1 College Building at first floor level or above shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the Phase 1 College Building has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

17) UNI

Within 6 months of first occupation of the Phase 1 College Building hereby approved a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the Stage 1 College Building built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use

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

18) UNI

Noise associated with plant and machinery incorporated within the Phase 1 College Building 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 10dB 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.

19) UNI

The testing of life safety plant incorporated within the Phase 1 College Building, shall not be carried out for no more than 1 hour per month between 09.00 and 17.00 during working weekdays, the assessment criteria is relaxed to correspond to an increase in the minimum background noise levels by no more than 10 dB(A).

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.

20) UNI

No servicing of the Phase 1 College Building (i.e. deliveries to or from the premises) shall occur except between the hours of 07.00 and 19.00 Monday to Friday, and 09.00 to 17.00 on Saturdays and Sundays.

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.

21) UNI

No development of the Phase 1 College Building shall take place until an acoustic report has been submitted to and approved in writing by the Local Planning Authority which contains details of how the College Building at all storeys and all facades will be glazed and ventilated in order to protect internal occupants from road traffic noise and to comply with the "good" levels in British Standard 8233 and the levels stated in BB93 or suitable equivalent. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

22) UNI

Post completion of the Phase 1 College, but prior to occupation of the Phase 1 College Building, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the noise levels internally at the Phase 1 College Building comply with the "good" levels in British Standard 8233 and the levels stated in Building Bulletin 93 or suitable equivalent. If the additional noise survey and report shows that the "good" levels in the British Standard 8233 and the levels stated in Building Bulletin 93 or suitable equivalent are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the "good" levels in the British Standard 8233 and the levels stated in BB93 or suitable equivalent shall be submitted to and approved in writing prior to first occupation of the Phase 1 College Building.

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

23) UNI

No development of the Phase 1 College Building shall take place until a scheme for the fitting of odour control equipment to the Phase 1 College Building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

24) UNI

No development of the Phase 1 College Building shall take place until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

25) UNI

The Phase 1 College Building hereby permitted shall not be operational except between the hours of 06:00 and 21:00 on Mondays to Fridays and 06:00 to 17:00 on Saturdays with no opening on Sundays or Bank or Public Holidays.

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

26) UNI

(i) No development of the Phase 1 College Building shall take place until details of the external lighting of the Phase 1 site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the Phase 1 site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

(ii) Prior to occupation of the Stage 1 College Building, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part (i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part (i).

(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

27) UNI

The Phase 1 building shall only be used for D1 education provision only with ancillary retail (A1) and restaurant (A3) as shown on the approved plans and for no other purpose including the use of any part of the building as a theatre (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and the education aspirations for the City and to comply with policies HO20 and QD27 of the Brighton & Hove Local Plan.

28) UNI

All windows at the first and second floor levels of the south elevation of the three storey section of the Phase 1 College Building, which is located to the south west of the main building, shall not be glazed otherwise than with obscured glass, in accordance with details to be submitted to and approved in writing prior to work starting on the Phase 1 Building. The scheme shall be implemented fully in accordance with the approved details prior to first occupation of the Stage 1 College Building and retained as such thereafter.

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

29) UNI

No development of the Phase 1 College Building shall take place until a written Site Waste Management Plan for Phase 1 College Building, 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 Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

30) UNI

No development of the Phase 1 College Building Residential Building shall take place until detailed elevations at scale 1:20 of all proposed gates to be installed at the Phase 1 site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

31) UNI

No development of the Phase 1 College Building shall take place until details of the photovoltaics to be installed at rooftop level of the Phase 1 College Building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved details and shall be retained as such thereafter.

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

Student Residential Development - Phase 2a

32) UNI

The Phase 2a Student Residential Building hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

33) UNI

No development of the Phase 2a Student Residential Building hereby approved 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 recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

34) UNI

No development of the Phase 2a Student Residential Building at first floor above shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments for Phase 2a. The boundary treatments shall be provided in accordance with the approved details before the building is occupied.

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

35) UNI

No development shall commence of the Phase 2a Student Residential Building until full details of the existing and proposed land levels of the proposed Phase 2a development in relation to Ordnance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

36) UNI

No development of the Phase 2a Student Residential Building 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 Phase 2a Student Residential Building 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.

37) UNI

No development of the Phase 2a Student Residential Building shall take place until samples of materials for all external windows and doors of the Phase 2a building 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, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

38) UNI

No development of the Phase 2a Student Residential Building shall be commenced unless and until a scheme for the provision of surface water drainage for the Phase 2a development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority there shall be no net increase in flows to the public sewer. No infiltration of surface water drainage into the ground is permitted other than that which is first approved in writing by 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 and retained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to prevent pollution of the water environment as a result of this development and to comply with policies SU3 and SU15 of the

Brighton & Hove Local Plan.

39) UNI

Piling or any other foundation designs using penetrative methods associated with the Phase 2a Student Residential Building shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

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

40) UNI

No development of the Phase 2a Student Residential Building shall commence until a scheme for nature conservation enhancement for Phase 2a has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and 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.

41) UNI

No development of the Phase 2a Student Residential Building or other operations shall commence on site in connection with the Phase 2a Student Residential Building, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement for the Phase 2a Student Residential Building development has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement.

Reason: To ensure the adequate protection of the protected 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.

42) UNI

No development of the Phase 2a Student Residential Building shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping for the Phase 2a site, which shall include 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.

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.

43) 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.

44) UNI

No development of the Phase 2a Student Residential Building shall take place until details of a minimum of 160 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 Phase 2a Student Residential Building 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.

45) UNI

No development of the Phase 2a Student Residential Building at first floor level or above shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the Phase 2a Student Residential Building has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for the Phase 2a Student Residential Building 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.

46) UNI

Within 6 months of first occupation of the Phase 2a Student Residential Building hereby approved a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the Phase 2a Student Residential Building as built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

47) UNI

Noise associated with plant and machinery incorporated within the Phase 2a Student Residential 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 10dB 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.

48) UNI

The testing of life safety plant incorporated within the Phase 2a Student Residential Development, shall not be carried out for no more than 1 hour per month between 09.00 and 17.00 during working weekdays, the assessment criteria is relaxed to correspond to an increase in the minimum background noise

levels by no more than 10 dB(A).

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.

49) UNI

No servicing of the Phase 2a Student Residential Building (i.e. deliveries to or from the premises) shall occur except between the hours of 07.00 and 19.00 Monday to Friday, and 09.00 to 17.00 on Saturdays and Sundays.

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.

50) UNI

The Party Walls/Floors between the ground floor of the Phase 2a Student Residential Building and the first floor residential units should be designed to achieve a sound insulation value of 5dB better than Approved Document E performance standard, for airborne sound insulation for floors of purpose built dwelling-houses and flats.

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

51) UNI

No development of the Phase 2a Student Residential Building shall take place until a an acoustic report has been submitted to and approved in writing by the Local Planning Authority which contains details of how the Phase 2a Student Residential Building submitted at all storeys and all facades will be glazed and ventilated in order to protect internal occupants from road traffic noise and meet the "good" levels in British Standard 8233. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

52) UNI

Post completion of the Phase 2a Student Residential Building, but prior to occupation of the Phase 2a Student Residential Building, an additional noise survey and report shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that the noise levels internally at the Phase 2a Student Accommodation Building comply with the "good" levels in British Standard 8233. If the additional noise survey and report shows that the "good" levels in the British Standard 8233 are not met then an additional report detailing the mitigation measures to be installed including a further test carried out to demonstrate compliance with the "good" levels in the British Standard 8233 shall be submitted to and approved in writing prior to first occupation of the Phase 2a Student Accommodation Building.

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

53) UNI

No development of the Phase 2a Student Residential Building shall take place until a scheme for the fitting of odour control equipment to the Phase 2a Student Residential Building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

54) UNI

No development of the Phase 2a Student Residential Building shall take place until a scheme for the sound insulation of the odour control equipment referred to in the condition set out above has been submitted to and approved in writing by

the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

55) UNI

(i) No development of the Phase 2a Student Residential Building shall take place until details of the external lighting of the Phase 2a site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

(ii) Prior to occupation of the Phase 2a Student Residential Building, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part (i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part (i).

(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

56) UNI

(i) No development of the Phase 2a Student Residential Building shall take place until there has been submitted to and approved in writing by the local planning authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(a) A desk top study documenting all the previous and existing land uses of the Phase 2a Student Development site and adjacent land in accordance with national guidance as set out in Contaminated land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The Phase 2a Student Residential Building hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition 56 (i)c that any remediation scheme required and approved under the provisions of condition 56 (i)c 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;

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 condition 56 (i) c."

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

57) UNI

No development of the Phase 2a Student Residential Building shall take place until a written Site Waste Management Plan for Phase 2a Student Residential Building, 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 Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

58) UNI

No development of the Phase 2a Student Residential Building shall take place until the details of the height, materials and technical specification for the flue serving the Combined Heat and Power system has been submitted to an approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the flue and to ensure that emissions can be dispersed effectively and to comply with polices QD1 and SU9 of the Brighton & Hove Local Plan.

59) UNI

No development of the Phase 2a Student Residential Building shall take place until detailed elevations at scale 1:20 of all proposed gates to be installed at the Phase 2a site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

60) UNI

No development of the Phase 2a Student Residential Building shall take place until details of the photovoltaics to be installed at rooftop level of the Phase 2a Student Residential Building have been submitted to and approved in writing by the Local Planning Authority. The development shall be on carried out fully in accordance with the approved details and shall be retained as such thereafter.

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

Phase 2b: Residential Development & Pelham Street Improvements

61) UNI

The Phase 2b Residential Development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in Condition 62 below, whichever is the later.

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

62) UNI

a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) appearance; and
- (ii) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

63) UNI

The Phase 2b Residential Development shall not commence until a scheme for the details of the provision of Affordable Housing for at least 20% of the residential units hereby approved as part of the development, has been submitted to and approved in writing by the Local Planning Authority. Save where Condition 64 below applies, the affordable housing shall be provided in accordance with the approved scheme which shall include:

i. the numbers, type, tenure mix and location on the site of the affordable housing provision to be made which shall consist of not less than 20% of housing units. 55% of the affordable housing units shall be provided as Affordable Rented Housing and 45% shall be provided as Intermediate Affordable Housing.

i. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;

iii. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing; and

iv. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team and for the purposes of this condition and Condition 64 below 'Affordable Housing', 'Affordable Rented Housing' and 'Intermediate Affordable Housing' have the meaning ascribed to it by the National Planning Policy Framework.

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

64) UNI

Should all the Phase 2b Residential Buildings hereby approved not have been constructed to at least first floor level by the fourth anniversary of the date of this permission; or if the gross internal floor area (combined) of the residential units hereby approved (excluding any communal areas such as entrance halls, staircases and lifts) exceed 7,265 square metres; a viability assessment which assesses, at that date, the number of affordable housing units that the proposed development could provide whilst remaining viable, together with a scheme ('the reassessed scheme') of affordable housing provision based on that viability assessment (including numbers, type, tenure mix and location on the site of the affordable housing provision to be made), shall be submitted to, and for approval in writing by, the Local Planning Authority. The affordable housing shall be provided in accordance with the approved reassessed scheme which reassessed scheme shall also include:

v. the timing of the construction of the affordable housing and its phasing in

relation to the occupancy of the market housing;

vi. the arrangements for the transfer of the affordable housing to an affordable housing provider;

vii. the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing.

viii. the occupancy criteria shall be agreed by Brighton & Hove City Council Housing Team

Reason: To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

65) UNI

No development of the Phase 2b Residential Development shall commence until the internal layouts for the residential development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the provision of an appropriate mix of units and acceptable living conditions and to comply with policies HO3 and QD27 of the Brighton & Hove Local Plan.

66) UNI

The number of residential units within the Phase 2b Residential Development shall not exceed 125 units.

Reason: For the avoidance of doubt over what has been approved.

67) UNI

No development of the Phase 2b Residential Development shall be commenced unless and until a scheme for the provision of surface water drainage for the Phase 2b development has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority there shall be no net increase in flows to the public sewer. No infiltration of surface water drainage into the ground is permitted other than that which is first approved in writing by 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 and retained as such thereafter.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to prevent pollution of the water environment as a result of this development and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.

68) UNI

Piling or any other foundation designs using penetrative methods associated with the Phase 2b Residential Development shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

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

69) UNI

(i) Prior to the commencement of the Phase 2b Residential Development details of the external lighting of the Phase 2b site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the

recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

(ii) Prior to occupation, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part (i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part (i).

(iii) The approved installation shall be maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

70) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no works shall start in relation to the Phase 2b Residential Development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 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.

71) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved as part of the Phase 2b Residential Development 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 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.

72) UNI

No development of the Phase 2b Residential Buildings shall commence until a scheme for nature conservation enhancement on Phase 2b has been submitted to and approved by the Local Planning Authority. This shall include the number and locations of bird and bat boxes to be erected and details of any artificial external lighting. The scheme shall be fully implemented in accordance with the approved details and 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.

73) UNI

Noise associated with plant and machinery incorporated within the Phase 2b Residential 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 10dB 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.

74) UNI

The testing of life safety plant incorporated within the Phase 2b Residential Development, shall not be carried out for no more than 1 hour per month between 09.00 and 17.00 during working weekdays, the assessment criteria is relaxed to correspond to an increase in the minimum background noise levels by no more than 10 dB(A).

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.

75) UNI

The reserved matters application required by Condition 62 shall include details of an acoustic report which contains details of how the Residential Buildings submitted at all storeys and all facades will be glazed and ventilated in order to protect internal occupants from road traffic noise and meet the "good" levels in British Standard 8233. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

76) UNI

The reserved matters application required by Condition 62 shall include details of a daylight and sunlight report which shall contain details of the levels of daylighting and sunlighting to all habitable windows in the Residential Buildings in accordance with the BRE Site Layout Planning for Daylight and Sunlight A Guide to Good Practice and BS8206-2:2008 Lighting for Buildings Part 2: Code of Practice for daylighting.

Reason: To provide adequate levels of daylight and sunlight for the future occupiers of the building and to comply with policies QD27 of the Brighton & Hove Local Plan.

77) UNI

The reserved matters application required by Condition 62 shall include details of how the windows on the east facing elevation at first floor of the eastern building of Block C shall be designed to limit overlooking to properties on York Place.

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

78) UNI

The east facing elevation of the northern wing of Block A which is adjacent to Cheapside shall not contain balconies and any windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such and open inwards in accordance with details to be submitted as part of the reserved matters application required by Condition 62.

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

79) UNI

The east facing elevation of the southern wing of Block A which is adjacent to the new pedestrian route to 15 York Place shall not contain balconies and any windows shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such and open inwards in accordance with details to be submitted as part of the reserved matters application required by Condition 62.

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

80) UNI

(i) No development of the Phase 2b Residential Buildings shall take place until there has been submitted to and approved in writing by the local planning authority: (A desktop study shall be the very minimum standard accepted.

Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(a) A desk top study documenting all the previous and existing land uses of the Phase 2b Residential Development site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and unless otherwise agreed in writing by the local planning authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The Phase 2b Residential Building hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority verification by a competent person approved under the provisions of condition 80 (i)c that any remediation scheme required and approved under the provisions of condition 80 (i)c 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;

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 condition 80 (i) c."

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

81) UNI

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.

82) UNI

No works shall commence on the Phase 2b Residential Buildings until a scheme has been submitted to and approved in writing by the Local Planning Authority which shows that a minimum of 10% of the affordable housing units and 5% of market housing residential units are fully wheelchair accessible. The scheme shall be fully implemented in accordance with the approved details.

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

83) UNI

The heights of the residential buildings shall not exceed the following Ordnance Datum levels (AOD); Block A 34.5 metres, Block B 30.95 metres Block C ridge height 23.42 metres and eaves height 20.349 metres as shown on plans referenced P1286 C and P1288 C received on 13 November 2013.

Reason: For the avoidance of doubt over what is approved.

84) UNI

The Phase 2b Residential Development hereby permitted shall not be

commenced until details of a minimum cycle parking standards in accordance with the details contained within Supplementary Planning Guidance Note 4 Parking Standards or any subsequent Supplementary Planning Document which replaces SPG4, has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the Phase 2b Residential 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.

85) UNI

The 13 disabled car parking spaces to the rear of Block A shall be fully implemented and made available for the occupants of Block A hereby approved prior to first occupation of Block A and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled occupiers and to comply with Local Plan policy TR18 and SPG4.

86) UNI

No development of the Phase 2b Residential Buildings shall take place until a scheme for the storage of refuse and recycling for Phase 2b 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.

87) UNI

The roofs of Block A and Block B shall contain a green or sedum roof, and the roofs of Block A, Block B and Block C shall contain renewable solar technologies, the details of which shall be submitted as part of the reserved matters application required by Condition 62.

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.

88) UNI

The reserved matters application required by Condition 62 shall include details of an ventilation strategy which contains details of how the units at the ground and first floor levels of the Cheapside elevation of Block A shall be ventilated so that they are protected from the outside ambient air quality. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

89) UNI

No development of the Phase 2b Residential Development shall take place until a written Site Waste Management Plan for Phase 2b Residential Development, 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 Plan shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan and SU13 of the Brighton & Hove Local

Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

90) UNI

No demolition of York or Trafalgar buildings and their associated extensions, shall take place unless a programme of building survey and recording of York or Trafalgar buildings and their associated extensions, has been carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority prior to commencement of the Phase 2 development.

Reason: To ensure the satisfactory recording of these buildings and to comply with policy QD1 and QD2 of the Brighton & Hove Local Plan.

91) UNI

Apart from the 13 disabled vehicle parking bays to the rear of Block A as shown on drawings referenced P1105 Rev D received on 31 October 2013, no other area within the Phase 2b site, including the landscaped areas, amenity areas and new route from Pelham Street to York Place, shall be used for the parking of vehicular cars.

Reason: To ensure that apart from the disabled vehicular parking the development is 'car free' and to preserve the visual amenities of the area and to comply with policies QD1, QD2 and HO7 of the Brighton & Hove Local Plan.

BH2013/03173

Unit 1 Brighton Station Queens Road Brighton

Internal alterations to layout to facilitate hot food and drink outlet with associated signage.

Applicant: Bagelman

Officer: Liz Arnold 291709

Approved on 17/04/14 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 details the reinstated timber wainscot boarding and skirting shall match exactly that in the East Wing Waiting Room.

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

3) UNI

The signage hereby approved shall not include any exposed wiring or trunking.

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

BH2014/00021

Basement Flat 54 Dyke Road Brighton

Re-instatement of cast iron railings to front elevation.

Applicant: Deborah Warren

Officer: Joanne Doyle 292198

Approved on 23/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 railings hereby approved shall match exactly the design, profile, method of fixture and materials of the remaining existing railings and shall be painted black within 3 months of installation and retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			06 Jan 2014
Block Plan			06 Jan 2014
Proposed Elevation Drawing			25 Feb 2014
Proposed Elevation Drawing			26 Feb 2014
Proposed Floor Plan			25 Feb 2014

BH2014/00164

38 Buckingham Road Brighton

Replacement of existing sliding sash timber single glazed windows with double glazed timber windows to first and second floor front elevation.

Applicant: Mr Stephen Anderson

Officer: Joanne Doyle 292198

Approved on 16/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 windows hereby approved shall be double-glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, 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.

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			20 Feb 2014
Product survey & Specifications			19 Feb 2014
Product Survey and Specification			19 Feb 2014
Indicative Head / Meeting			19 Feb 2014

Sash / Sill details			
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BH2014/00300

The Open Market Marshalls Row and Francis Street Brighton

Application for Approval of Details Reserved by Condition 48 of BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Paul Vidler 292192

Approved on 17/04/14 DELEGATED

BH2014/00382

15-16 London Road Brighton

Display of internally illuminated ATM panel.

Applicant: Santander

Officer: Christine Dadswell 292205

Approved on 09/04/14 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.

BH2014/00383

15-16 London Road Brighton

Installation of 1no additional ATM machine and replacement receipt bins with surrounding vinyl.

Applicant: Santander

Officer: Christine Dadswell 292205

Approved on 09/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Elevations	Brighton LR-0273-EL-D R	A	12/02/2014

BH2014/00401

100 - 101 Queens Road Brighton

Display of internally illuminated logo sign and lettering within existing shopfront panelling.

Applicant: The Royal British Legion

Officer: Chris Swain 292178

Approved on 09/04/14 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.

BH2014/00416

29-30 Surrey Street Brighton

Display of internally illuminated lettering.

Applicant: Fuller Smith & Turner PLC

Officer: Chris Swain 292178

Approved on 10/04/14 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.

BH2014/00439

7A Wakefield Road Brighton

Replacement of existing single glazed timber framed windows and door to the rear and door to the front with double glazed UPVC.

Applicant: Dr Elisabeth Brama

Officer: Robin Hodgetts 292366

Approved on 23/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
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Site location plan			10/02/04
Windows and doors details			10/02/14

BH2014/00460

16 Queens Place Brighton

Erection of single storey roof extension to existing warehouse and office to form 1no one bedroom flat and 1no two bedroom flat (C3) with alterations to ground floor entrance.

Applicant: Mr H Nicholson

Officer: Liz Arnold 291709

Refused on 17/04/14 DELEGATED

1) UNI

The proposed roof extension, by virtue of its false traditional roof form design, height, bulk and massing would result in a development which relates poorly to the simple, functional modernity appearance of the existing building and a development that would be unduly prominent with the Queens Place street scene and result in an oppressive environment to the Brunswick Row street scene. As such the proposal would be of detriment to the visual amenities of the parent property, the Queens Place and Brunswick Row street scene and the wider area and would fail to preserve or enhance the setting of the adjacent Conservation Area and the Listed Buildings located within the vicinity of the site. The proposal is contrary to policies QD1, QD2, QD3, QD14, HE3 and HE6 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

2) UNI2

The proposed external roof terrace, by virtue of its positioning in respect of the existing window within the east facing elevation of no. 136 to 137 London Road, would result in an unneighbourly form of development by virtue of resulting in loss of privacy and overlooking to this neighbouring window. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/00510

30 Kensington Street Brighton

Display of internally illuminated lettering and projecting signs.

Applicant: Trague Holdings

Officer: Emily Stanbridge 292359

Approved on 22/04/14 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.

BH2014/00532

1 Buckingham Place Brighton

Application for Approval of Details Reserved by Conditions 4 and 5 of application BH2013/03604.

Applicant: Mr A Ribot

Officer: Wayne Nee 292132

Refused on 17/04/14 DELEGATED

1) UNI

The details in relation to Condition 4 have not been approved as the proposed cycle storage, due to their location, would not enable users to easily secure both wheels and the frame. The details are therefore contrary to policy TR14 of the Brighton & Hove Local Plan.

2) UNI2

The details in relation to Condition 5 have not been approved as the proposed disabled bay only provides a clear zone on one side of the parking bay. This would result in the potential for unsafe vehicle manoeuvres by users of the disabled bay. The details are therefore contrary to policies TR7 and TR18 of the Brighton & Hove Local Plan.

BH2014/00569

12 Pavilion Buildings Brighton

Display of non-illuminated fascia and projecting signs.

Applicant: The Jaeger Company's Shops Limited

Officer: Joanne Doyle 292198

Approved on 17/04/14 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.

BH2014/00603

Diplocks Yard 73 North Road Brighton

Erection of part single storey, part two storey building to provide 8no office units (B1) with new entrance gates to site entrance.

Applicant: Sussex Property Investments Ltd

Officer: Adrian Smith 290478

Refused on 23/04/14 DELEGATED

1) UNI

The proposed development, by virtue of the scale, materials, bulk and design of its roof form, fails to complement the general form and setting of the site and its surroundings, and would result in appreciable harm to the character and appearance of this backland site and the positive characteristics of the surrounding North Laine Conservation Area, contrary to policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of the scale, bulk and design of its roof form, would result in a loss of amenity for occupants of Queens Gardens by way of adverse loss of light and harmful oppression of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan

BH2014/00607

The Open Market Marshalls Row Brighton

Application for Approval of Details Reserved by Condition 52 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group and The Brighton Open Market CIC

Officer: Paul Vidler 292192

Approved on 16/04/14 DELEGATED

BH2014/00624

32-34 Queens Road Brighton

Prior approval for change of use at first, second and third floor level from office (B1) to residential (C3) to form 7no flats.

Applicant: Mr Geoffrey Holden, Mr Keith Brinsmead, Mr Clive Botting & Mr Graham St John Richardson

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 17/04/14 DELEGATED

WITHDEAN

BH2013/03456

39 & 41 Withdean Road Brighton

Demolition of existing houses and erection of 3no detached houses with associated landscaping.

Applicant: Baobab Developments

Officer: Steven Lewis 290480

Approved on 09/04/14 COMMITTEE

1) UNI

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

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

2) UNI

The 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.

3) UNI

No extension, enlargement or other alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country

Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

4) UNI

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

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

5) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing larger scale details at 1:20 scale of the proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied.

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

6) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

7) UNI

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

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

8) UNI

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement for tree protection 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 Method Statement.

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.

9) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning

Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 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.

11) 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.

12) UNI

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

13) UNI

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

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

14) UNI

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.

15) UNI

The extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan & Location Plan	1310_001_P		10/10/2013
Unit 1 Plans	1310_003_P		16/10/2013
Unit 1 Elevations	1310_004_P		10/10/2013
Unit 2 Plans	1310_005_P		16/10/2013
Unit 2 Elevations	1310_006_P		17/03/2014
Unit 3 Plans	1310_007_P	A	17/03/2014
Unit 3 Elevations	1310_008_P	B	17/03/2014
Existing Site Plan	1310-009_13.0 9.09		10/10/2013
Existing Sections/Elevations	1310-016_13.0 9.09		16/10/2013
Existing Sections/Elevations	1310-017_13.0 9.09		16/10/2013
Previously approved and proposed schemes	1310-020_P		20/11/2013
Site elevations and sections	1310-030_P		17/03/2014
Tree Plan	J37.79/02		05/11/2013

BH2013/03555

11 South Road Brighton

Conversion of first floor offices (B1) to 1no one bed flat and 1no studio flat (C3).

Applicant: Uniglobe Preferred Travel

Officer: Liz Arnold 291709

Refused on 17/04/14 DELEGATED

1) UNI

The proposed development would result in the loss of an existing office at first floor level. The applicant has failed to demonstrate that the existing office use is genuinely redundant and has failed to demonstrate that the preferred alternative uses as set out in policy EM5 of the Brighton & Hove Local Plan have been explored. As such the proposal is contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed termination of the extract fan through the small section of masonry between the first floor west facing window and principle building would have an adverse impact upon the architectural and historic character and appearance of the Grade II Listed Building. As such the proposal is contrary to policies QD14,

HE1 & HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Notes SPGBH13: Listed Buildings - General Advice.

BH2013/03556

11 South Road Brighton

Internal alterations to facilitate the conversion of first floor offices (B1) to 1no one bed flat and 1no studio flat (C3).

Applicant: Uniglobe Preferred Travel

Officer: Liz Arnold 291709

Refused on 17/04/14 DELEGATED

1) UNI

The proposed alterations at first floor level, and particularly the construction of partitions, subdivision of the open historic plan form, servicing installation and fire and sound upgrades, would have an adverse impact on the historic and architectural character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, and Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

2) UNI2

The applicant has failed to provide sufficient information in relation to the existing floor covering. As such the Local Planning Authority is unable to fully assess the impacts of the proposed fire and sound upgrade works on the historic and architectural character and appearance of the Grade II Listed Building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan, the Council's Supplementary Planning Guidance Notes, SPGBH11: Listed Building Interiors and SPGBH13: Listed Buildings - General Advice.

BH2013/03993

Park Manor London Road Brighton

Roof extension to form 4no three bedroom penthouse flats with private roof gardens and creation of 4no car parking spaces, 1no disabled car parking space and new cycle store.

Applicant: Anstone Properties Ltd

Officer: Liz Arnold 291709

Approved on 04/04/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site & Location Plans	A3213/01	Rev. B	5th March 2014
Existing Sixth Floor Plan	A3213/02		22nd November 2013
Existing East Elevation	A3213/03		22nd November 2013
Existing West Elevation	A3213/04		22nd November 2013

Existing S & N Elevations	A3213/05		22nd November 2013
Proposed Seventh Floor Plan	A3213/06		22nd November 2013
Proposed Seventh Floor Plan	A3213/07	Rev. B	18th December 2013
Proposed Seventh Floor Plan	A3213/08	Rev. B	18th December 2013
Proposed West Elevation	A3213/09	Rev. A	24th January 2014
Proposed West Elevation	A3213/10	Rev. A	24th January 2014
Proposed West Elevation	A3213/11	Rev. A	24th January 2014
Existing Roof Plan	A3213/12		22nd November 2013
Proposed Roof Plan	A3213/13		22nd November 2013
Proposed Seventh Floor Plan	A3213/14	Rev. A	18th December 2013
Existing Parking Plan	A3213/15		22nd November 2013
Secure Cycle Store	A3213/15		24th January 2014
Parking & Cycle Storage	A3213/16	Rev. A	6th March 2014

3) UNI

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

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

4) UNI

Access to the flat roof above the additional storey 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 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

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 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

7) UNI

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.

8) UNI

No development shall take place until details of the proposed lift plant and machinery to be used on the premises have been submitted to and approved in writing by the Local Planning Authority. The details shall indicate the lift plant and machinery enclosed with sound-insulating materials and mounted in a way which will minimise transmission of structure borne sound. The development shall be carried out in accordance with the approved details.

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

9) UNI

Notwithstanding the details submitted, the development hereby permitted shall not be commenced until further details of the layout and dimensions of the 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.

10) UNI

Notwithstanding the information provided, the development hereby permitted shall not commence until revised details of the disabled car parking provision for the occupants of and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. The parking space shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be returned 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 and TR18 of the Brighton & Hove Local Plan and SPG4 on Parking Standards.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 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.

12) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles 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.

BH2013/03995**39 Westdene Drive Brighton**

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Louie Rix-Martin**Officer:** Helen Hobbs 293335**Approved on 07/04/14 DELEGATED****BH2013/04029****158 Tivoli Crescent North Brighton**

Erection of a two storey extension at lower ground and ground floor levels and an extension at first floor level to rear elevation with associated alterations. Addition of windows and rooflights to side elevations (Part-Retrospective).

Applicant: Mr & Mrs Sadeghi**Officer:** Liz Arnold 291709**Approved on 04/04/14 COMMITTEE****1) UNI**

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

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

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

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

Plan Type	Reference	Version	Date Received
Site Plan	13.11.21.001		9th December 2013
Block Plan	13.11.21.002		9th December 2013
Existing Floor Plans	13.11.21.003		21st January 2014
Existing Elevations	13.11.21.004		21st January 2014
Proposed Floor Plans	13.11.21.005		21st January 2014
Proposed Elevations	13.11.21.006		21st January 2014
Section Through Rear Extension	13.11.21.12		20th January 2014

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**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed in the southern and northern elevation of the first floor extension hereby approved without planning permission obtained from the Local Planning Authority.

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

5) 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.

BH2013/04381

35 Surrenden Crescent Brighton

Certificate of lawfulness for proposed demolition of existing garage and erection of new garage to rear, erection of single storey side extension and enlargement of existing dormer to east elevation.

Applicant: Mr R Ashton

Officer: Christopher Wright 292097

Refused on 11/04/14 DELEGATED

BH2014/00137

Park Manor London Road Brighton

Application for Approval of Details Reserved by Conditions 8 and 10 of application BH2013/01800.

Applicant: Anstone Properties Ltd

Officer: Jason Hawkes 292153

Split Decision on 17/04/14 DELEGATED

BH2014/00308

19 Withdean Road Brighton

Demolition of existing dwelling and erection of six bedroom dwelling.

Applicant: Mr & Mrs Kevin Fitzpatrick

Officer: Christopher Wright 292097

Refused on 16/04/14 DELEGATED

1) UNI

The proposed development, by reason of its scale, siting, height, bulk and form, would have an unduly dominant, discordant and cramped appearance in relation to the two neighbouring properties and would detract from the character of the area. The development would therefore fail to emphasise and enhance the positive qualities and characteristics of the area and is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its scale, siting, height, bulk and form, would have an overbearing impact on neighbouring properties and would give rise to overlooking and a loss of privacy. As such the proposal would be detrimental to neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00395

48 Redhill Drive Brighton

Erection of three storey rear extension, alterations to fenestration, creation of raised terrace with balustrade and roof alterations with 4no rooflights.

Applicant: Sinnis International (UK) Ltd

Officer: Emily Stanbridge 292359

Refused on 04/04/14 DELEGATED

1) UNI

The proposed extension by virtue of its scale, bulk, height and design forms an

overly dominant addition to this property, which lacks subservience resulting in an over-extended appearance to the original property. The proposal results in a significant and harmful change to the properties original plan form, character and appearance. The proposed development is therefore contrary to Policies QD2 and QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

2) UNI2

The extension forms a uneighbourly addition, creating an overbearing impact to the neighbouring property (No.46 Redhill Drive). As such the proposed development is contrary to QD27 within the Brighton & Hove Local Plan.

BH2014/00422

66 Loder Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mrs Christine Berry

Officer: Julia Martin-Woodbridge 294495

Approved on 10/04/14 DELEGATED

BH2014/00445

25 Bramble Rise Brighton

Erection of a single storey rear extension with associated external alterations.

Applicant: Matthew Lindenfelser

Officer: Helen Hobbs 293335

Approved on 09/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 samples of the cedar cladding 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 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
Proposals	488(PL)1		12th February 2014
Site and block plan	488(PL)2		12th February 2014

BH2014/00477

52 Surrenden Crescent Brighton

Excavation at lower ground floor level to facilitate conversion of store into habitable space with associated creation of a patio area with balustrade and associated external alterations.

Applicant: Mr & Mrs Duncan

Officer: Oguzhan Denizer 290419

Approved on 11/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extended front elevation (at lower ground floor level) 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.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan & Block Plan			14/02/2014
Existing Plans, Section & Elevations	01		14/02/2014
Proposed Plans, Section & Elevations	02		14/02/2014

BH2014/00575

66 Valley Drive Brighton

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

Applicant: Mr Paul Edgerton

Officer: Emily Stanbridge 292359

Approved on 08/04/14 DELEGATED

BH2014/00576

23 Tongdean Rise Brighton

Erection of two storey front, side and rear extensions with associated roof alterations, decking and landscaping.

Applicant: Mr Garth Williams

Officer: Christopher Wright 292097

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that

Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed on the elevations of the extensions hereby approved without planning permission obtained from the Local Planning Authority.

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

3) UNI

The first floor level windows on the northerly facing flank elevations of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plans	CH562/001	A	20 Feb 2014
Existing Ground Floor Plan, Street Elevation	CH562/002		20 Feb 2014
Existing First Floor and Roof Plan, Existing Section	CH562/003		20 Feb 2014
Existing Elevations	CH562/004		20 Feb 2014
Proposed Ground Floor Plan, Street Elevation	CH562/005	A	20 Feb 2014
Proposed First Floor and Roof Plan, Proposed Section	CH562/006	A	20 Feb 2014
Proposed Elevations	CH562/007	A	20 Feb 2014

5) UNI

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

BH2014/00581

256 Dyke Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Chakraborty

Officer: Christine Dadswell 292205

Prior approval not required on 04/04/14 DELEGATED

BH2014/00680

61 Regency Court Withdean Rise Brighton

Installation of replacement UPVC windows to front and rear. (Retrospective)

Applicant: Mrs Lorraine Michael

Officer: Julia Martin-Woodbridge 294495

Approved on 17/04/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			03.03.2014
Ovolo Profile Suite			03.03.2014
Window elevations	1038-PL02		03.03.2014

BH2014/00733

172 Tivoli Crescent North Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.4m.

Applicant: James Thompson

Officer: Joanne Doyle 292198

Prior approval not required on 16/04/14 DELEGATED

BH2014/00767

284 Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 5 and 6 of application BH2013/03772.

Applicant: Roman Lelic

Officer: Steven Lewis 290480

Approved on 17/04/14 DELEGATED

EAST BRIGHTON

BH2013/03914

61-107, 109-155, 206-252 Donald Hall Road & 13-59, 61-107 Bowring Way Brighton

Installation of render to all elevations, replacement of existing windows and balcony doors with UPVC windows and balcony doors, new felt covering to roof and associated external alterations to 5no blocks of flats.

Applicant: Brighton & Hove City Council

Officer: Andrew Huntley 292321

Approved on 04/04/14 COMMITTEE

1) UNI

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

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

2) UNI

No development shall commence until a method statement to address how harm to reptiles will be avoided has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To mitigate any impact from the development hereby approved and to

comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

3) UNI

No development shall take place until full details of the proposed colour of the render and new paintwork 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.

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	1108/OS	B	12.03.2014
Block Plan	1108/OS		18.11.2013
Existing Elevations & Roof	1108/VI/01		18.11.2013
Proposed Elevations and Roof	1108/VI/02		18.11.2013
Existing Elevations & Roof	1108/CA/03		18.11.2013
Proposed Elevations and Roof	1108/CA/04		18.11.2013
Existing Elevations & Roof	1108/HO/05		18.11.2013
Proposed Elevations and Roof	1108/HO/06		18.11.2013
Existing Elevations & Roof	1108/CH/07		18.11.2013
Proposed Elevations and Roof	1108/CH/08		18.11.2013
Existing Elevations & Roof	1108/DA/09		18.11.2013
Proposed Elevations and Roof	1108/DA/10		18.11.2013

BH2013/04213

20 Walpole Road Brighton

Change of use from 6no flats (C3) to school boarding house (C2), incorporating self-contained tutor's flat and bicycle and refuse storage.

Applicant: Brighton College

Officer: Adrian Smith 290478

Approved on 04/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

6. The development hereby permitted shall not be occupied until the sustainability measures detailed within the supporting statement received on the 18 March 2014 have 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.

3) 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.

4) UNI

An employee of Brighton College shall reside in the tutors flat detailed on drawing no.TA761/10 rev B received on 19 December 2013 at all times when pupils are also in residence there.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	TA761/01		12/12/2013
Existing floor plans	TA761/02	B	18/03/2014
Existing and proposed north elevation	TA761/03		12/12/2013
Existing and proposed front elevation	TA761/04		12/12/2013
Proposed floor plans	TA761/10	B	19/12/2013
Proposed bicycle store	TA761/11		19/12/2013

6) 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.

BH2013/04271

St Marys Hall Eastern Road Brighton

Installation of external plant with underground pipes, timber enclosure and bollard.

Applicant: Brighton & Sussex University Hospitals NHS Trust

Officer: Mick Anson 292354

Approved on 03/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

The timber enclosure shall be erected prior to the air conditioning unit becoming operational.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

3) UNI

The timber enclosure shall be stained in a colour to match the brick wall as closely as possible and shall only be fixed to the mortar joints of the east boundary brick wall against which it will be located and not the bricks themselves.

Reason: In the interests of the long term preservation of the wall and the setting of the Listed Building and to comply with policies HE1 and HE3 of the Brighton & Hove Local Plan.

4) UNI

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

Plan Type	Reference	Version	Date Received
Site Location Plan	4284 AL600	Rev M	17.12.13
Site Block Plan	4284 AL601	Rev L	17.12.13
Overlay plans and elevations existing	4284 AL698	Rev A	17.12.13
Overlay plans and elevations proposed	4284 AL699	Rev A	17.12.13
PKA-RP Zubadan Inverter Heat Pump			17.12.13
PKA-RP Power Inverter Heat Pump			17.12.13

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

5) UNI

The external pipework attached to the Elliot Wing shall be painted in a colour to match the existing stucco colour.

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

BH2014/00494

23 Rock Grove Brighton

Internal and external alterations including removal of internal metal staircase and construction of new timber staircase, installation of new external door to courtyard and installation of metal railings and tiles to existing flat roof.

Applicant: Ms Carolyn Griffith

Officer: Christine Dadswell 292205

Approved on 22/04/14 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 details, which shall include sections, of the new lining in the en-suite area 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.

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 details of the external vent have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details.

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 a sample of the tiles to the hereby permitted roof terrace 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: 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.

BH2014/00538

St Marks Chapel Eastern Road/Church Place Brighton

Application for Approval of Details Reserved by Conditions 2, 3 and 4 of application BH2013/01015.

Applicant: Reverend Andrew Manson-Brailsford

Officer: Andrew Huntley 292321

Approved on 16/04/14 DELEGATED

BH2014/00609

22 St Marys Square Brighton

Replacement of all white timber framed windows and doors with UPVC units including replacement of door with window to rear elevation.

Applicant: Sandra & Mark Goddard

Officer: Joanne Doyle 292198

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan			21 Feb 2014
Site Location Plan			21 Feb 2014
Existing Details			21 Feb 2014
Proposed Details			21 Feb 2014
Window Detail			21 Feb 2014

BH2014/00653

8 Chesham Road Brighton

Alterations incorporating changes from rear pitched roof to mansard roof, dormer to front elevation and revised fenestration.

Applicant: James Eyre

Officer: Adrian Smith 290478

Refused on 17/04/14 DELEGATED

1) UNI

The proposed development, by virtue of the form of the mansard roof, conflicts with the original character of the building and would be detrimental to the visual appearance of the host building, the terrace, and the wider conservation area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan 2005 and SPD12 'Design guide for extensions and alterations'

HANOVER & ELM GROVE

BH2014/00187

43 Totland Road Brighton

Enlargement of existing basement.

Applicant: Mr C Lake

Officer: Adrian Smith 290478

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			21/01/2014
Block plan			21/01/2014
Existing and proposed plans, elevations and sections	01		21/01/2014

BH2014/00227

74 Pankhurst Avenue Brighton

Change of use from single dwelling (C3) to small house in multiple occupation (C4).

Applicant: Mr Jacob Chadwick

Officer: Chris Swain 292178

Approved on 15/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be

submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented in accordance with the agreed details and made available for use prior to first occupation of the hereby approved 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 private motor vehicles and to comply with policy TR14 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 hereby approved use 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 location plans, and existing/proposed floor plans			27 January 2014

5) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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.

BH2014/00335

14 Richmond Terrace Brighton

Application for variation of condition 2 of application BH2012/02040 (External alterations including erection of rear basement single storey extension with terrace over, alterations to layout and alterations to fenestration) to permit construction of a flat roof single storey rear annex.

Applicant: Rabbi Pesach Efune

Officer: Helen Hobbs 293335

Refused on 11/04/14 DELEGATED

BH2014/00336

14 Richmond Terrace Brighton

Erection of single storey rear extension with flat roof and associated alterations.

Applicant: Rabbi Pesach Efune

Officer: Helen Hobbs 293335

Refused on 08/04/14 DELEGATED

1) UNI

The proposed rear extension, due to the roof design, size and materials, would poorly relate to the listed building, resulting in an incongruous and inappropriate addition. The proposal would as such significantly harm the historic character and appearance of the listed, contrary to policy HE1 of the Brighton & Hove Local Plan.

HOLLINGDEAN & STANMER

BH2014/00047

1 Pevensey Building North South Road University of Sussex

Demolition of entrance lobby and installation of crittall windows to West elevation. Replacement of existing courtyard entrance doors with new glazed doors. Internal refurbishment and alterations (Retrospective).

Applicant: University of Sussex

Officer: Adrian Smith 290478

Approved on 10/04/14 DELEGATED

BH2014/00284

Flat 7 Ditchling Court 136A Ditchling Road Brighton

Replacement of 2no timber windows on North elevation with white UPVC windows.

Applicant: Mrs Jenny Clay

Officer: Robin Hodgetts 292366

Approved on 03/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			06/02/14
Freehand drawing of north elevation			29/01/14
Additional information and window specifications			25/02/14

BH2014/00431

31 Isfield Road Brighton

Change of use from 6 bedroom small house in multiple occupation (C4) to 7 bedroom house in multiple occupation (Sui Generis) including insertion of window to north east elevation.

Applicant: John Panteli

Officer: Adrian Smith 290478

Approved on 04/04/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			10/02/2014
Block plan			10/02/2014
Existing floor plans and elevations	14468-01		10/02/2014
Proposed floor plans and elevations	14468-02		10/02/2014

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

No extension, enlargement or other alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

5) 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.

6) UNI

The number of persons residing at the premises shall not exceed seven (7) at any one time.

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

BH2014/00472

48 Hollingbury Road Brighton

Certificate of Lawfulness for existing use of property as three self contained flats.

Applicant: William Mason

Officer: Emily Stanbridge 292359

Approved on 07/04/14 DELEGATED

BH2014/00511

58 Stephens Road Brighton

Certificate of lawfulness for proposed erection of fence.

Applicant: Zuzana Vostiarova

Officer: Oguzhan Denizer 290419

Refused on 14/04/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2013/04093

St Albans Church Coombe Road Brighton

Application for variation of condition 2 of application BH2012/01589, (Demolition of existing church and erection of 9no new dwellings comprising 1no 4 bed house, 3no 3 bed houses, 1no 2 bed flat and 4no 1 bed flats), which states that the development shall be carried out in accordance with the approved drawings, to incorporate a lower ground floor level to 3no houses.

Applicant: Bailey Brothers Ltd

Officer: Adrian Smith 290478

Approved on 17/04/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 08/02/2016.

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

2) 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.

3) UNI

The external finishes of the development hereby permitted shall be as set out in the Bailey Brothers Ltd Material Sample Schedule received on 21st January 2013.

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

4) UNI

The Elm tree located on the southern side of the development, within Coombe Road, shall be protected during the course of the development, in accordance with the Arboricultural Report by RW Green Limited, received on the 23rd May 2012. The tree protection measures shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

5) UNI

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

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

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

7) UNI

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

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

8) UNI

Not used.

9) UNI

No extension, enlargement or alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A & B of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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.

10) 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.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 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.

12) UNI

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

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

13) UNI

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

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

14) UNI

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

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

15) UNI

The development hereby permitted shall be carried out in accordance with 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	1437/1596		03/12/2013
Existing Site Layout	1437/1597		23/05/2012
Existing Elevations	137/1598		23/05/2012
Existing Site Sections	1437/1599		23/05/2012
Proposed Floor Plans	1437/1585	D	03/12/2013
Proposed Elevations	1437/1586	F	20/01/2014
Contextual Elevations	1437/1595	A	03/12/2013
Proposed Details	1437/1664		21/01/2013
Proposed Section	1437/1763		20/01/2014

Change of use from small house in multiple occupation (C4) to 7-bed house in multiple occupation (Sui Generis) including erection of single storey rear extension.

Applicant: John Panteli
Officer: Wayne Nee 292132
Approved on 09/04/14 DELEGATED

1) BH01.01

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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			08 January 2014
Site plan			25 March 2014
Block plan			25 March 2014

BH2014/00406

190 Ladysmith Road Brighton

Erection of single storey extension at ground floor level and first floor extension with Juliet balcony to rear elevation.

Applicant: Ms Marie Caliendo
Officer: Chris Swain 292178
Refused on 04/04/14 DELEGATED

1) UNI

The proposed development by virtue of the increase in height, depth and bulk, and its close proximity to the adjoining property, No.192 Ladysmith Road, would be an unneighbourly form of development resulting in adverse loss of light and outlook, having an unacceptably overbearing impact and a detrimental sense of enclosure to this property. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed extensions by reason of their design, scale, form and siting would relate poorly to the existing built form and would detract significantly from the character and appearance of the building and the surrounding area, giving the property an overextended appearance, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/00527

2 Coombe Terrace Brighton

Change of use from restaurant (A3) to two bedroom flat (C3) at ground floor level incorporating removal of existing shop front, installation of 2no windows and entrance door and associated alterations.

Applicant: A Mohammed

Officer: Emily Stanbridge 292359

Refused on 15/04/14 DELEGATED

1) UNI

The residential accommodation relies on inadequate levels of natural daylight/sunlight and ventilation which together with poor outlook, would lead to a harmful sense of enclosure. The proposal also fails to provide any external amenity space resulting in a conversion which provides a sub- standard level of accommodation which would be harmful to the amenity of any future occupiers. This harm is therefore considered to outweigh the benefit provided by the additional dwelling. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00597

3 Hillside Brighton

Demolition of existing side annexe and erection of 2 no. two storey three bedroom semi detached houses.

Applicant: Mr & Mrs Graham Smith

Officer: Sonia Gillam 292265

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted plans, 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.

3) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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.

4) UNI

No extension, enlargement, alteration or provision within the curtilage of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could

cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Access to the flat roofs of the development 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.

6) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover at no. 3 Hillside shall be reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

7) UNI

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

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

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 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.

9) UNI

Notwithstanding the submitted details, the development hereby permitted shall not be commenced until full 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.

10) UNI

No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Method Statement regarding tree protection 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 Method Statement.

Reason: To ensure the adequate protection of 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

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 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.

12) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan and block plan	01	A	07/04/2014
Existing ZARA site survey	02		21/02/2014
Existing site sections	03		21/02/2014
Existing front/ west elevation	04		21/02/2014
Existing side/ north elevation	05		21/02/2014
Existing rear/ east elevation	06		21/02/2014
Proposed site plan	10	A	07/04/2014
Proposed floor plans	11	A	07/04/2014
Proposed front/ west elevation	12		21/02/2014
Proposed side/ south elevation	13	A	07/04/2014
Proposed rear/ east elevation	14		21/02/2014
Proposed side/ north elevation	15	A	07/04/2014
Proposed section AA	16	A	07/04/2014
Existing and proposed street elevations	17	A	07/04/2014

13) UNI

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

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2

and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2013/02729

6-7 Old Steine Brighton

Change of use from vacant offices (B1) to language school (D1) together with internal alterations and external signage and lighting.

Applicant: Brighton Language College

Officer: Andrew Huntley 292321

Approved after Section 106 signed on 09/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

Within 3 months of occupation of the development hereby approved, the Developer or owner shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers).

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

3) UNI

The premises shall only be used for a language school and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	(10)000	A	29.08.2013
Proposed Site Plan	(11)000	A	29.08.2013
Existing Lower Ground Floor Plan	(20)B01	A	29.08.2013
Existing Ground Floor Plan	(20)000	A	29.08.2013
Existing First Floor Plan	(20)001	A	29.08.2013
Existing Second Floor Plan	(20)002	A	29.08.2013
Existing Third Floor Plan	(20)003	A	29.08.2013
Existing Fourth Floor Plan	(20)004	A	29.08.2013
Existing Roof Plan	(20)005	A	29.08.2013
Proposed Lower Ground Floor Plan	(21)B01	E	12.11.2013

Proposed Ground Floor Plan	(21)000	E	12.11.2013
Proposed First Floor Plan	(21)001	E	12.12.2013
Proposed Second Floor Plan	(21)002	C	29.08.2013
Proposed Third Floor Plan	(21)003	C	29.08.2013
Proposed Fourth Floor Plan	(21)004	C	29.08.2013
Proposed Roof Plan	(21)005	A	29.08.2013
Existing East Elevation	(30)001		29.08.2013
Existing North Elevation	(30)002		29.08.2013
Existing West Elevation	(30)003		29.08.2013
Proposed East Elevation	(31)001		29.08.2013
Proposed North Elevation	(31)002		29.08.2013
Proposed West Elevation	(31)003	A	09.12.2013
Proposed Internal Elevations	(33)001	C	09.12.2013
Proposed Internal Elevations	(33)002	B	29.08.2013
Proposed Internal Elevations	(33)003	C	09.12.2013
Proposed Internal Elevations	(33)004	B	29.08.2013
Proposed Internal Elevations	(33)005	B	09.12.2013
Proposed Section AA	(40)001		29.08.2013
Proposed Section BB	(40)002		29.08.2013

BH2013/03777

9a Bristol Road Brighton

Conversion of first floor offices (B1) into 1no studio flat (C3) and 1no two bedroom flat (C3) with associated creation of second and third floors and a front roof terrace at second floor level.

Applicant: Stewart Gray

Officer: Wayne Nee 292132

Refused on 17/04/14 DELEGATED

1) UNI

The proposal would result in the loss of existing first floor office accommodation (Class B1). There is no evidence to demonstrate that the office accommodation is genuinely redundant for business purposes and the proposal is therefore contrary to policies EM5 and EM6 of the Brighton & Hove Local Plan. This conflict is not outweighed by prior approval application BH2013/02197 as it has not been demonstrated that the change of use would be permitted development.

BH2013/04156

9 Wyndham Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/01475

Applicant: D Tisi

Officer: Wayne Nee 292132

Approved on 22/04/14 DELEGATED

BH2013/04210

Flat 2 10 College Road Brighton

Replacement of timber framed bay windows to front ground floor level.

Applicant: Heidi Adlam

Officer: Robin Hodgetts 292366

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

The hereby approved windows shall be double glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the bay windows at first floor level to the front elevation of the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building. 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.

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 and window details	2013-10CR-001	A	09/01/14
Existing and proposed plans and elevations	2013-10CR-002		27/01/14

BH2014/00172

Second Floor Flat 17 Walpole Terrace Brighton

Installation of 2no rooflights to front roof slope.

Applicant: Mrs Sally Traube

Officer: Julia Martin-Woodbridge 294495

Refused on 09/04/14 DELEGATED

1) UNI

The proposed rooflights by virtue of their size and appearance would represent unsympathetic additions to the property, appearing overly dominant and giving the roofslope a cluttered appearance. The proposal would therefore harm the character and appearance of the building and the surrounding College Conservation Area contrary to policies HE6, QD1, QD2 and QD14 of the Brighton & Hove Local plan and the guidance set out in SPD12 'Design guide for extensions'.

BH2014/00415

16 Bedford Street Brighton

Change of use from a five bedroom dwelling house (C3) to a six bedroom small House in Multiple Occupation (C4) with associated relocation and replacement of existing UPVC window and door with a timber door to rear elevation.

Applicant: Mr Huang

Officer: Chris Swain 292178

Approved on 23/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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 to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

Prior to first occupation of the hereby approved use details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented in accordance with the agreed details and made available for use prior to first occupation of the hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4) UNI

Prior to first occupation of the hereby approved use a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

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	ADC633/LP		7 February 2014
	ADC633/BP		7 February 2014
Existing floor plans and elevation	ADC633/01		7 February 2014
Proposed floor plans and elevation	ADC633/02	A	7 February 2014

6) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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.

BH2014/00415

16 Bedford Street Brighton

Change of use from a five bedroom dwelling house (C3) to a six bedroom small House in Multiple Occupation (C4) with associated relocation and replacement of existing UPVC window and door with a timber door to rear elevation.

Applicant: Mr Huang

Officer: Chris Swain 292178

Approved on 23/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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 to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

Prior to first occupation of the hereby approved use details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be implemented in accordance with the agreed details and made available for use prior to first occupation of the hereby approved 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 private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4) UNI

Prior to first occupation of the hereby approved use a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

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	ADC633/LP		7 February 2014
	ADC633/BP		7 February 2014
Existing floor plans and elevation	ADC633/01		7 February 2014
Proposed floor plans and elevation	ADC633/02	A	7 February 2014

6) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as

amended (or any order revoking and re-enacting that Order with or without modification) 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.

BH2014/00437

10 Freshfield Place Brighton

Certificate of lawfulness for proposed loft conversion incorporating rear dormer, rear roof extension and a rooflight to front elevation.

Applicant: Mrs Emma Curtayne

Officer: Oguzhan Denizer 290419

Refused on 07/04/14 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the volume of the roof additions exceeds 40 cubic metres and the proposed roof extension would not retain a 20cm separation from the eaves where practicable.

BH2014/00486

53 St James Street Brighton

Application for approval of details reserved by condition 4 of application BH2013/03779.

Applicant: Mr W Wells

Officer: Adrian Smith 290478

Refused on 14/04/14 DELEGATED

BH2014/00544

47 Devonshire Place Brighton

Installation of 1 no. dormer and 1 no. rooflight to front and 2 no. dormers to rear.

Applicant: Mr & Mrs Thomas

Officer: Oguzhan Denizer 290419

Approved on 17/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents 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 development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Site Plan & Block Plan	14-102/02		19/02/2014
Existing Plans	14-102/01	A	19/02/2014
Proposed Plans	14-102/03		19/02/2014

BH2014/00552

43 Freshfield Road Brighton

Change of use from basement store (B8) to lower ground floor studio flat (C3).
(Part Retrospective).

Applicant: Dr M Cole

Officer: Adrian Smith 290478

Refused on 16/04/14 DELEGATED

1) UNI

The basement studio flat, by virtue of its small internal floor area, limited outlook, natural light and ventilation, represents a cramped, enclosed, gloomy and oppressive living environment creating a poor standard of accommodation. The proposal is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00559

Brighton College Eastern Road Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2012/02378.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 16/04/14 DELEGATED

BH2014/00560

Brighton College Eastern Road Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2012/02379.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 16/04/14 DELEGATED

BH2014/00568

Brighton College Eastern Road Brighton

Application for Approval of Details Reserved by Condition 12 of application BH2012/01992.

Applicant: Brighton College

Officer: Andrew Huntley 292321

Approved on 16/04/14 DELEGATED

BH2014/00815

25-28 St James's Street Brighton

Non Material Amendment to BH2010/02012 to reduce size of windows to North elevation and finish those areas in render to match approved.

Applicant: Architects Plus

Officer: Adrian Smith 290478

Approved on 10/04/14 DELEGATED

ROTTINGDEAN COASTAL

BH2014/00228

1 Meadow Close Brighton

Demolition of existing bungalow and construction of 2 semi-detached three bedroom chalet bungalows with rooflights, bin and cycle stores. (Part retrospective).

Applicant: South Eastern Construction

Officer: Adrian Smith 290478

Approved on 04/04/14 COMMITTEE

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
Pre-existing block plan, floor plans and elevations	04		03/02/2014
Site plan, floor plans and elevations as approved under BH2009/00948	01		27/01/2014
Proposed floor plans and elevations	03		27/01/2014

2) UNI

Within three months of the date of permission, the refuse, recycling and cycle parking facilities shown on the approved plans shall be fully implemented and made available for use, and retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and the parking of cycles to comply with policies TR14 & QD27 of the Brighton & Hove Local Plan.

3) UNI

All planting, seeding or turfing comprised in the approved scheme in BH2013/01533 of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

4) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could

cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Within three months of the date of permission, the works to the garden, boundary fence, hardstanding and garage to house A as detailed on drawing no.03 received on 27 January 2014 shall be fully implemented and made available for use, and retained as such thereafter.

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 QD2 of the Brighton & Hove Local Plan.

BH2014/00262

43 Lenham Avenue Saltdean Brighton

Erection of two storey rear extension and front and rear extensions at first floor level with associated roof extension and external alterations. Erection of raised terrace to front of property with associated landscaping.

Applicant: Mr D Freeman

Officer: Wayne Nee 292132

Refused on 04/04/14 DELEGATED

1) UNI

The proposed roof form, by virtue of its proportions, bulk, massing and inappropriate design, would result in an incongruous and unsympathetic appearance that would appear overly dominant in the street scene and would fail to reflect the prevailing character of the street scene which is largely comprised of houses of traditional pitched roofs. Furthermore the proposed sun deck, which would be set forward of the building line, would represent an overly dominant and discordant addition to the property forming a harm and obtrusive addition to the street scene. The proposal is therefore contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD 12 Design Guide for Extensions and Alterations.

BH2014/00396

33 Chailey Avenue Brighton

Alterations including formation of pitched roof with increased ridge height, rear balcony, side rooflights and alterations and additions to fenestration.

Applicant: Mr & Mrs J & S Lawrence

Officer: Adrian Smith 290478

Approved on 03/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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			06/02/2014
Existing floor plan	01		06/02/2014

Existing elevations and section	02	A	21/03/2014
Proposed floor plan	03		06/02/2014
Proposed elevations	04	A	21/03/2014
Proposed sections	07	B	21/03/2014
Roof plan and context elevation	08	B	21/03/2014
Existing and proposed roof comparison	09		21/03/2014

BH2014/00502

91 Dean Court Road Rottingdean Brighton

Alterations to existing garage to facilitate the erection of a two storey side extension incorporating side rooflights and roof alterations.

Applicant: Mr Tony Jutton

Officer: Chris Swain 292178

Approved on 11/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

4. No extension, enlargement or alteration to the hereby approved extension, provided for within Schedule 2, Part 1, Classes A, B & C of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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

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

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

Plan Type	Reference	Version	Date Received
Existing ground floor plan	BH-104B-01		14 February 2014
Existing first floor plan and site plan	BH-104B-02		14 February 2014
Existing elevations	BH-104B-03		14 February 2014
Proposed ground floor plan	BH-104B-04		11 April 2014
Proposed first floor plan	BH-104B-05		9 April 2014

Proposed side elevation	BH-104B-06		9 April 2014
Proposed section	BH-104B-07		11 April 2014

BH2014/00610

126-128 Lustrells Vale Saltdean Brighton

Part conversion of ground floor from retail (A1) to 1no two bedroom flat (C3) with associated works including alterations to fenestration and creation of external bike and bin store.

Applicant: Mr Adil Elyas

Officer: Chris Swain 292178

Refused on 17/04/14 DELEGATED

1) UNI

The proposed ground floor flat, by virtue of its poor layout, overly cramped internal space, single aspect design and inadequate external amenity space would suffer from poor levels of natural light and severely restricted outlook to the rear. The proposal would therefore result in gloomy and oppressive living environment for future residents and a poor standard of residential accommodation, contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2013/03387

Southern Aurora Drum And Bugle Corp & Woodingdean Library Warren Road Brighton

Application for Approval of Details Reserved by Conditions 11 and 14 of application BH2012/01503.

Applicant: Medcentres

Officer: Adrian Smith 290478

Approved on 16/04/14 DELEGATED

BH2013/03696

44 Farm Hill Brighton

Demolition of existing garage and erection of single storey side extension to create a self contained annexe.

Applicant: Mr J Saunders

Officer: Wayne Nee 292132

Refused on 10/04/14 DELEGATED

1) UNI

The proposed extension, by reason of its design and its excessive width, would not be appropriately subservient and would result in an unsympathetic addition. As a result the property would have an overextended appearance. The proposed development would represent significant harm to the character and appearance of the existing property. For the reasons outlined the proposal would be contrary to policy QD14 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document 12.

BH2014/00150

14 Briarcroft Road Brighton

Erection of a single storey side extension with pitched roof.

Applicant: Mr Cranfield

Officer: Robin Hodgetts 292366

Approved on 11/04/14 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed plans and elevations		A	26/03/14

BH2014/00283

12 Vernon Avenue Brighton

Application for Approval of Details Reserved by Condition 9 of application BH2010/01250.

Applicant: Mr Patrick Church

Officer: Sonia Gillam 292265

Approved on 09/04/14 DELEGATED

BH2014/00360

Unit 13 The Science Park Sea View Way Brighton

Insertion of 2no windows to first floor south elevation.

Applicant: Reflex Nutrition Ltd

Officer: Andrew Huntley 292321

Approved on 14/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor Plan	12		05.02.2014
Existing Elevations	15		05.02.2014
Proposed First Floor Window Plan	27		05.02.2014
Proposed Elevation and Section	28		05.02.2014
Location & Block Plan			05.02.2014

BH2014/00409

Phase 6 Woodingdean Business Park Sea View Way Brighton

Application for Approval of Details Reserved by Condition 17 of application BH2012/03050.

Applicant: St Modwen Developments

Officer: Andrew Huntley 292321

Approved on 11/04/14 DELEGATED

BH2014/00492

The Toby Inn 104 Cowley Drive Brighton

Extension and alterations to existing building including additional floor to facilitate change of use from Public House (A4) to Public House and Hostel (A4/Sui generis).

Applicant: Land Logic Limited

Officer: Adrian Smith 290478

Refused on 17/04/14 DELEGATED

1) UNI

The proposed development, by reason of its scale and design, represents an incongruous form of development that fails to improve the appearance of the site or the visual amenities of the area, contrary to policies QD1, QD2 & QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason of its scale and design, would result in a significant loss of amenity to adjacent properties at 31, 33 & 35 Stanstead Crescent by way of loss of privacy and oppression of outlook, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00643

7 Kevin Gardens Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.9m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.6m.

Applicant: Ashley Jones

Officer: Emily Stanbridge 292359

Prior Approval is required and is approved on 09/04/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/04186

20 Holland Mews Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/03596

Applicant: Dr J Greaves

Officer: Jason Hawkes 292153

Refused on 10/04/14 DELEGATED

BH2013/04329

3 - 4 Western Road Hove

Certificate of lawfulness for proposed change of use from offices (B1) to residential (C3) to form 6no one bedroom flats.

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

Approved on 09/04/14 DELEGATED

BH2014/00325

64 Brunswick Street West Hove

Application for variation of condition 3 of application BH2008/02787 (Change of use from Snooker Hall (D2) to Music School (D1) and associated rear external alterations) to extend the premises opening hours to 08.30 to 21.00 Monday to Friday, 08.30 to 18.30 on Saturdays and 10.00 to 18.00 on Sundays.

Applicant: No 7 Limited

Officer: Steven Lewis 290480

Refused on 11/04/14 DELEGATED

BH2014/00326

38 - 42 Brunswick Street West Hove

Application for variation of condition 3 of application BH2004/01745/FP (Change of use of light industrial units to music college (DI), with renewed windows, roof coverings and entrance) to extend the premises opening hours to 08.30 to 21.00 Monday to Friday and 08.30 to 18.30 on Saturdays.

Applicant: No 7 Limited

Officer: Steven Lewis 290480

Refused on 11/04/14 DELEGATED

BH2014/00361

Flat 3 1-2 Adelaide Mansions Hove

Application for Approval of Details Reserved by Condition 2 of application BH2013/03351.

Applicant: House of Wolf

Officer: Sonia Gillam 292265

Approved on 10/04/14 DELEGATED

BH2014/00373

Flat 3 1-2 Adelaide Mansions Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/03363.

Applicant: House of Wolf

Officer: Sonia Gillam 292265

Approved on 10/04/14 DELEGATED

BH2014/00377

7 Waterloo Street Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/00256 (Appeal Reference APP/Q1445/A/13/2198757)

Applicant: Messrs De Witt & Hoekzema

Officer: Jason Hawkes 292153

Approved on 07/04/14 DELEGATED

BH2014/00403

7 Waterloo Street Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/00511 (Appeal Reference APP/Q1445/E/13/2198762)

Applicant: Mr De Witt

Officer: Jason Hawkes 292153

Approved on 07/04/14 DELEGATED

BH2014/00425

12 Rochester Mansions 7-9 Church Road Hove

Internal alterations to layout. (Retrospective)

Applicant: Ms Constantin
Officer: Joanne Doyle 292198
Approved on 16/04/14 DELEGATED

BH2014/00446

2 Upper Market Street Hove

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/03846.

Applicant: Caroline Scott
Officer: Liz Arnold 291709
Approved on 09/04/14 DELEGATED

BH2014/00463

2 Upper Market Street Hove

Application for Approval of Details Reserved by Conditions 2, 3, 4 and 5 of application BH2013/03845.

Applicant: Caroline Scott
Officer: Liz Arnold 291709
Approved on 09/04/14 DELEGATED

CENTRAL HOVE

BH2014/00405

13 Blatchington Road Hove

Application for Approval of Details Reserved by Conditions 5, 6, 7 and 8 of application BH2013/01054.

Applicant: Lan Estates
Officer: Jason Hawkes 292153
Split Decision on 03/04/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5, 6 & 7 of application BH2013/01054 and subject to full compliance with the submitted details.

The details pursuant to conditions 8 are NOT APPROVED for the reason set out in section 6.

1. BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificates confirming that each residential unit built has achieved a rating of 'pass' as a minimum have not been submitted. The requirements of condition 8 have therefore not been satisfied.

BH2014/00471

83 Church Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 2no studio flats.

Applicant: F Asghari
Officer: Christopher Wright 292097

Prior Approval is required and is approved on 15/04/14 DELEGATED

1) UNI

Reasons for Approval

1. Subject to compliance with the above conditions, the proposed change of use would not result in a likely significant increase or significant change in the character of traffic in the vicinity of the site. The application site poses no contaminated land risk or risks of flooding.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Existing Plan	300/01	BR1	12 Feb 2014
Alterations to layout	300/06	P1	12 Feb 2014
Site location plan	302/07	P1	12 Feb 2014

2) UNI

Condition:

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

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

BH2014/00507

Flat 2 6 Grand Avenue Hove

Application for Approval of Details Reserved by Condition 2 and 3 of application BH2013/03274.

Applicant: Miss Portia Pond

Officer: Helen Hobbs 293335

Approved on 10/04/14 DELEGATED

BH2014/00524

92 Blatchington Road Hove

Display of internally-illuminated ATM surround sign.

Applicant: Bank of Ireland

Officer: Christine Dadswell 292205

Approved on 17/04/14 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.

BH2014/00525

92 Blatchington Road Hove

Installation of ATM cash machine to front elevation.

Applicant: Bank of Ireland

Officer: Christine Dadswell 292205

Approved on 17/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	BLA/04		18/02/2014
Block Plan	BLA/05		18/02/2014
Existing and Proposed Elevation	BLA/01		18/02/2014
Existing Plan	BLA/02		18/02/2014
Proposed Plan	BLA/03		18/02/2014
ATM Example Type C	EXA/03		18/02/2014
ATM Section Drawing	EX-TYP-C/01		18/02/2014

BH2014/00682

24-26 Blatchington Road Hove

Prior approval for change of use of first floor offices (B1) to residential (C3) to form 2no two bedroom flats.

Applicant: Home & Coastal Developments Ltd

Officer: Andrew Huntley 292321

Prior approval not required on 16/04/14 DELEGATED

BH2014/01080

13 Blatchington Road Hove

Application for Approval of Details Reserved by Condition 8 of application BH2013/01054.

Applicant: LAN Estates Ltd

Officer: Jason Hawkes 292153

Approved on 15/04/14 DELEGATED

GOLDSMID

BH2014/00152

43 Palmeira Avenue Hove

Application for variation of condition 2 of application BH2012/03903, (Demolition of existing detached dwelling and erection of 9no apartments), to permit amendments to the approved drawings including raising the height of the building, revised bin stores and alterations to fenestration and to front boundary wall.

Applicant: Cedarmill Developments

Officer: Adrian Smith 290478

Approved on 07/04/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 30/04/2016.

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

2) 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.

3) UNI

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

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

4) UNI

The south facing windows to the south side elevation 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, to avoid prejudicing the future development of the adjacent site, and to comply with policies QD14 and QD27 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

All 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 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

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.

8) UNI

The development hereby permitted shall be carried out in accordance with the Code for Sustainable Homes Interim Certificates received on 25 February 2014 under application reference BH2014/00625.

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

9) UNI

The development hereby permitted shall be carried out in accordance with the material samples and schedule received on 10 January 2014 under application reference BH2014/00103.

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

10) UNI

The development hereby permitted shall not be occupied until the external landscaping works have been implemented in accordance with drawing no. 13863/PA/011 received on 16 January 2014 under this application and drawing no. 13863/PA/141 received on 10 January 2014 under application BH2014/00103.

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

11) UNI

All 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 and retained as such thereafter.

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

12) UNI

The development hereby permitted shall not be occupied until the car lift has been installed in accordance with the details received on 10 January 2014 under application reference BH2014/00103. The car lift shall be retained as such thereafter.

Reason: To ensure the safe access arrangements to the basement car park and to comply with policy TR7 of the Brighton & Hove Local Plan.

13) UNI

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

14) 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 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 and to comply with policy TR14 of the Brighton & Hove Local Plan.

15) UNI

The development hereby permitted shall be carried out in accordance with 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	13863/PA/001		22/01/2014
Existing site survey, street scene and sections	TA692/02 TA692/03 TA692/04 TA692/05 TA692/06		07/12/2012 07/12/2012 07/12/2012 07/12/2012 07/12/2012
Proposed floor plans	13863/PA/010 13863/PA/011 13863/PA/012 13863/PA/013 13863/PA/014 13863/PA/015 13863/PA/016	A	17/03/2014 16/01/2014 16/01/2014 16/01/2014 16/01/2014 16/01/2014 16/01/2014
Proposed elevations	13863/PA/031 13863/PA/032 13863/PA/030 13863/PA/033 13863/PA/142 13863/PA/143		16/01/2014 16/01/2014 16/01/2014 16/01/2014 16/01/2014 16/01/2014

BH2014/00239

18A Hove Park Villas Hove

Formation of roof terrace with railings and screen with associated dormer and access door. Installation of access door to front balcony.

Applicant: Paul Seligson

Officer: Helen Hobbs 293335

Refused on 09/04/14 DELEGATED

1) UNI

The proposed rear balcony, including the railings and screen would form inappropriate and incongruous alterations, which would cause harm to the appearance of the host property and the surrounding street scenes. The proposal is therefore considered to be contrary to QD14 of the Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

2) UNI2

The proposed rear dormer, due to its design and positioning, would form an unsympathetic feature that would poorly relate to the main dwelling, and would therefore detract from the character and appearance of the existing property, street scenes and surrounding area. The proposal is therefore considered to be contrary to the QD14 of the Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

3) UNI3

Notwithstanding the inaccuracies on the proposed plans, the proposed uPVC access door to the front balcony, due to its positioning, design and materials, form an inappropriate and incongruous alteration, which would cause harm to the appearance of the host property and the surrounding street scenes. The proposal is therefore considered to be contrary to QD14 of the Local Plan and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

BH2014/00332

Land to South of 32 Cambridge Grove Hove

Erection of 1no 3 bedroom dwelling (C3).

Applicant: Mr John Cramer

Officer: Helen Hobbs 293335

Approved on 07/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A and E and Part 40 Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) 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, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The decorative brickwork elements and the profile for the coping of the boundary

wall shall match the existing walls identified in the application at the east side of Cambridge Grove.

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

4) UNI

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the 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 5 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.

6) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme 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. At least one or two replacement trees should be marked on these plans to replace the juvenile Elm that will be removed to facilitate the development. Limited space means these trees may only be fruit trees on dwarf rooting stock.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 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.

8) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submission shall also include details of an appropriate means of access to the store. 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

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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

10) UNI

The development hereby 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.

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
Location plan	CG.01		4th February 2014
Block plan and aerial views	CG.02		4th February 2014
Site plan	CG.03		4th February 2014
Existing plans	CG.04		10th February 2014
Existing street/rear elevations	CG.05		4th February 2014
Existing north elevation	CG.06		4th February 2014
Proposed lower ground floor plans	CG.07		4th February 2014
Proposed ground floor plans	CG.08		4th February 2014
Proposed roof plans	CG.09		4th February 2014
Proposed sections	CG.10		4th February 2014
Proposed street/rear elevations	CG.11		4th February 2014
Proposed north and south elevations	CG.12		4th February 2014
Proposed wall	CG.13		12th February 2014
Sun path chart	CG.14		12th February 2014

12) 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 including a brick sample for the boundary

wall hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

BH2014/00423

52 Wilbury Road Hove

Replacement of existing ground floor timber framed windows and doors to side and rear with UPVC windows and doors.

Applicant: Abbyfield South Downs Ltd

Officer: Julia Martin-Woodbridge 294495

Approved on 14/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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
Replacement of Timber Framed Window to UPVC (existing and proposed windows)	SK1		10.02.2014
Replacement of Timber Framed Windows to UPVC (Location plan and Block plan)	SY1		10.02.2014

BH2014/00566

2 Wilbury Avenue Hove

Erection of single storey rear extension.

Applicant: Mr Mike Kempell

Officer: Sonia Gillam 292265

Refused on 22/04/14 DELEGATED

1) UNI

The proposed development, by virtue of its design, size and form would create a discordant and unsympathetic feature which would result in an awkward appearance to the property and fail to 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 and the Supplementary Planning Document SPD12.

2) UNI2

The proposed development, by virtue of its design, size, level of projection and siting directly adjacent to the boundary with the neighbouring property, no. 4 Wilbury Avenue, would result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook, heightened sense of enclosure and, in the absence of evidence to the contrary, loss of light to

this dwelling. As such, the proposal would adversely impact on the residential amenity of the occupiers of this property contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document SPD12.

BH2014/00585

23 Cromwell Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2013/03936.

Applicant: D Fernandes

Officer: Emily Stanbridge 292359

Approved on 17/04/14 DELEGATED

HANGLETON & KNOLL

BH2014/00215

60B West Way Hove

Excavation to rear at basement level to form habitable accommodation with stairs to garden and associated alterations (Retrospective).

Applicant: Mr Darren Dorrington

Officer: Emily Stanbridge 292359

Approved on 14/04/14 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
Pre-existing floor plans, elevations, block plan and location plan	PL04	A	29.01.2014
Existing floor plans, elevations, block plan and location plan	PL05	A	29.01.2014

BH2014/00271

14 High Park Avenue Hove

Erection of single storey rear extension and installation of front rooflight.

Applicant: Stephen Pierce

Officer: Emily Stanbridge 292359

Approved on 11/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 be carried out in accordance with 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, plan, section and elevation	L-01a		29.01.2014
Proposed plans, section and elevations	L-02b	Rev2	04.04.2014

BH2014/00303

261 Hangleton Road Hove

Erection of a part one part two storey rear extension.

Applicant: Mr Adrian Loska

Officer: Emily Stanbridge 292359

Refused on 04/04/14 DELEGATED

1) UNI

The proposed roof form of the rear extension is poorly detailed in relation to the host building, partially obscuring the windows above which creates an uncharacteristic appearance to the property resulting in a contrived design to this rear elevation. As such the proposed development is contrary to QD14 within the Brighton & Hove Local Plan and SPD12: Design guide for extensions and alterations.

BH2014/00413

11 St Helens Drive Hove

Erection of single storey side extension and other associated alterations.

Applicant: M McKernan

Officer: Steven Lewis 290480

Refused on 04/04/14 DELEGATED

1) UNI

The proposed side extension by reason of its siting, width and roof detail is considered to be poorly designed and fails to emphasise or enhance the identified character and appearance of the property or the surrounding street scene, causing harm to the visual amenity of the area contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 - Design Guide for Extensions and Alterations.

BH2014/00508

44 Sunninghill Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.9m.

Applicant: Mr & Mrs Baker

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 08/04/14 DELEGATED

BH2014/00512

44 Sunninghill Avenue Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, front rooflights, side window and rear dormer with Juliet balcony and alterations to fenestration on side elevation and single storey rear extension.

Applicant: Mr & Mrs Baker

Officer: Julia Martin-Woodbridge 294495

Approved on 14/04/14 DELEGATED

BH2014/00605

11 Northease Gardens Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.8m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 3.0m.

Applicant: Chris Lightburn-Jones

Officer: Helen Hobbs 293335

Prior Approval is required and is refused on 07/04/14 DELEGATED

NORTH PORTSLADE

BH2013/03641

85 Mile Oak Road Portslade

Application for Approval of Details Reserved by Conditions 10, 11, 12, 13 and 14 of application BH2013/00380.

Applicant: Downsview Developments Ltd

Officer: Steven Lewis 290480

Split Decision on 17/04/14 DELEGATED

BH2014/00412

15 Broomfield Drive Portslade

Erection of two storey rear extension.

Applicant: Mr P Bacon

Officer: Joanne Doyle 292198

Refused on 09/04/14 DELEGATED

1) UNI

The proposed two storey rear extension, by reason of its scale, design, roof form, bulk and height would result in an overly dominant addition that relates poorly to the existing building giving it an over-extended appearance and detracting from the appearance and character of the property and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

2) UNI2

The proposed extension, by reason of its scale, bulk and height would result in overshadowing, loss of outlook and loss of sunlight/overshadowing towards the neighbouring property no 17 Broomfield Drive. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

SOUTH PORTSLADE

BH2013/03142

The Mill House 131 Mill Lane Portslade

Application for variation of conditions 3, 4 and 5 of application BH2013/01223 (Erection of single storey rear extension with associated external alterations) to allow the extension to be open between 07.00am to 11.00pm Mondays to Saturdays inclusive and 07.00am to 11.00pm Sundays, Bank or Public Holidays, to allow off sales of alcohol to be made to customers in the new extension and to allow the use of machinery and plant between the hours 7.00am and 11.00pm Mondays to Saturdays inclusive and from 7.00am until 10.00pm on Sundays, Bank or Public Holidays.

Applicant: TFRE2

Officer: Christopher Wright 292097

Refused on 04/04/14 COMMITTEE

1) UNI

Conditions 3 and 5, if varied as proposed, would fail to safeguard the amenities of the locality by reason of noise nuisance in this predominantly residential area and would therefore be contrary to policies SU10 and QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

The off sales of alcohol from the extension would increase the potential for noise, disturbance and public disorder detrimental to the residential amenity of the locality, contrary to policies SU10, SR12 and QD27 of the Brighton & Hove Local Plan.

BH2013/04185

Land Rear of 87 Abinger Road Portslade

Conversion of existing detached garage to form three bedroom dwelling.

Applicant: Pearl Developments

Officer: Steven Lewis 290480

Approved on 14/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 extension, enlargement or other alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

3) UNI

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

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

4) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping

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

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

5) UNI

The 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.

6) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of means of enclosure, hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme.

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

7) UNI

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 the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

8) UNI

The residential unit hereby approved shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that the 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 that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

9) UNI

The development hereby 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.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Plan	TA754H/01	A	17/02/2014
Existing Site Survey Plan	TA754/02		10/12/2013
Existing Sections	TA754/05		10/12/2013
Existing Garage	TA754/09		10/12/2013
Proposed Site Plan	TA754/20		10/12/2013
Proposed Floor Plans	TA754/21		10/12/2013
Proposed Sections	TA754/22		10/12/2013
Proposed Elevations	TA754/23	A	09/04/2014
Proposed Elevations	TA754/24	A	09/04/2014

11) 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.

BH2013/04187

87 Abinger Road Portslade

Conversion of detached dwelling to form 3no one bedroom flats and 2no two bedroom flats with associated alterations.

Applicant: Pearl Developments

Officer: Steven Lewis 290480

Approved on 14/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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 that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton &

Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

4) UNI

Notwithstanding the approved 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.

5) 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.

6) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Plan	TA754F/01	A	17/02/2014
Existing Site Survey Plan	TA754/02		10/12/2013
Existing Plans	TA754/03		10/12/2013
Existing Plans	TA754/04		10/12/2013
Existing Sections	TA754/05		10/12/2013
Existing Sections	TA754/06		10/12/2013
Existing Elevations	TA754/07		10/12/2013
Existing Elevations	TA754/08		10/12/2013
Existing Garage	TA754/09		10/12/2013
Proposed Site Plan (Flats)	TA754/10		10/12/2013
Proposed Floor Plans	TA754/11	A	13/02/2014
Proposed Plans	TA754/12		10/12/2013
Proposed Site Section	TA754/13		10/12/2013
Proposed Section	TA754/14	A	13/02/2014
Proposed Elevation	TA754/15	A	13/02/2014
Proposed Elevation	TA754/16	A	13/02/2014
Proposed Elevation/Sections	TA754/17	A	13/02/2014
Proposed Street elevations	TA754/18		10/12/2013

7) UNI

Notwithstanding the approved plans 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.

BH2013/04317

Victoria House Vale Road Portslade

External alterations incorporating rear/side extension, rooflights, rear dormer and associated alterations.

Applicant: Mrs Susan Cope
Officer: Christopher Wright 292097

Refused on 16/04/14 DELEGATED

1) UNI

The proposed rear extension would, by reason of the scale, bulk, form and design, have an unduly dominant and excessive scale and would integrate with the pitched roof of the original building in a discordant and poorly designed fashion. The proposal would detract from the character and appearance of the recipient building and would have a significant harmful impact on the street scene. As such the proposed is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2013/04347

21D Station Road Portslade

Change of use from dry cleaning (A1) to laundry services (sui generis).

Applicant: Mr Gayed Salib
Officer: Andrew Huntley 292321

Approved on 09/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan			28.01.2014
Existing Plan			28.01.2014
Proposed Plan			28.01.2014

BH2014/00214

84 Victoria Road Portslade

Certificate of lawfulness for proposed loft conversion incorporating rear dormer with juliette balcony and 2no rooflights to front.

Applicant: Mr Kristen Clarke
Officer: Helen Hobbs 293335

Approved on 14/04/14 DELEGATED

BH2014/00387

Electricity Sub Station Rear of 59 Lincoln Road Portslade

Change of use from electricity substation (Sui Generis) to storage unit (B8).

Applicant: Urban East Anglia Properties Ltd

Officer: Helen Hobbs 293335

Refused on 09/04/14 DELEGATED

1) UNI

The proposed storage building, having regard for its design, size and siting forward of the established building line would appear overly prominent within the street scene causing harm to the character and appearance of the area contrary to policies QD1, QD2 and QD14 of Brighton & Hove Local Plan.

BH2014/00478

106 Foredown Drive Portslade

Certificate of lawfulness for proposed erection of single storey rear extension to replace existing lean-to extension and single storey rear annexe to replace existing garage.

Applicant: Manraj Ghale

Officer: Emily Stanbridge 292359

Approved on 08/04/14 DELEGATED

BH2014/00509

22 Crown Road Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.7m.

Applicant: Mr D G Brown

Officer: Christine Dadswell 292205

Prior approval not required on 08/04/14 DELEGATED

HOVE PARK

BH2013/04090

60 Shirley Drive Hove

Erection of a single storey rear extension, rear dormer and rooflights with associated external alterations.

Applicant: Mr & Mrs Daniel Thomas

Officer: Liz Arnold 291709

Approved on 14/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

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

Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan 1:1250			3rd December 2013
Location Plan 1:500			3rd December 2013
Site Plan as Existing	S1		3rd December 2013
Ground Floor Plan as Existing	S2		3rd December 2013
First Floor Plan as Existing	S3		3rd December 2013
Roof Plan as Existing	S5		
Front (North East) Elevation as Existing	S6		3rd December 2013
Side (North West) Elevation as Existing	S7		3rd December 2013
Rear (South West) Elevation as Existing	S8		3rd December 2013
Side (South East) Elevation as Existing	S9		3rd December 2013
Section A-A as Existing	S10		3rd December 2013
Section B-B as Existing	S11		3rd December 2013
Site Plan as Proposed	P1	Rev. B	4th March 2014
Ground Floor Plan as Proposed	P2	Rev. B	4th March 2014
First Floor as Proposed	P3	Rev. B	4th March 2014
Second Floor as Proposed	P4	Rev. B	4th March 2014
Roof Plan as Proposed	P5	Rev. B	4th March 2014
Front (North East) Elevation as Proposed	P6		4th March 2014
Side (North West) Elevation as Proposed	P7	Rev. B	4th March 2014
Rear (South West) Elevation as Proposed	P8	Rev. B	4th March 2014
Side (South East) Elevation as Proposed	P9	Rev. B	4th March 2014
Section AA as Proposed	P10	Rev. B	4th March 2014
Section B-B as Proposed	P11	Rev. B	4th March 2014
Section C-C as Proposed	P12	Rev. B	4th March 2014

BH2013/04375

71 Old Shoreham Road Hove

Erection of single storey rear extension and replacement shopfront.

Applicant: Anwar Hussain

Officer: Jason Hawkes 292153

Approved on 22/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 rear extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development 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

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			20th December 2013
Block Plan			20th December 2013
Existing Elevations			13th January 2014
Proposed Floor Plans & Rear Elevations			22nd April 2014
Replacement Shopfront: Existing & Proposed			22nd January 2014

BH2014/00063

45 Benett Drive Hove

Remodelling of existing dwelling incorporating alterations and extensions to roof including removal of chimneys and dormers and raising of ridge height to form hip end roof. Removal of existing rear conservatory and erection of two storey rear extension. Enlargement of existing garage to rear to create utility room, removal of front porch and insertion of front door, revised fenestration and associated works.

Applicant: C-Architecture

Officer: Steven Lewis 290480

Approved on 08/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 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.

3) UNI

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

Reason: To safeguard the privacy of the occupiers of the adjoining property 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 Plans	155-E001		09/01/2014
Existing Elevations	155-E002		09/01/2014
Proposed Plans and Perspectives	115-SK001	A	26/02/2014
Proposed Elevations	155-SK004	A	26/02/2014

BH2014/00322

154 Old Shoreham Road Hove

Erection of extension to South elevation at ground and mezzanine floor level with alterations including relocated fire escape, additional air conditioning units, removal of service route and creation of additional parking spaces and the insertion of additional glazing to the east elevation.

Applicant: Furniture Village Ltd

Officer: Liz Arnold 291709

Approved on 07/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

No development or other operations shall commence on site until a scheme which provides for the retention and protection of all trees growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete

accordance with the approved protection scheme.

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

4) UNI

Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover located on Sackville Road back to a footway by raising the existing kerb and footway.

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

5) 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. The Rating Level and existing background noise levels are 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.

6) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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 development hereby permitted shall be carried out in accordance with 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		10th February 2014
Site Plan as Existing	02		3rd February 2014
Ground Floor Plan as Existing	03		10th February 2014
Mezzanine Level Plan as Existing	04		3rd February 2014
Site Plan as Proposed	05		10th February 2014
Site Plan as Proposed	05		10th February 2014
Ground Floor Plan as Proposed	06		10th February 2014
Mezzanine Level Plan as Proposed	07		3rd February 2014
Elevations as Existing	08		3rd February 2014
Elevations as Proposed	09		3rd February 2014
Block Plan	10		3rd February 2014

8) UNI

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

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

BH2014/00362

Cottesmore St Marys RC Primary School 23 The Upper Drive Hove

Alterations to boundary wall fronting The Upper Drive including reduction in height and erection of timber fence above.

Applicant: Miss Rachel Holland

Officer: Mark Thomas 292336

Approved on 14/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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, elevations and photographs	1307-P-10 P2		17th February 2014

BH2014/00404

43 Dyke Road Avenue Hove

Application for Approval of Details Reserved by Conditions 4, 5 and 6 of application BH2013/03581

Applicant: Mr & Mrs Harris

Officer: Christopher Wright 292097

Split Decision on 10/04/14 DELEGATED

BH2014/00418

6 The Mews Cottage Woodland Drive Hove

Certificate of lawfulness for proposed erection of single storey rear extension.

Applicant: Mark Allsop

Officer: Christine Dadswell 292205

Refused on 07/04/14 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended due to proposed roof materials not matching the appearance of the roof materials used on the existing building, as required by the standard condition.

BH2014/00419

48 Amherst Crescent Hove

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

Applicant: Mr Francis Bond

Officer: Julia Martin-Woodbridge 294495

Approved on 08/04/14 DELEGATED

BH2014/00455

117 Shirley Drive Hove

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2013/03062.

Applicant: Edward Hamilton

Officer: Helen Hobbs 293335

Refused on 07/04/14 DELEGATED

BH2014/00479

4 Barrowfield Close Hove

Erection of 3 bedroom detached dwelling house.

Applicant: Mr & Mrs J T Platt

Officer: Liz Arnold 291709

Refused on 16/04/14 DELEGATED

1) UNI

The proposed development, by reason of its form, design and bulk, would result in a development which lacks cohesion and would fail to emphasise and enhance the positive qualities and characteristics of the area. As such the development would be detrimental to the character and appearance of Barrowfield Close and wider surrounding area, and is thereby contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling would be constructed on existing undeveloped land and therefore should be constructed to meet Level 5 of the Code for Sustainable Homes. The applicant has failed to justify that Level 3 as proposed within the application should be accepted. The proposal is therefore contrary to policy SU2 of the Brighton & Hove Local Plan, and Supplementary Planning Document 08, Sustainable Building Design.

BH2014/00503

4 Tongdean Road Hove

Application for approval of details reserved by conditions 6, 8 and 9 of application BH2010/00908 (Appeal Ref APP/Q1445/A/10/2138898).

Applicant: Christopher Liu

Officer: Jason Hawkes 292153

Split Decision on 09/04/14 DELEGATED

1) UNI

The details pursuant to conditions 8 & 9 of application BH2010/00908 (appeal ref: APP/Q1445/A/10/2138898) and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 6 of application BH2010/00908 (appeal ref: APP/Q1445/A/10/2138898) are NOT APPROVED for the reason below.

1. Insufficient information has been given regarding the planting of the proposed landscaping scheme. The scheme is therefore contrary to policy QD15 of the Brighton & Hove Local Plan.

BH2014/00504

Brighton & Hove High School Radinden Manor Road Hove

Certificate of lawfulness for proposed replacement of existing boundary walls at south east and south west elevations with new boundary wall incorporating piers, railings and other external alterations.

Applicant: GDST

Officer: Paul Earp 292454

Refused on 14/04/14 DELEGATED

BH2014/00531

20 King George VI Drive Hove

Certificate of Lawfulness for proposed loft conversion incorporating hip to gable roof extension, front rooflight, rear dormer and side window.

Applicant: Mr & Mrs Weber

Officer: Christine Dadswell 292205

Approved on 07/04/14 DELEGATED

WESTBOURNE

BH2014/00420

17 Aymer Road Hove

Replacement of existing timber windows with double glazed UPVC windows.

Applicant: Abbyfield South Downs Ltd

Officer: Helen Hobbs 293335

Approved on 14/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and block plan	SY1		17th February 2014
Existing and proposed elevations	SK1		10th February 2014

BH2014/00483

14 Princes Crescent Hove

Erection of single storey rear extension.

Applicant: Mr & Mrs Bailey

Officer: Liz Arnold 291709

Approved on 17/04/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received	
Location Plan	ADC600/LP		14th February 2014	
Block Plan	ADC600/BP	Rev. A	14th February 2014	
Existing Plans	ADC600/08	Rev. A	20th February 2014	
Existing Elevations	ADC600/09		14th February 2014	
Proposed Floor Plans	ADC600/10		14th February 2014	
Proposed Elevations	ADC600/11		14th February 2014	

BH2014/00490

12 Aymer Road Hove

Installation of railings above front and side boundary wall, new side gate, repairs to brick pier and associated landscaping.

Applicant: Mr & Mrs Malcom Wolf

Officer: Christine Dadswell 292205

Refused on 17/04/14 DELEGATED

1) UNI

The proposed replacement capping, by reason of its inappropriate material, would significantly harm the character and appearance of the existing property and the wider Pembroke and Princes Conservation Area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed railings to the front boundary wall, by reason of their material and design, would not be in keeping with the character or appearance of the property and would appear as a visually incongruous and harmful alteration to the property. The proposal would therefore fail to preserve or enhance the character and appearance of the Pembroke and Princes Conservation Area and is contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Documents 09, Architectural Features, and 12, Design Guide for

Extensions and Alterations.

BH2014/00692

34 Reynolds Road Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.0m, and for which the height of the eaves would be 3.0m.

Applicant: Mr & Mrs Donald

Officer: Helen Hobbs 293335

Prior approval not required on 14/04/14 DELEGATED

BH2014/00718

24 Carlisle Road Hove

Certificate of lawfulness for existing use of the property as 2no residential units.

Applicant: Julien Rutler

Officer: Mark Thomas 292336

Approved on 14/04/14 DELEGATED

WISH

BH2013/01844

1 Boundary Road Hove

Erection of three storey building to form 3no studio flats.

Applicant: Mrs V Sayers

Officer: Guy Everest 293334

Approved on 10/04/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 policy QD14 of the Brighton & Hove Local Plan.

3) UNI

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

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.

4) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover to the Wellington Road frontage of the site shall be reinstated back to a footway by raising the existing kerb and footway.

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage / Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 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.

6) UNI

Notwithstanding the submitted plans no development shall take place until details of Lifetime Homes standards to be incorporated in the common ways and WCs have 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 ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

7) UNI

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

8) UNI

Notwithstanding the submitted plans the residential units hereby approved shall not be occupied until details of 4 secure cycle parking spaces for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be fully implemented in accordance with the agreed details and made available for use prior to occupation of the hereby approved development.

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans, Elevations and Sections	(08)01		06/06/2013
Proposed Plans, Elevations and Sections	(08)02	A	06/06/2013

10) UNI

No development shall commence until a scheme for a secondary or alternative means of ventilation for 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 SU9 and QD27 of the Brighton & Hove Local Plan.

BH2014/00157

20A Braemore Road Hove

Conversion of loft space incorporating front and side rooflights and rear dormer to create 1no one bedroom flat (C3).

Applicant: Ms Katerina Barrett

Officer: Christopher Wright 292097

Refused on 22/04/14 DELEGATED

1) UNI

The proposed rear dormer roof extension would, by reason of the design, appearance, siting, scale and bulk, significantly alter the form of the original roof and dominate the rear roof slope and would detract from the design and character of the recipient building to the detriment of visual amenity. As such the proposal is contrary to the requirements of policies QD2 and QD14 of the Brighton & Hove Local Plan and SPD12: Design Guidance for Extensions and Alterations.

Withdrawn Applications