

PLANS LIST 16 July 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****BH2013/02595****19-20 The Square Brighton**

Change of use to residential (C3) and the renovation of existing property incorporating partial demolition and rebuild of Southern end of property and erection of single storey side extension to North incorporating associated landscaping.

Applicant: Mr Michael De Silva

Officer: Andrew Huntley 292321

Approved on 20/06/14 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 commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 30th July 2013.

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.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	001	C	22.01.2014
Existing Ground Floor Plan	13851/010		30.07.2013
Existing Elevations	13851/011		30.07.2013
Existing Sections	13851/012		30.07.2013
Proposed Roof Plan	13851/002	C	24.12.2013
Proposed Ground Floor Plan	13851/020	C	24.12.2013
Proposed West Elevation & Section	13851/021	C	24.12.2013
Proposed Elevations	13851/022	C	24.12.2013
Proposed East and South Elevations	13851/023	A	24.12.2013

BH2013/02596

19-20 The Square Brighton

Renovation of existing property incorporating partial demolition and rebuild of Southern end of property and erection of single storey side extension to North incorporating associated landscaping.

Applicant: Mr Michael De Silva

Officer: Andrew Huntley 292321

Approved on 20/06/14 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 cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

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

3) UNI

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black and retained as such thereafter.

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

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

5) UNI

All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.

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

6) UNI

No works shall take place until full details of glazed link including 1:20 scale

elevational drawings and sections and 1:1 scale joinery sections 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 retained as such thereafter.

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

7) UNI

No works shall take place until full details of all new windows and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber vertical sliding sashes and timber casements with concealed trickle vents. The replacement window to the entrance hall shall have a vertical glazing bar to the lower sash. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

8) UNI

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

9) UNI

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2013/03400

112 Carden Avenue Brighton

Demolition of existing garages to rear and erection of 3no. bedroom detached dwelling with associated landscaping and access from existing driveway off Carden Avenue.

Applicant: Mr Paul Williams

Officer: Anthony Foster 294495

Refused on 09/06/14 COMMITTEE

1) UNI

The proposed development by reason of its siting, excessive plot coverage, form, design and relationship with others in the area would appear out of context with the established pattern of development, and would fail to make a positive contribution to the visual quality of the area or emphasise the positive characteristics of the area. The proposed development would introduce an incongruous addition to the site and surroundings which would be harmful to the overall character of the area. This harm is therefore considered to outweigh the benefit provided by the additional dwelling and the proposal is therefore contrary to policies QD1, QD2, and QD3 of the Brighton & Hove Local.

2) UNI2

The proposal, by reason of siting, elevated position, bulk and massing, would result in the proposal unduly impacting on the living conditions, visual amenity of surrounding residents and the use and enjoyment of their private amenity spaces due to its overbearing and over-dominant impact. This harm is therefore considered to outweigh the benefit provided by the additional dwelling and as such the proposal is contrary to policy QD27 of Brighton & Hove Local Plan.

BH2014/00648

66 Overhill Drive Brighton

Erection of garage and garden store to rear garden accessed from Patchdean.

Applicant: Mr Peter Elliff

Officer: Joanne Doyle 292198

Refused on 20/06/14 DELEGATED

1) UNI

The proposed garage and garden store, by reason of its siting, form, scale and design, would not reflect the pattern of surrounding development and would result in the loss of visually important vegetation along the Patchdean frontage. The development would appear an unduly dominant addition to the area and would fail to emphasise or enhance the positive qualities of the local neighbourhood and would detract from the visual amenities of the area. The proposal is therefore contrary to policies QD1, QD2, QD14 and QD16 of the Brighton & Hove Local Plan, and Supplementary Planning Documents 6, Trees and development sites, and 12, Design Guide for Extensions and Alterations.

BH2014/00688

Patcham House School 7 Old London Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2013/03546.

Applicant: Patcham House School

Officer: Adrian Smith 290478

Approved on 10/06/14 DELEGATED

BH2014/00865

82 Vale Avenue Brighton

Removal of front boundary wall, formation of hardstanding and crossover with dropped kerb.

Applicant: Mr & Mrs Kevin Rowe

Officer: Joanne Doyle 292198

Refused on 18/06/14 DELEGATED

1) UNI

The proposed hardstanding covering the entire front garden would alter the character and appearance of the property by reducing the vegetated frontage to the property and street scene. The replacement of the grass verge with a dropped kerb, by reason of its size would further impact upon this incongruous form of development. The proposal is therefore contrary to QD14 of the Brighton & Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

BH2014/00909

2 Lyminster Avenue Brighton

Erection of single storey side extension.

Applicant: Ms K White

Officer: Joanne Doyle 292198

Approved on 18/06/14 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 with the exception of the bi fold doors.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location & Block Plan	14475-Loc	B	21 May 2014
Existing Floor Plans & Elevations	14475-02		21 Mar 2014
Proposed Floor Plans & Elevations	14475-01	D	21 May 2014

BH2014/01073

22 Morecambe Road Brighton

Erection of first floor extension and ground floor extension to rear elevation with creation of basement level and associated alterations.

Applicant: Neil Milsom

Officer: Emily Stanbridge 292359

Refused on 09/06/14 DELEGATED

1) UNI

The proposed ground and first floor extensions by virtue of their design, scale and detailing would form an unduly dominant addition which relates poorly to the character and appearance of the host dwelling and wider surrounding area. The proposed development would harm the character and appearance of the existing building and surrounding area and is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, design guide for extensions and alterations.

2) UNI2

The proposed extension by reason of its depth and height would appear overbearing to occupants of the neighbouring properties, nos. 21 and 23, and would cause significant harm through loss of light and outlook. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01089

43 Ladies Mile Road Brighton

Part change of use from barbers (A1) to tattoo studio (Sui Generis).

Applicant: Mr A Durrant

Officer: Mark Thomas 292336

Approved on 20/06/14 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 and floor plans	01		4th April 2014

BH2014/01273

32a Warmdene Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr & Mrs Topping

Officer: Christine Dadswell 292205

Refused on 18/06/14 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 as the proposed rear extension would extend beyond a side elevation of the house and would have a width greater than half the width of the original house.

PRESTON PARK

BH2014/00464

41A Port Hall Road Brighton

Creation of roof terrace on existing flat roof. (Retrospective).

Applicant: Mr Laurence Hill

Officer: Chris Swain 292178

Approved on 09/06/14 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 the date of this permission, the 1.45m obscure glazed screen indicated on the approved drawing L-03 revision E received 12 February 2014 shall be installed in its entirety and retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	L-01		12 February 2014

Block plan	L-02	A	12 February 2014
Pre-existing and 'as constructed' plans and elevations	L03	E	12 February 2014

BH2014/00596

Anston House 137-139 Preston Road Brighton

External alterations including new aluminium windows, enlarged window openings, creation of balconies and cladding to all elevations following prior approval application BH2013/02779 for change of use from offices (B1) to residential (C3) to form 44no residential units.

Applicant: Joint LPA Receivers Mr S Ray and Mr N Hitch

Officer: Adrian Smith 290478

Approved on 10/06/14 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	001	P03	08/05/2014
Existing floor plans	101	P02	21/02/2014
	102	P02	21/02/2014
Existing elevations	301	P02	21/02/2014
	302	P02	21/02/2014
Proposed ground floor	110	P03	06/03/2014
Proposed floor plans	111	P03	06/03/2014
	112	P03	06/03/2014
Proposed elevations	311	P06	16/05/2014
	312	P06	16/05/2014
Proposed window and door sections and elevations	614	P01	06/03/2014
	615	P01	06/03/2014
	616	P01	06/03/2014
	617	P01	06/03/2014
Indicative bay study			16/05/2014

3) UNI

Prior to implementation, a scheme for landscaping, which shall include hard surfacing, details of all 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 shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD2, QD15 & HE6 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, QD2, QD15 & HE6 of the Brighton & Hove Local Plan.

5) UNI

Prior to their first occupation, the privacy screens to the rearmost balconies as detailed on drawing nos 311 P06 and 312 P06 received on 16 May 2014 shall be installed and retained in situ at all times.

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

6) 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.

BH2014/01086

62 Hythe Road Brighton

Erection of timber decking to rear elevation with glazed balustrading and steps to garden level.

Applicant: Mrs L Bainton

Officer: Oguzhan Denizer 290419

Approved on 10/06/14 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 full details of the materials to be used for the 1.8m high privacy screening to the east and west boundaries hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
-----------	-----------	---------	---------------

Site Location Plan	13305-07		15/04/2014
Block Plan	13305-06		04/04/2014
Existing Garden Plan	13305-01		04/04/2014
Proposed Garden Plan	13305-03		04/04/2014
Existing Elevations	13305-02		04/04/2014
Proposed Elevations	13305-04		04/04/2014

BH2014/01158

9 Stanford Avenue Brighton

Prior approval for change of use from nursing home (C2) to registered nursery (D1).

Applicant: TinySaurus Nurseries

Officer: Adrian Smith 290478

Refused on 05/06/14 DELEGATED

1) UNI

The proposed development fails to meet the travel demand it would create and would increase the likelihood of vehicles stopping and parking to set down passengers on Stanford Avenue (A23). This would result in increased illegal and pavement parking which would significantly increase the danger to pedestrians and other road users and cause interference with the free flow of traffic on this main arterial route into Brighton city centre, and in the absence of evidence to the contrary fails to comply with policies TR1, TR7 and TR13 of the Brighton & Hove Local Plan.

This decision is based on the information listed below:

Plan Type	Reference	Version	Date Received
Site plan, block plan and existing plans and elevations	1408-01		09/04/2014
Proposed site plan	1408-03	A	09/04/2014
Proposed plans and elevations	1408-02		09/04/2014

BH2014/01171

Exeter Street Hall 16 Exeter Street Brighton

Installation of solar photovoltaic panels to the rear roof slopes with increased roof height.

Applicant: The Hall Get Involved Ltd

Officer: Robin Hodgetts 292366

Approved on 06/06/14 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 new roof will be clad using the existing tiles and any new tiles required to replace damaged/broken ones shall match exactly those re-used from the original roof in terms of material, colour, style, bonding and texture.

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

3) UNI

Prior to their installation details on the extent and siting of the hereby approved solar photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The solar photovoltaic panels shall be installed in accordance with the agreed details.

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			11/04/14
Existing ground floor plan	010		11/04/14
Existing roof plan	011		11/04/14
Existing elevations	020		11/04/14
Existing sections A-A and B-B	030		11/04/14
Existing sections C-C and D-D	031		11/04/14
Existing section E-E	032		11/04/14
Existing sections F-F and G-G	033		11/04/14
Proposed ground floor plan	110	B	03/06/14
Proposed roof plan	111	B	03/06/14
Proposed elevations	120	B	03/06/14
Proposed sections A-A and B-B	130		11/04/14
Proposed sections C-C and D-D	131	B	03/06/14
Proposed sections F-F and G-G	133		11/04/14
Existing ramp and access	150		11/04/14
Roof details - eaves	201		11/04/14
Roof details - ridge and rear	203		11/04/14
Roof details - front eaves	202		11/04/14
Roof details - flat roof	204		11/04/14

BH2014/01197

168 Havelock Road Brighton

Installation of front rooflights.

Applicant: Helen Alderson

Officer: Adrian Smith 290478

Approved on 18/06/14 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	PBP0111/02		14/04/2014
Block Plan	PBP0111/03		14/04/2014
Existing and proposed roof plan	PBP0111/05		19/05/2014
Existing and proposed front elevation	PBP0111/04		09/05/2014

BH2014/01247

44 Hythe Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating enlargement of rear dormer, rooflights to front and alterations to fenestration.

Applicant: Mrs P Newman-Starley

Officer: Joanne Doyle 292198

Approved on 11/06/14 DELEGATED

BH2014/01357

92 Preston Drove Brighton

Installation of new shop front. (Part-retrospective)

Applicant: Ayhan Sen

Officer: Emily Stanbridge 292359

Approved on 23/06/14 DELEGATED

1) UNI

The works hereby approved shall be completed within 6 months of the decision date.

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan	Sen04/14/1		19.06.2014
Existing and Proposed layout	Sen04/14/1		19.06.2014
Existing and Proposed elevations	Sen04/14/1		19.06.2014
Section	Sen04/14/1		19.06.2014

BH2014/01486

5 Park View Terrace Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.30m, for which the maximum height would be 3.65m, and for which the height of the eaves would be 2.40m.

Applicant: Liz White

Officer: Tom Mannings 292322

Prior approval not required on 17/06/14 DELEGATED

REGENCY

BH2013/02640

24A Sussex Heights Brighton

Replacement of existing steel windows, patio doors and enclosure of balcony with UPVC units.

Applicant: Peter Ward

Officer: Paul Earp 292454

Approved on 09/06/14 DELEGATED

BH2013/03013

41 Montpelier Road Brighton

Application for approval of details reserved by condition 2 of application BH2012/03590.

Applicant: Philip Blount

Officer: Helen Hobbs 293335

Approved on 05/06/14 DELEGATED

BH2013/04217

77-78 East Street Brighton

Installation of new shop front and infill of first floor window.

Applicant: Eclectic Clubs and Bars Ltd

Officer: Christopher Wright 292097

Refused on 23/06/14 DELEGATED

1) UNI

The shopfront, by reason of the design, materials and detailing, detracts from the character of the recipient building and has a detrimental impact on the historic character and appearance of the wider Old Town Conservation Area, to the detriment of visual amenity. As such the proposal is contrary to policies QD10 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 02, Shopfront Design.

BH2014/00513

Brighton & Hove High School Montpelier Road Brighton

Certificate of lawfulness for proposed application of dark green colour spray to surface of netball/tennis court and remarking of lines.

Applicant: Girls Day School Trust

Officer: Paul Earp 292454

Approved on 18/06/14 DELEGATED

BH2014/00719

4B Sussex Heights St Margarets Place Brighton

Replacement of crittall windows with UPVc double glazed windows.

Applicant: Alison Cash

Officer: Christine Dadswell 292205

Approved on 09/06/14 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			05 Mar 2014
Fourth Floor Plan			05 Mar 2014
Window Drawings			18 Mar 2014
Large Scale Window Drawings			3 Jun 2014

BH2014/00758

13 Duke Street Brighton

Internal alterations to layout of shop and replacement of external signs with a hanging sign and an internally illuminated fascia sign with associated repair works.

Applicant: Match Bags Limited

Officer: Helen Hobbs 293335

Refused on 18/06/14 DELEGATED

1) UNI

1. Insufficient information has been submitted with regards to signage in order to make a full assessment of the proposed impact on the character and appearance of the listed building contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding the lack of information, the replacement fascia sign, by reason of its depth, would have an adverse impact upon the architectural and historic character of the listed building. The development is therefore contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan.

BH2014/00963

15 Windlesham Road Brighton

Certificate of lawfulness for proposed single storey rear extension at basement level and loft conversion incorporating hip to gable roof extension, rooflight to front and dormer to rear.

Applicant: Leo Horsfield

Officer: Mark Thomas 292336

Split Decision on 20/06/14 DELEGATED

1) UNI

A lawful development certificate for the proposed fenestration and roof alterations:

The fenestration alterations, hip to gable roof extension, rear dormer and rooflight to the front are permitted under Schedule 2, Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

A lawful development certificate for the rear/side extension and basement excavation for the following reasons;

The rear/side basement level extension is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, as the extension would extend beyond a wall fronting a highway and also forms an original side elevation of the dwellinghouse and the extension would project beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. In addition the basement excavation which constitute engineering

works, which are considered to be development and represent a material change in levels for which there is no allowance within the provisions of the Town & Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/00997

Century House 15-19 Dyke Road Brighton

Display of non-illuminated fascia signs.

Applicant: Ms Sue Gadd

Officer: Christine Dadswell 292205

Split Decision on 17/06/14 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.

8) UNI

GRANT advertisement consent for the fascia sign sited above the ground floor level windows shown on drawing no BN13 030001/501.

1) UNI

REFUSE advertisement consent for the fascia sign sited above the 3rd floor level windows shown on drawing no. BN13 030001/501

2) UNI2

The non-illuminated sign above the third floor windows, by reason of its siting in relation to the ground floor commercial frontage, will appear incongruous in relation to the building. The sign would therefore result in harm to amenity and will also be contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

BH2014/01058

51 Ship Street Brighton

Display of 2no internally illuminated projecting signs and 2no externally illuminated menu boxes.

Applicant: TGI Fridays Limited

Officer: Christopher Wright 292097

Approved on 11/06/14 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.

BH2014/01059

51 Ship Street Brighton

Installation of fascia sign and 2no externally illuminated menu boxes.

Applicant: TGI Fridays Limited

Officer: Christopher Wright 292097

Approved on 11/06/14 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.

BH2014/01060

51 Ship Street Brighton

Installation of 2no internally illuminated projecting signs.

Applicant: TGI Fridays Limited

Officer: Christopher Wright 292097

Approved on 11/06/14 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.

BH2014/01198

Royal York Buildings 41-42 Old Steine Brighton

Installation of internally illuminated fascia sign to North, South and East elevations and 1no vinyl sign above main entrance.

Applicant: YHA (England & Wales) Ltd

Officer: Liz Arnold 291709

Approved on 09/06/14 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.

BH2014/01230**Lees House 21-23 Dyke Road Brighton**

Erection of rear infill extension at lower ground floor level.

Applicant: Lees House Limited**Officer:** Emily Stanbridge 292359**Approved on 23/06/14 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 location, site and floor plans (08)	01		16.04.2014
Proposed floor plans (08)	02		16.04.2014
Existing and proposed elevations and sections (08)	03		16.04.2014

BH2014/01254**130 - 134A Western Road Brighton**

Application for Approval of Details Reserved by Condition 3 of application BH2013/03146.

Applicant: Waitrose Ltd**Officer:** Helen Hobbs 293335**Approved on 18/06/14 DELEGATED****BH2014/01270****5 Powis Villas Brighton**

Erection of conservatory to rear.

Applicant: Ray Charmak**Officer:** Liz Arnold 291709**Refused on 17/06/14 DELEGATED****1) UNI**

The proposed extension would result in the erosion of the open space at basement level between the existing house and swimming pool and combined with previous developments, represents an over-development of the site. As such the proposal would have an adverse impact upon the architectural and historic character and appearance of the existing Listed Building and its setting, contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

2) UNI2

The proposed extension, by virtue of its design, namely the proposed glazed

mono-pitched roof and its height, would result in an incongruous addition to the Listed Building which would have an adverse impact upon the architectural and historic character and appearance of the existing Building and its setting, contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2014/01271

5 Powis Villas Brighton

Erection of conservatory to rear.

Applicant: Ray Charmak

Officer: Liz Arnold 291709

Refused on 18/06/14 DELEGATED

1) UNI

The proposed extension would result in the erosion of the open space at basement level between the existing house and swimming pool and combined with previous developments, represents an over-development of the site. As such the proposal would have an adverse impact upon the architectural and historic character and appearance of the existing Listed Building and its setting, contrary to policies QD14 and HE1 of the Brighton & Hove Local Plan, Supplementary Planning Document SPD12: Design Guide for Extension and Alterations and Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

2) UNI2

The proposed extension, by virtue of its design, namely the proposed glazed mono-pitched roof and its height, would result in an incongruous addition to the Listed Building which would have an adverse impact upon the architectural and historic character and appearance of the existing Listed Building and its setting, contrary to policies QD14 and HE1 of the Brighton & Hove Local Plan, Supplementary Planning Document SPD12: Design Guide for Extension and Alterations and Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2014/01301

24 East Street Brighton

Display of non-illuminated fascia and hanging signs and externally illuminated fascia sign.

Applicant: Walton Design Ltd

Officer: Liz Arnold 291709

Approved on 18/06/14 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.

8) UNI

Notwithstanding the plans submitted the projecting sign hereby approved shall be a minimum of 2.4 metres above the footway.

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

BH2014/01315

60 West Street Brighton

Change of use at first, second and third floor level from office (B1) to residential (C3) to form 5no. flats.

Applicant: HAC Properties Ltd

Officer: Andrew Huntley 292321

Prior Approval is required and is approved on 18/06/14 DELEGATED

BH2014/01344

8 Powis Villas Brighton

Replacement of existing lower ground floor side casement windows with single glazed timber framed sash windows.

Applicant: Mr John Bevan

Officer: Christopher Wright 292097

Approved on 23/06/14 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

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the existing building.

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

3) UNI

The windows hereby approved shall be single glazed off-white painted timber vertically sliding sashes with no visible trickle vents, and shall match exactly the original sash windows at basement level within the building, including their architraves, frames 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 exactly the original sash boxes to the building.

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

BH2014/01345

8 Powis Villas Brighton

Replacement of existing lower ground floor side casement windows with single glazed timber framed sash windows.

Applicant: Mr John Bevan

Officer: Christopher Wright 292097

Approved on 23/06/14 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 single glazed off-white painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows at basement level within 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 exactly the original sash boxes to the building.

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

3) UNI

All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Proposed Elevation & Window Details	P1404-03b		19 Jun 2014
Location Plan	P1404-01		28 Apr 2014
Existing Floor Plan & Elevation	P1404-02		28 Apr 2014

BH2014/01351

8 Powis Villas Brighton

Reinstatement of window on lower ground floor.

Applicant: Mr John Bevan

Officer: Christopher Wright 292097

Approved on 23/06/14 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 new window and its reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The window shall be single glazed painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

BH2014/01352

8 Powis Villas Brighton

Reinstatement of window and lightwell on lower ground floor.

Applicant: John Bevan

Officer: Christopher Wright 292097

Approved on 25/06/14 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 works shall take place until full details of the new window and its reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The window shall be single glazed painted timber with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	P1405-01		28 Apr 2014
Existing & Proposed Floor Plans & Elevations	P1405-02		28 Apr 2014

BH2014/01355

15 Hampton Place Brighton

Replacement of existing rear UPVC doors and stairs with railings with timber doors and metal stairs with railings. Removal of security gates and associated works.

Applicant: Mrs Jeanette Cragg

Officer: Christine Dadswell 292205

Approved on 23/06/14 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

The hereby approved railings shall be painted black within one month of installation and shall be retained as such thereafter.

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

3) UNI

No works shall take place until full details of the proposed balustrade have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the approved drawings the details shall include 1:5 sample elevations and show the removal of the bottom rail with upright posts going straight into the treads of the stairs. The works shall be implemented in strict accordance with the agreed details and shall be 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.

BH2014/01356

15 Hampton Place Brighton

Replacement of existing rear UPVC doors and stairs with railings with timber doors and metal stairs with railings. Removal of security gates and associated works.

Applicant: Mrs Jeanette Cragg

Officer: Christine Dadswell 292205

Approved on 24/06/14 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 works shall take place until full details of the proposed balustrade have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the approved drawings the details shall include 1:5 sample elevations and show the removal of the bottom rail and upright posts going straight into the treads of the stairs. The works shall be implemented in strict

accordance with the agreed details and shall be maintained as such thereafter.

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

3) UNI

The hereby approved railings shall be painted black within one month of installation and shall be retained as such thereafter.

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

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	2642-1		28 April 2014
Existing Plans	2642-2		28 April 2014
Existing Elevations	2642-3		28 April 2014
Proposed Plans	2642-5	A	17 June 2014
Proposed Elevations	2642-6	A	17 June 2014
Proposed Door Details	2642-8		16 June 2014
Proposed Stair and Balustrade Detail	2642-9		17 June 2014

BH2014/01359

34-35 Western Road Hove

Prior approval for proposed change of use from offices (B1) to residential (C3) at first, second and third floor levels to form 4no self contained flats.

Applicant: First Charter House Investment

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 19/06/14 DELEGATED

BH2014/01390

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

Approved on 25/06/14 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 commence until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Floor, Block & Location Plans & Elevations Survey	0289.EXG.100 1	A	30 Apr 2014
Proposed Ground Floor Plan, Location and Block Plans, Planning	0289.PL.1001	A	30 Apr 2014
Substation Details and Elevations, Planning	0289.PL.1002	A	30 Apr 2014

5) UNI

No works 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 works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

BH2014/01391

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

Approved on 25/06/14 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

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

Reason: To ensure the satisfactory 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 samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to

comply with policy HE1 of the Brighton & Hove Local Plan.

ST. PETER'S & NORTH LAINE

BH2012/00617

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by Conditions 22 and 23 of application BH2010/03744 as amended by BH2013/01147.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Paul Vidler 292192

Approved on 09/06/14 DELEGATED

BH2014/00715

55 Frederick Street Brighton

Erection of single storey rear extension.

Applicant: Robin Thompson

Officer: Chris Swain 292178

Approved on 18/06/14 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 development hereby permitted shall be carried out in accordance with 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			30 April 2014
Block plan			30 April 2014
Existing plans and elevations	001		5 March 2014
Proposed plans and elevations	102	A	5 March 2014

BH2014/00757

37 & 38 Providence Place Brighton

Construction of 4no one bed flats and 2no two bed maisonettes (Part Retrospective).

Applicant: Bourne Property Developments Ltd

Officer: Sue Dubberley 293817

Approved on 20/06/14 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 Cedar cladding to the entrance door shown on drawing no.364/56 shall be installed within 3 months from the date of this approval.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy QD1 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	227/09		10/03/14
Existing floor plans	364/54		10/03/14
Existing elevations	364/55		10/03/14
Proposed elevations	364/56		10/03/14
Final certificate - Plot 1	10/03/14		10/03/14
Final certificate - Plot 2			10/03/14
Final certificate - Plot 3			10/03/14
Final certificate - Plot 4			10/03/14
Final certificate - Plot 5			10/03/14
Final certificate - Plot 6			10/03/14

BH2014/00860

29 Compton Avenue Brighton

Replacement of rear windows and door on lower ground and ground floor flats with UPVC double glazed units incorporating infill of ground floor window. (Part retrospective).

Applicant: Amalia Sanchez de la Blanca

Officer: Christine Dadswell 292205

Approved on 18/06/14 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
Location and Block Plan	121-P-100		18 Mar 2014
Existing Elevations	121-P-110		18 Mar 2014
Proposed Elevations	121-P-210		31 Mar 2014

BH2014/01002

9 London Road Brighton

Change of use from bank (A2) to restaurant (A3) and take away (A5) at ground floor level and 2no. two bedroom and 1no. three bedroom flats (C3) at first and second floor levels with associated alterations including installation of extract duct, new front entrance and new windows to rear elevation.

Applicant: Essy Sharanizadeh & Santander UK plc

Officer: Sonia Gillam 292265

Refused on 05/06/14 DELEGATED

1) UNI

The application has failed to demonstrate that the proposed change of use and associated extraction equipment would not have a detrimental impact on neighbouring residential amenity by reason of odour, noise and disturbance. As such, the proposal is contrary to policies QD27 and SU10 of the Brighton & Hove Local Plan.

2) UNI2

The proposed residential units would result in a poor level of amenity for the future occupants by virtue of a cramped and substandard form of accommodation, and, in the absence of evidence to the contrary, lack of private, usable amenity space for the proposed first floor units. As such, the proposal would be contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2014/01028

3-9 Blackman Street Brighton

Certificate of Lawfulness for proposed additional levels.

Applicant: GB Liners Ltd

Officer: Emily Stanbridge 292359

Refused on 20/06/14 DELEGATED

1) UNI

The proposed increase to the gross floor space of the original building measures approximately 568m² which equates to greater than 50%. As such the development is not permitted under Schedule 2, Part 8, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

BH2014/01066

4 Park Crescent Brighton

Removal of chimney on front roof slope.

Applicant: Ms Julia Davis

Officer: Emily Stanbridge 292359

Approved on 25/06/14 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

Following the removal of the chimney stack the roof shall be made good with matching natural slate.

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

BH2014/01090

10 New England Road Brighton

Installation of converted shipping containers for use as commercial/office units

(B1) for temporary period.

Applicant: QED Estates Ltd

Officer: Adrian Smith 290478

Approved on 11/06/14 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
Existing site survey	PL05		07/04/2014
Existing elevations	PL15		07/04/2014
Site plan and proposed block plan	PL01		07/04/2014
Proposed floor plans	PL010		17/04/2014
Proposed elevations	PL20		07/04/2014
	PL21		07/04/2014
Proposed sections and elevations	PL22		07/04/2014

2) UNI

The buildings hereby permitted shall be permanently removed from the site on or before 07 May 2018 in accordance with a scheme of works which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The planning permission is not suitable as a permanent form of development and to comply with policies EM3, QD1, QD2 of the Brighton & Hove Local Plan and policy DA4 of the Submission City Plan Part One.

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

The containers hereby approved shall be used for the provision of B1(a) office floorspace and/or as artists studios only and for no other purpose (including any other purpose in Class B 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.

5) UNI

No development shall commence until a scheme for the external treatment of the elevations of the development (including full details of the colour scheme) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

with policies QD1 and QD2 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be occupied until details of any external lighting proposed 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.

7) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include details of all hard surfacing, boundary treatments and planting of the development (including plant species, size and number).

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.

8) 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.

9) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to reduce the energy and water consumption of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation and 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.

10) 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.

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

No development shall commence until details at a 1:20 scale of external doors, windows, balconies, stairways and walkways have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

BH2014/01167

49 Shaftesbury Road Brighton

Certificate of lawfulness for proposed erection of a single storey rear extension with steps to garden.

Applicant: Barry Scherer

Officer: Julia Martin-Woodbridge 294495

Approved on 06/06/14 DELEGATED

BH2014/01186

14 Kew Street Brighton

Installation of side window and alterations to rear door.

Applicant: Mrs Hilary Standing

Officer: Chris Swain 292178

Approved on 25/06/14 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			14 April 2014
Block plan			14 April 2014
Existing plan and sections	879		30 April 2014
Proposed plan and sections	879	E	30 April 2014

BH2014/01194

1 Winchester 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 3.1m, for which the maximum height would be 3.4m, and for which the height of the eaves would be 2.7m.

Applicant: Ms Susanna Phipps

Officer: Julia Martin-Woodbridge 294495

Prior approval not required on 05/06/14 DELEGATED

BH2014/01229**Flat 1 21-23 Richmond Road Brighton**

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

Applicant: Stephen Challis

Officer: Emily Stanbridge 292359

Approved on 19/06/14 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			29.04.2014
Schedule of photographs			16.04.2014
Window specification			16.04.2014

BH2014/01238**29-30 Surrey Street Brighton**

Installation of new extract duct.

Applicant: Fuller Smith and Turner

Officer: Chris Swain 292178

Approved on 11/06/14 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

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

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

4) UNI

The use of the extraction system hereby permitted shall not be used at the premises except between the hours of 07.00am and 11.00pm on Mondays to Sundays. Reason: To safeguard the amenities of the occupiers of adjoining

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

5) UNI

The extraction system will be attenuated in line with the recommendations set out within the section titled Conclusion, p13, of the submitted External Plant Noise Assessment by Sound Advice Acoustics Ltd, dated 7th March 2014, referenced SA - 2944 RV.01 received on 20 May 2014.

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

6) UNI

The hereby permitted extraction duct will be painted black and shall be retained as such thereafter. To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			16 April 2014
Existing rear elevation	2198-08-01	A	16 April 2014
Proposed ductwork / plant to flat roof	2198-08-02		16 April 2014

8) UNI

The odour from the extraction system shall be managed as outlined in the submitted Odour Management Plan specifically, sections 4.4 and 4.5 of the Planning Statement, April 2014 by Walsingham Planning received on 16 April 2014.

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

BH2014/01288

1 Buckingham Place Brighton

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

Applicant: A Ribot

Officer: Adrian Smith 290478

Approved on 25/06/14 DELEGATED

BH2014/01309

1 Roundhill Crescent Brighton

Installation of cladding with fibre cement slates to rear extension. Replacement of covering to flat roof of rear extension.

Applicant: 1 Roundhill Crescent Brighton (Residents) Ltd

Officer: Robin Hodgetts 292366

Refused on 18/06/14 DELEGATED

1) UNI

The cladding of the rear extension, by reason of the proposed material and design, would harm the architectural and historic character of the Grade II listed building, wider terrace and Round Hill Conservation Area. The proposal is therefore contrary to policies HE1, HE3 and HE6 of the Brighton & Hove Local

Plan and Supplementary Planning Document 09, Architectural Features.

2) UNI2

Insufficient information has been provided in respect of the existing flat roof material and the increase in height resulting from the replacement roof covering. In the absence of this information it cannot be demonstrated that the proposal would not have an adverse effect on the architectural and historic character or appearance of the exterior of the building or wider Round Hill Conservation Area. The proposal is thereby contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2014/01316

1 Roundhill Crescent Brighton

Installation of cladding with fibre cement slates to rear extension. Replacement of covering to flat roof of rear extension.

Applicant: 1 Roundhill Crescent Brighton (Residents) Ltd

Officer: Robin Hodgetts 292366

Refused on 18/06/14 DELEGATED

1) UNI

The cladding of the rear extension, by reason of the proposed material and design, would harm the architectural and historic character of the Grade II listed building. The proposal is therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Planning Document 09, Architectural Features.

2) UNI2

Insufficient information has been provided in respect of the existing flat roof material and the increase in height resulting from the replacement roof covering. In the absence of this information it cannot be demonstrated that the proposal would not have an adverse effect on the architectural and historic character or appearance of the exterior of the Grade II listed building. The proposal is thereby contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01325

100 Upper Lewes Road Brighton

Replacement of existing crittall casement and timber sash windows with UPVC.

Applicant: Enterprise Inns

Officer: Andrew Huntley 292321

Refused on 20/06/14 DELEGATED

1) UNI

The replacement windows, by reason of their design and material, would be an unsympathetic alteration that fails to reflect the original character and appearance of the building and would harm the character and appearance of the area. As such the proposal is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01347

Clifton Court Clifton Street Brighton

Application for Approval of Details Reserved by Conditions 7 and 8 of application BH2013/02087.

Applicant: Richard Burrows

Officer: Chris Swain 292178

Approved on 23/06/14 DELEGATED

BH2014/01423**74 North Road Brighton**

Installation of new shop front.

Applicant: Little Beach Boutique**Officer:** Emily Stanbridge 292359**Approved on 25/06/14 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 and block plan	01		01.05.2014
Elevations existing and proposed	02		01.05.2014
Elevations, plan and section	03		01.05.2014
Details	04		01.05.2014
Details	05		01.05.2014
Details	06		01.05.2014

BH2014/01425**94-103 London Road Brighton**

Display of 1no non-illuminated projecting blade sign positioned at first and second floor level and 1no internally illuminated projecting box sign and 1no internally illuminated flat cube fascia sign positioned at ground floor level.

Applicant: Watkin Jones Group**Officer:** Kathryn Boggiano 292138**Approved on 10/06/14 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.

WITHDEAN

BH2014/00289

14 Redhill Drive Brighton

Erection of rear garden retaining wall with railings. (Part retrospective).

Applicant: Mr David Meredith

Officer: Emily Stanbridge 292359

Approved on 19/06/14 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 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

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the

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

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

4) UNI

The following ecological measures must be adhered to;

- a) The development area including the area for the storage of equipment and construction materials shall be limited to the area around the proposed retaining wall and works should be completed during the amphibian's active period (April to October),
- b) If protected species are encountered, work should stop and advice should be sought from a suitably qualified and experienced ecologist on how to proceed.
- c) Log piles shall be provided around the boundaries of the site to provide refuges for invertebrates and reptiles prior to the commencement of the development and retained as such thereafter.
- d) Any removal of scrubs/trees should be carried out outside the bird breeding season (March to August). If removed outside of this timescale a nesting bird check shall be carried out prior to any clearance works by an appropriately trained, qualified and experienced ecologist, and if birds are found, clearance must stop until the fledglings have left.

Reason: To ensure the protection of any protected species and to comply with policy QD18 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
Ordnance Survey Plans	OS/01		29.01.2014
Existing and Proposed Landscape plan	OS/02		29.01.2014
Existing site plan with levels	04	B	26.03.2014
Existing/Proposed West elevation	02		29.01.2014
Existing/Proposed South Elevation	01	D	08.04.2014
Site sections- Original Ground Levels	05	B	26.03.2014
Site sections- Existing Ground Levels	06		26.03.2014
Site sections- Proposed Ground Levels	07		26.03.2014

6) 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, planting along the boundary, 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. The planted screening shall be retained as agreed thereafter.

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

BH2014/00820

Land adjacent to 1 Woodside Avenue Brighton

Application for variation of condition 2 of application BH2013/02323 (Erection of detached 3 bedroom three storey dwelling house) to allow for alterations to the approved development.

Applicant: Bill Faust

Officer: Liz Arnold 291709

Approved on 09/06/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 5th September 2016.

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

2) 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.

3) 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.

4) UNI

No scrub clearance or site set-up shall take place during the months of March to September inclusive. Scrub clearance shall take place under the supervision of a qualified ecologist at all times.

Reason: To protect nesting bird habitat and ensure the impact of the development on existing nature conservation features is minimised in accordance with policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document 11 on Nature Conservation.

5) UNI

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

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

6) 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.

7) UNI

The windows in the south west 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.

8) UNI

The development shall be carried out in accordance with the following samples approved under application BH2013/02323. Walls: Painted white render, Roof: Spanish Slate. These materials shall be retained in place thereafter.

Reason: To ensure a satisfactory appearance to the development in accordance with QD1 and QD2 of the Brighton & Hove Local Plan.

9) UNI

Notwithstanding the landscaping details shown on drawing number 099-PA-100 a revised landscaping plan shall be submitted to and approved by the Local Planning Authority in writing. The plan shall accurately show the roof plan on the building and identify the exact species, numbering, location and maturity of the proposed planting and the location and detail of hard surfaces.

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

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

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

11) 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

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

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

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.

14) UNI

Notwithstanding the details submitted, the development hereby permitted shall not be commenced until revised details of secure cycle parking facilities and the provision of a wheeled ramp 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.

15) UNI

Prior to the commencement of development on site, detailed drawings including levels, sections and construction details of the proposed vehicle access, including the proposed access gate, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be occupied until these works have been fully implemented in accordance with the approved details

Reason: As insufficient information has been submitted and to ensure that works constitute safe development and to comply with policies TR1, TR7, TR8 and TR19 of the Brighton & Hove Local Plan.

16) UNI

No development shall commence until full details of the proposed amendments to the boundary wall structure, including a cross section of the entrance, depth of footings, retained height, thickness of wall and construction materials, have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure the stability of the boundary wall structures and to comply with Policy TR7 of the Brighton & Hove Local Plan.

17) UNI

No development shall take place until 1:50 scale drawings and samples of the proposed balconies and screening for the terraces are submitted to and approved by the Local Planning Authority in writing.

Reason: As insufficient information has been submitted and to ensure the development does not cause any significant loss of amenity to neighbouring occupiers to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

18) 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.

19) UNI

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

20) UNI

The development hereby permitted shall be carried out in accordance with 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 Location and Block Plan	0997-PA-001	A	22nd August 2013
Existing Topographical Survey	0997-PA-002		9th July 2013
Existing Section and Elevation	0997-PA-003		9th July 2013
Proposed Ground Floor Plan	0997-BR-100		13th March 2014
Proposed First Floor Plan	0997-BR-101		13th March 2014
Proposed Second Floor Plan	0997-BR-102		13th March 2014
Proposed Third Floor Plan	0997-BR-103		13th March 2014
Proposed Roof Plan	0997-BR-104	A	13th March 2014
Proposed South East Facing elevation	0997-BR-117		13th March 2014
Proposed South West Facing Elevation	0997-PA-016	A	22nd August 2013
Proposed North East Facing Elevation	0997-PA-017	A	22nd August 2013
Proposed North West Facing Elevation	0997-PA-018		9th July 2013
Proposed South-East Facing Street Elevation	0997-PA-018		13th March 2014
Proposed Section A-A	0997-PA-020		9th July 2013
Landscaping Plan	0997-PA-100		22nd August 2013
Proposed Section B-B + C-C	0997-BR-111		13th March 2014

BH2014/00857

113 Valley Drive Brighton

Certificate of Lawfulness for proposed single storey rear extensions, enlargement and alterations to existing detached garage to form workshop and associated works.

Applicant: Mr & Mrs Philippe Epifanoff

Officer: Sonia Gillam 292265

Split Decision on 11/06/14 DELEGATED

1) UNI

GRANT a lawful development certificate for the proposed outbuilding for the following reason:

The proposed outbuilding is permitted under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

1) UNI

REFUSE a lawful development certificate for the proposed extension for the following reason:

2) UNI2

The development is not permitted development under Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development) Order 1995, as amended, by reason that the proposed rear/ side projections form a single development by virtue of the linking of the roof forms, and consequently the structure would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse.

BH2014/00904

18 Fairlie Gardens Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs Clifford

Officer: Joanne Doyle 292198

Approved on 23/06/14 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
Site Location & Block Plan	ADC612/LP		20 Mar 2014
Existing Plans & Elevations	ADC612/01		20 Mar 2014
Proposed Plans & Elevations	ADC612/04		20 Mar 2014

BH2014/00939

254 Dyke Road Brighton

Erection of new entrance porch to side elevation.

Applicant: Mr Lloyd Thompsett & Mrs Janet Wright

Officer: Oguzhan Denizer 290419

Approved on 18/06/14 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
Site Location Plan and Block Plans	160(10)000		25/03/2014
Existing Floor Plans and Elevations	160(20)000		25/03/2014
Proposed Floor Plans and Elevations	160(21)000		25/03/2014

BH2014/00970

262 Dyke Road Brighton

Certificate of lawfulness for proposed loft conversion incorporating front and rear rooflights and side windows, erection of single storey side extension and alterations to fenestration.

Applicant: Mr Garry Bleasdale

Officer: Joanne Doyle 292198

Split Decision on 06/06/14 DELEGATED

1) UNI

REFUSE a lawful development certificate for the proposed side extension for the following reasons;

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, as the proposed side and rear extension would measure 5.3m deep, extending beyond the rear wall of the original dwellinghouse.

BH2014/01016

49 Hillcrest Brighton

Erection of single storey rear extension to replace conservatory and dormer to front.

Applicant: Mrs Claire Roshan

Officer: Sonia Gillam 292265

Approved on 10/06/14 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

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, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the side elevations of the extension hereby approved without planning permission obtained from the Local Planning Authority.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans and elevations	01		27/03/2014
Proposed plans and elevations	02		09/04/2014

BH2014/01067

158 Valley Drive Brighton

Construction of new vehicular crossover and hardstanding and alterations to front boundary wall.

Applicant: Dr Razik Toma

Officer: Christine Dadswell 292205

Approved on 17/06/14 DELEGATED

BH2014/01126

11 Surrenden Crescent Brighton

Certificate of Lawfulness for proposed single storey outbuilding to rear.

Applicant: Mrs Phoebe Oliver

Officer: Liz Arnold 291709

Approved on 18/06/14 DELEGATED

BH2014/01226

15 The Beeches Brighton

Erection of single storey side extension.

Applicant: Mrs Olivia Olorenshaw

Officer: Joanne Doyle 292198

Refused on 11/06/14 DELEGATED

1) UNI

The extension, by reason of its scale and excessive depth projecting into the rear garden would result in an over dominant addition that would fail to compliment the

form of the original building. The proposal is thereby contrary to QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/01231

11 South Road Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2014/00212.

Applicant: Uniglobe Preferred Travel

Officer: Liz Arnold 291709

Approved on 10/06/14 DELEGATED

BH2014/01237

88 Peacock Lane Brighton

Erection of single storey side extension.

Applicant: Mrs Helen Whithouse

Officer: Joanne Doyle 292198

Approved on 17/06/14 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 & Block Plan	CH 605/001		16 Apr 2014
Existing Floor Plans	CH 605/002		16 Apr 2014
Existing Elevations & Sections	CH 605/003		16 Apr 2014
Existing Elevations & Sections	CH 605/004		16 Apr 2014
Existing Street Scene	CH 605/005		16 Apr 2014
Proposed Floor Plans	CH 605/006		16 Apr 2014
Proposed Elevations & Sections	CH 605/007		16 Apr 2014
Proposed Elevations & Sections	CH 605/008		16 Apr 2014
Proposed Street Scene	CH 605/009		16 Apr 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 with the exception of the bi fold doors.

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.

BH2014/01320**83 Surrenden Road Brighton**

Erection of a single storey rear extension.

Applicant: Mr & Mrs A Symes**Officer:** Joanne Doyle 292198**Approved on 23/06/14 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 windows in the northern elevation of the extension hereby permitted shall be obscure glazed and non-opening and, 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, fixed shut. The windows shall thereafter be permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground Floor & Roof Plan	240SR83/01		24 Apr 2014
Existing Site Location Plan & Block Plan & Rear & Side Elevations	240SR83/02		24 Apr 2014
Proposed Ground Floor & Roof Plan	240SR83/03		24 Apr 2014
Proposed Site Location Plan & Block Plan & Rear & Side Elevations	240SR83/04		24 Apr 2014

BH2014/01426**28 Gordon Road Brighton**

Certificate of lawfulness for proposed conversion of flat and maisonette into single dwelling house (C3).

Applicant: Paul Commerford**Officer:** Liz Arnold 291709**Approved on 05/06/14 DELEGATED**

EAST BRIGHTON

BH2013/03869

Wolseley Build Centre 19 Bristol Gardens Brighton

Application for variation of conditions 4, 5, 8, 14, 19, 20 and 21 of BH2013/00105 (Application for variation of condition 2 of BH2012/00229 - Demolition of existing building and erection of 9no residential dwelling houses with associated parking and landscaping, and that the Northern boundary wall be demolished and rebuilt), to allow for the application to be split into two phases. Phase 1 will include units 1-3 and Phase 2 will include units 4-9.

Applicant: Downs Estates Ltds

Officer: Anthony Foster 294495

Approved on 05/06/14 DELEGATED

1) UNI

The development hereby permitted shall be commenced on or before 28 May 2015.

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

2) UNI

The flint, brick and mortar of the rebuilt section of the northern boundary wall, as shown on drawing no. 5226/10 Rev.A received on 1 March 2013, shall exactly match the existing in terms of appearance (including the design and coursing of the brickwork; type, strike, density, and coursing of the flint; and mortar colour and consistency) as set out in the email from the applicant received on 26 March 2013. This section of wall shall be constructed in accordance with the above agreed details prior to the first occupation of the development identified as Phase 1 (as shown on drawing no. 5226/Phase 01), hereby permitted and thereafter so retained.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

The development identified as Phase 1 (as shown on drawing no. 5226/Phase 01), hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

5) UNI

The development identified as Phase 2 (as shown on drawing no. 5226/Phase 01) hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new

dwellings identified in Phase 1 (as shown on drawing no. 5226/Phase 01) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings, identified in Phase 2 (as shown on drawing no. 5226/Phase 01) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

8) UNI

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

9) 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.

10) 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 buildings 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 identified as Phase 1 (as shown on drawing no. 5226/Phase 01) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

11) UNI

All 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 buildings 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 identified as Phase 2 (as shown on drawing no. 5226/Phase 01) 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.

12) UNI

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

13) UNI

Access to any flat roofs hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used for purposes 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.

14) UNI

The materials to be used in the external surfaces of the development hereby permitted shall be implemented in full accordance with the details approved on 8 February 2013 under application reference BH2012/03624.

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

15) UNI

The development shall proceed in compliance with the details in the Design Stage Report (ref. 5226\F13-Design 130403) and Interim Certificates confirming that all residential units will achieve Code level 3 of the Code for Sustainable Homes in accordance with the details approved on 14 June 2013 under application reference BH2013/00574.

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

16) UNI

The external lighting for the development shall be implemented and installed in accordance with the details approved on 14 June 2013 under application reference BH2013/00574 and shall thereafter be so retained.

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.

17) UNI

The development identified as Phase 1 (as shown on drawing no. 5226/Phase 01), hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by a competent person that the Remediation Strategy by Southern Testing received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

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

Thereafter the scheme shall be monitored and maintained in accordance with the Remediation Strategy by Southern Testing received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574.

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.

18) UNI

The development identified as Phase 2 (as shown on drawing no. 5226/Phase 01), hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by a competent person that the Remediation Strategy by Southern Testing received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574 has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

Thereafter the scheme shall be monitored and maintained in accordance with the Remediation Strategy by Southern Testing received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574.

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.

19) UNI

Landscaping of the site shall be undertaken in accordance with the details as shown on the Landscaping Plan (drawing no. L(90)004 Rev.T2) received 15 February 2013 and approved on 14 June 2013 under application reference BH2013/00574.

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

20) UNI

No development shall commence until fences for the protection of trees to be retained shown on the drawings hereby approved have been erected in accordance with the details as set out in the Tree Protection Method Statement dated 8 April 2013, approved on 14 June 2013 under application reference BH2013/00574. The fences shall be retained in their approved positions 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 adjoining the site in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

21) UNI

The existing crossovers and dropped kerb lines shall be reinstated in strict accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In order to improve the quality of the public realm, to create a safe pedestrian environment and to comply with policies QD1 and TR7 of the Brighton & Hove Local Plan.

22) UNI

The development shall proceed in accordance with the Considerate Constructors Scheme as approved on 14 June 2013 under application reference BH2013/00574.

Reason: In order to protect the amenities of neighbouring residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

23) UNI

The construction of the access road shall be undertaken and implemented in accordance with the constructional details as approved on 8 February 2013 under application reference BH2012/03624 prior to the first occupation of the development identified as Phase 2 (as shown on drawing no. 5226/Phase 01), and shall be retained as such thereafter.

Reason: In the interests of highway safety and for the benefit of the public and to comply with Policy TR7 of the Brighton & Hove Local Plan.

24) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units identified as Phase 1 (as shown on drawing no. 5226/Phase 01), 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.

25) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units identified as Phase 2 (as shown on drawing no. 5226/Phase 01), 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.

26) UNI

The development identified as Phase 1 (as shown on drawing no. 5226/Phase 01), 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.

27) UNI

The development identified as Phase 2 (as shown on drawing no. 5226/Phase 01), 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.

28) UNI

The development hereby permitted shall be carried out in accordance with 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	5226/LOC	A	27/01/2012
Site layout plan	5226/01	C	01/03/2013
Floor plans and sections	5226/02	D	27/01/2012
Site sections	5226/04	A	27/01/2012
Elevations sheet 1	5226/03	D	13/02/2012
Street elevation	5226/05	B	13/02/2012
Elevations sheet 2	5226/06		13/02/2012
Existing sections	08021-02-S-G A		13/02/2012
Northern boundary details	5226/10	A	01/03/2013
Site Location Plan	5226/LOC	A	02/12/2013
Phasing Plan	5226/Phase 01		13/11/2013

BH2014/00441

Flat 3 5 Chesham Place Brighton

Internal alterations to layout of flat.

Applicant: Mr Dermot Sugrue

Officer: Christine Dadswell 292205

Refused on 19/06/14 DELEGATED

1) UNI

The internal alterations would significantly alter the original plan form of the recipient Grade II listed building and in the case of the proposed kitchen units conceal original features. The works are detrimental to the internal character, appearance and proportions of the Grade II Listed Building and would be harmful to the significance of the heritage asset. The works are therefore contrary to policy HE1 of the Brighton & Hove Local Plan and Supplementary Guidance Notes 11, Listed Building Interiors, and 13, Listed Building - General Advice.

BH2014/00459

City College Wilson Avenue Brighton

Demolition of the eastern two storey section of the existing building and erection of a three storey building to accommodate a new Construction Skills Centre. Erection of a two storey entrance extension to the south west corner of the building. Change of use of the tennis courts to a car park and a multi-use games area, other on-site parking and servicing amendments and hard and soft landscaping. Refurbishment of remaining existing buildings including replacement aluminium windows and profiled metal roofs.

Applicant: City College Brighton & Hove

Officer: Kathryn Boggiano 292138

Approved on 09/06/14 COMMITTEE

1) UNI

No development of the Construction Skills Centre above first floor level shall take place until details of a minimum of 4 bat boxes to be installed within the new buildings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed fully in accordance with the approved details prior to the occupation of the Construction Skills Centre and shall be retained thereafter.

Reason: To ensure that roosting facilities for bats are provided for as part of the development and to comply with policy QD18 of the Brighton & Hove Local Plan.

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development of the Construction Skills Centre above ground floor level shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for the Construction Skills Centre hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

3) UNI

No development of the Construction Skills Centre above first floor level shall take place until details of the external lighting for the external yards (including the brick laying yard) have 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 unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To ensure that the impact on lighting on ecology is controlled and to comply with policies QD18 of the Brighton & Hove Local Plan.

4) UNI

Prior to the Construction Skills Centre being first occupied, details and evidence regarding the installation of the rainwater harvesting system detailed within the Rainwater Harvesting & Grey Water Recycling Systems Feasibility Study received on the 27 May 2014, shall be submitted to and approved in writing by the Local Planning Authority. The Rainwater Harvesting System shall be implemented fully in accordance with the approved details prior to the Construction Skills Centre first being brought into use and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: to ensure that the Rainwater Harvesting System is installed and to comply with policies SU2, SU3 and SU15 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, Construction Skills Centre hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the Construction Skills Centre 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.

6) UNI

Prior to the entrance extension being first brought into use, the 5 disabled parking spaces near to the entrance to the College as shown on drawing P101 G received on 19 May 2014 have been fully laid out and made available for permanent use.

Reason: To ensure that the development provides parking for people with a

mobility related disability and to comply with policy TR18 of the Brighton & Hove Local Plan.

7) UNI

Prior to the Construction Skills Centre above being first brought into use details of secure cycle parking facilities for the occupants of, and visitors to, the College Campus hereby approved have been submitted to and approved in writing by the Local Planning Authority. A minimum of 33 cycle parking spaces shall be provided. These facilities shall be fully implemented and made available for use prior to the occupation of the Construction Skills Centre 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.

8) UNI

Notwithstanding the submitted plans, prior to the Construction Skills Centre above being first brought into use further details of secure motorcycle facilities for the occupants of, and visitors to, the College Campus 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 Construction Skills Centre 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

Notwithstanding the submitted plans, prior to the Construction Skills Centre above being first brought into use full details of all proposed gates, fencing, walls and smoking shelter have been submitted to and approved in writing by the Local Planning Authority. The details shall include elevational plans and shall also include details of the replacement fence on the western boundary of the site with Wilson Avenue. All proposed gates, fencing, walls and the smoking shelter shall be fully installed within the approved details prior to the Construction Skills Centre being first brought into use.

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

Within 3 months of occupation of the Construction Skills Centre hereby approved a 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)) shall be submitted to and approved in writing by the Local Planning Authority.

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.

11) 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.

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	P002	D	17 March 2014
Site plan as proposed	P101	G	19 May 2014
Site plan as existing	P001	B	12 February 2014
Floor plans as existing - Level 0	P010	D	12 February 2014
Floor plans as existing - Level 1	P011	F	12 February 2014
Floor plans as existing - Level 1	P012	E	12 February 2014
Floor plans as existing - Level 3	P013	E	12 February 2014
Floor plans as existing - Level 4	P014	C	12 February 2014
Floor plans as existing	P015	C	12 February 2014
Floor plans as existing - Level 6	P016	B	12 February 2014
Floor plans as proposed - Level 0	P110	C	12 February 2014
Floor plans as proposed - Level 1	P111	G	12 February 2014
Floor plans as proposed - Level 2	P112	G	12 February 2014
Floor plans as proposed - Level 3	P113	J	19 May 2014
Floor plans as proposed - Level 4	P114	E	12 February 2014
Floor plans as proposed - Level 5	P115	D	12 February 2014
Floor plans as proposed - Level 6 - Roof plan	P116	C	16 May 2014
Existing elevations - Site elevation	P040	B	12 February 2014
Existing sections 1 of 2	P020	B	12 February 2014
Existing sections 2 of 2	P021	B	12 February 2014
Sections as proposed - Sheet 1 of 2	P120	E	12 February 2014
Sections as proposed - Sheet 2 of 2	P121	B	12 February 2014
Proposed elevations - Site elevations	P140	E	19 May 2014
Proposed elevations - Construction Centre	P150	B	12 February 2014
Entrance sections as proposed	P125	E	12 February 2014
Northern entrance area	LLD594/04a		14 February 2014
Southern entrance area	LLD594/04b		4 June 2014
Hard and soft general arrangement drawing	LLD594/03		2 June 2014
Tree constraints plan	LLD594/01		14 February 2014

Tree retention & protection plan	LLD/594/02		14 February 2014
Landscape Design Strategy and Outline Plant S			

13) UNI

The Multi Use Games Area hereby approved shall be fully installed and made available for use no later than three months after the first occupation of the Construction Skills Centre and shall be retained for permanent use thereafter. The surface of the Multi- Use Games Area shall be Polymeric Type 4 as defined by Sports England's Guidance, 'A Guide to the Design, Specification & Construction of Multi Use Games Areas including Multi-Sport Synthetic Turf Pitches - Part 1 General Guidance & Design Considerations, Dimensions and Layouts'.

Reason: In order to ensure that adequate sports provision is provided to compensate for the loss of the former tennis court area and to comply with policies SR17 and SR20 of the Brighton & Hove Local Plan.

14) UNI

The Multi Use Games Area hereby approved shall be solely used by staff and students of Brighton & Hove City College and shall not be hired or leased out to the general public. The MUGA shall only be used between the hours of 8.00 and 20.00 Monday to Friday and between the hours of 09.00 and 18.00 Saturdays, Sundays and Bank Holidays.

Reason: To safeguard the amenities of the local transport network, local residents and local ecology and to comply with policies QD27, TR1 and TR19 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing with the Local Planning Authority scheme shall be carried out entirely in accordance with the bat mitigation details contained within section 4.5.3 of the Extended Ecological Enhancement Assessment Final Document Rev.1 February 2014 which was received on the 12 February 2014.

Reason: To ensure that bats are protected during the demolition stages and to comply with policy QD18 of the Brighton & Hove Local Plan.

16) UNI

The scheme shall be carried out entirely in accordance with the nesting bird mitigation details contained within section 4.7.3 of the Extended Ecological Enhancement Assessment Final Document Rev.1 February 2014 which was received on the 12 February 2014.

Reason: To ensure that nesting birds are protected during the development and to comply with policy QD18 of the Brighton & Hove Local Plan.

17) UNI

The scheme shall be carried out entirely in accordance with the foraging badger mitigation details contained within section 4.4.3 of the Extended Ecological Enhancement Assessment Final Document Rev.1 February 2014 which was received on the 12 February 2014.

Reason: To ensure that foraging badgers are protected during the development and to comply with policy QD18 of the Brighton & Hove Local Plan.

18) UNI

The scheme shall be carried out fully in accordance with the details within the Waste Minimisation Statement which is contained within section 7 of the Harwood Savin Ltd Planning Statement February 2014 which was received on the 12 February 2014.

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.

19) UNI

The landscaping and planting schemes shall be carried out fully in accordance with the details contained within plans referenced LLD594/01 Rev 01, LLD954/02 Rev 01, LLD594/04a Rev 02 submitted on the 14 February 2014, LLD594/03 Rev 03 submitted on 2 June, LLD594/04b Rev 03 Submitted on 4 June 2014 and the Landscape Design Strategy and Outline Plant Specification submitted on the 20 May 2014.

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

20) UNI

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 Construction Skills Centre; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

21) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the height of the flue serving the Combined Heat and Power plant shall terminate a minimum height of 1.5 metres above the height of the tallest building present on the Wilson Avenue campus.

Reason: To ensure effective emission dispersion and to protect local air quality and to comply with policy SU9 of the Brighton & Hove Local Plan.

22) UNI

The new car parking area including the access widening hereby approved shall be laid out fully in accordance with the details shown on plan P101 G received on the 19 May 2014, prior to the Construction Skills Centre being first brought into use. Prior to the Construction Skills Centre being brought into use, a scheme for the low level external lighting of the car park 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 unless otherwise agreed in writing with the Local Planning Authority shall be retained as such there after.

Reason: To ensure that the new parking area is laid out in accordance with the approved details and to safeguard the amenities of the occupiers of adjoining properties and ecology and to comply with policies WD18, QD27, TR1 and TR7 of the Brighton & Hove Local Plan.

23) UNI

The vehicle parking area shown on the approved plans (including the motorcycle parking areas) shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the staff, students and visitors to Brighton & Hove City College and the Stanley Deason Leisure centre. A minimum on-site car parking provision of 85 car parking spaces shall be provided throughout the construction of the development hereby approved unless otherwise agreed in writing with Local Planning Authority.

Reason: To ensure the adequate parking for the users of the site, to ensure the

safety of persons and vehicles entering and leaving the site, to limit overspill car parking and to comply with Local Plan policies TR1, TR7 & TR19 of the Brighton & Hove Local Plan.

24) UNI

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

- a) a scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- b) a scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site
- c) details of hours of construction including all associated vehicular movements
- d) details of the construction compound and any temporary teaching accommodation
- e) a plan showing construction traffic routes
- f) sustainable transport measures to promote alternatives to private car use throughout the construction phase.

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

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

25) 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. 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.

26) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the surface water drainage system shall be fully installed in accordance with the details contained within the Flood Risk Assessment July 2013 and Drainage Layout Plan referenced Dr01 which were received on the 12 February 2014.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.

27) UNI

No development of the Construction Skills Centre or entrance extension above ground floor level 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.

28) UNI

No replacement roofs shall be installed until samples of the materials to be used in the external surfaces of the replacement roofs 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 NC8, QD1 and QD14 of the Brighton & Hove Local Plan.

29) UNI

No development of the Construction Skills Centre above first floor level shall take place until details of a minimum of a minimum of two house sparrow terrace boxes, to be installed within the new buildings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The bird boxes shall be installed fully in accordance with the approved details prior to the occupation of the Construction Skills Centre and shall be retained thereafter.

Reason: To ensure that nesting facilities for birds are provided for as part of the development and to comply with policy QD18 of the Brighton & Hove Local Plan.

BH2014/00673

Flat 8 11 Chichester Terrace Brighton

Internal alterations to layout of flat and erection of single storey front extension incorporating revised fenestration and associated external alterations. (Retrospective)

Applicant: Chris Pitchford

Officer: Emily Stanbridge 292359

Approved on 05/06/14 DELEGATED

BH2014/00674

1 Manor Road Brighton

Application for Approval of Details Reserved by Conditions 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22 and 23 of application BH2012/03364.

Applicant: Hill Partnerships Ltd

Officer: Wayne Nee 292132

Split Decision on 10/06/14 DELEGATED

1) UNI

The details pursuant to conditions 8, 10, 11, 12, 13, 18, 15, 22 and 23 of application BH2012/03364 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 9, 14, 16, 17, 20 and 21 are NOT APPROVED for the reason(s) set out below.

2) UNI2

1. The details in relation to Condition 9 have not been approved as there is insufficient information to fully assess the proposed layout of cycle parking. The details are therefore contrary to policy TR14 of the Brighton & Hove Local Plan.

3) UNI3

2. The details in relation to Condition 14 have not been approved as there is insufficient information relating to the protection of the off-site trees during development. The details are therefore contrary to policies QD1 and QD16 of the Brighton & Hove Local Plan.

4) UNI4

3. The details in relation to Condition 16 have not been approved as the proposed layout of the foul water drainage is considered to be unsuitable. Furthermore there is a lack of information relating to the proposed surface water runoff. The details are therefore contrary to policy SU3 of the Brighton & Hove Local Plan.

5) UNI5

4. The details in relation to Condition 17 have not been approved as the proposed

part demolition of the existing original walls would be inappropriate for the conservation of these important historical assets. Furthermore the Structural Engineers report lacks detail with regard to the required repairs. The details are therefore contrary to policies QD2, HE6 and QD15 of the Brighton & Hove Local Plan.

6) UNI6

5. The details in relation to Condition 20 have not been approved as there is insufficient information to ensure that the existing boundary walls would not be harm during development. The details are therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

7) UNI7

6. The details in relation to Condition 21 have not been approved as there is insufficient information to fully assess the soil testing of the site. The details are therefore contrary to policy SU11 of the Brighton & Hove Local Plan.

BH2014/01076

Ground Floor Maisonette 12 Eaton Place Brighton

Internal alterations to layout of maisonette.

Applicant: Andrew Goodwin

Officer: Christine Dadswell 292205

Approved on 18/06/14 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

The new partition wall shall be scribed around all existing skirting boards, and cornices.

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

BH2014/01214

21 Chesham Street Brighton

Erection of single storey rear extension.

Applicant: Benjamin Robinson

Officer: Sonia Gillam 292265

Approved on 24/06/14 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

The development hereby permitted shall be carried out in accordance with 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	0001/A and B		15/04/2014
Existing ground floor plan	0002		15/04/2014
Existing first floor plan	0003		15/04/2014
Existing second floor plan	0004		15/04/2014
Existing side elevation	0005		15/04/2014
Existing rear elevation	0006		15/04/2014
Proposed ground floor plan	0007		15/04/2014
Proposed first floor plan	0008		15/04/2014
Proposed second floor plan	0009		15/04/2014
Proposed rear elevation	0010		15/04/2014
Proposed side elevation	0011		15/04/2014

BH2014/01263

9 St Marys Square Brighton

Replacement of windows and doors with UPVC double glazed units.

Applicant: Dr Olurotimi Ojo

Officer: Christine Dadswell 292205

Approved on 17/06/14 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			22 April 2014
Block Plan			22 April 2014
Existing and Proposed Elevations	A131		22 April 2014
Door Details			22 April 2014
Window Details			22 April 2014

HANOVER & ELM GROVE

BH2013/04307

15 Bernard Road Brighton

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

Applicant: Mr Paul Griffin

Officer: Chris Swain 292178

Refused on 18/06/14 DELEGATED

1) UNI

The change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) fails to support a mixed and balanced community and results in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00002

137D Elm Grove Brighton

Application for Approval of Details Reserved by Conditions 3 and 4 of application BH2011/02312 (Appeal reference APP/Q1445/A/11/2162769).

Applicant: SBS Building Services

Officer: Sue Dubberley 293817

Approved on 20/06/14 DELEGATED

BH2014/00148

23 Gladstone Place Brighton

Conversion of existing house to create 2no flats and 1no maisonette (C3)

Applicant: Simmonds & Smith

Officer: Wayne Nee 292132

Approved on 23/06/14 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 new dwelling(s) hereby permitted shall be constructed to all reasonable 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

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			16 January 2014
Existing and proposed	1116/01	B	04 June 2014

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.

BH2014/00506

90 Hartington Road Brighton

Conversion of existing house to form 4no self contained flats and associated works.

Applicant: ROC Contractors

Officer: Wayne Nee 292132

Refused on 09/06/14 DELEGATED

1) UNI

Policy HO9 of the Brighton & Hove Local Plan seeks to retain smaller family dwellings. The proposed lower and ground floor maisonette, by virtue of its limited size, and cramped ground floor arrangement, represents an unsuitable form of residential accommodation for family occupation, contrary to policies HO9 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed ground floor studio flat would not provide an acceptable standard of accommodation due to a small cramped form and arrangement. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan which seeks to protect the amenity of future occupiers.

BH2014/00632

148 Lewes Road Brighton

Application for Approval of Details Reserved by Conditions 4 & 6 of application BH2012/03741.

Applicant: Shaws of Brighton

Officer: Chris Swain 292178

Split Decision on 23/06/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4(i)a) and 6 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to condition 4 (i) b) and c) and 4 (ii) a), b) and c) are NOT APPROVED.

BH2014/00707

The Phoenix Wellesley House 10-14 Waterloo Place Brighton

Change of use of part of the ground floor from non residential institutions (D1) to office (B1). Alterations to ground floor entrances including demolition of north entrance lobby and erection of new canopy, revised fenestration, repair and redecoration of existing concrete cladding and associated works.

Applicant: Phoenix Brighton

Officer: Adrian Smith 290478

Approved on 18/06/14 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

Prior to their installation, full details of the proposed external lighting scheme, including hours of use, precise lighting colours, and level of illumination shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed and operated in strict 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, to preserve the Valley Gardens Conservation Area and to comply with polices HE3, HE6, QD25 and QD27 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence until details of disabled car parking provision for the occupants of, and visitors to, the Class B1(a) office hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the Class B1(a) office hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

Within three months of their installation the new handrails shown on the approved plans shall be painted black and shall be retained as such thereafter.

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

5) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the Class B1(a) office 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 Class B1(a) office hereby permitted and shall thereafter be retained for use at all times.

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

6) UNI

The development hereby permitted shall be carried out in accordance with 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	100	1	04/03/2014
Block plan	104	0	04/03/2014
Existing ground floor plan	101	1	04/03/2014
Existing elevations	102	0	04/03/2014
	103	01	17/03/2014
Proposed ground floor plan	200	9	03/06/2014
Proposed elevations	201	8	03/06/2014
	202	6	03/06/2014

7) UNI

The development hereby permitted shall be completed in accordance with the painting scheme set out in drawing nos. 201 revision 8 and 202 revision 6

received on 3 June 2014, unless an alternative scheme has otherwise 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, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

BH2014/00910

Flat 4 8-9 Hanover Crescent Brighton

Demolition of existing rear conservatory.

Applicant: Ms Sarah Turner-Hopkins

Officer: Sonia Gillam 292265

Refused on 18/06/14 DELEGATED

1) UNI

Surviving private domestic Victorian glasshouses are increasingly rare so the structure is of some significance and, in the absence of evidence to the contrary, it warrants preservation. The application has failed to demonstrate that the structure is beyond economically viable repair, by virtue of the lack of supporting evidence submitted. As such, it is not possible to make an assessment of the proposed demolition. The proposal is therefore contrary to policies HE1, HE2 and HE4 of the Brighton & Hove Local Plan, and the Council's Supplementary Planning Guidance Note SPGBH13: Listed Buildings - General Advice.

BH2014/01001

243 Hartington Road Brighton

Demolition of workshop and store and erection of a 3no bedroom house (C3) incorporating home office building to rear and bicycle store and parking space to front. (Retrospective).

Applicant: Mr M Knight

Officer: Wayne Nee 292132

Approved on 06/06/14 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
Ground floor plan	13.05.10.004		25 March 2014
Cross section	13.05.10.008		25 March 2014
Outbuilding plans	13/04/08/10BR		25 March 2014
First floor plan	13.05.10.005		25 March 2014
Second floor plan	13.05.10.006		25 March 2014
Elevations	13.05.10.009		25 March 2014
Block plan	13.05.10.001		25 March 2014
Landscaping plan	13.05.10.002		25 March 2014
Indicative drainage layout	13.05.10.003		25 March 2014
Site plan	13.05.10.007		25 March 2014

BH2014/01094

3 Wellington Road Brighton

Application for Approval of Details Reserved by Condition 3, 4 and 5 of application BH2013/04382.

Applicant: Mrs Lucinda Yazdian-Tehrani

Officer: Adrian Smith 290478

Approved on 10/06/14 DELEGATED

BH2014/01265

3 Wellington Road Brighton

Replacement of existing rear ground and first floor timber framed single glazed windows with UPVC double glazed windows.

Applicant: Lucinda Yazdian-Tehrani

Officer: Christine Dadswell 292205

Approved on 17/06/14 DELEGATED

BH2014/01324

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 pitched roof single storey rear annex.

Applicant: Rabbi Pesach Efune

Officer: Helen Hobbs 293335

Approved on 20/06/14 DELEGATED

1) BH12.02

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

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

2) BH12.03

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

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

3) BH12.04

The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.

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

4) UNI

The development hereby permitted shall be commenced on or before 24th August 2015. Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

5) UNI

N/A

6) UNI

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

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

7) UNI

The new rooflight to the rear of the proposed community room, shall be constructed in full accordance with the drawing no. RL1, RL2 and D3 received on 8th November 2012 in respect of approved application BH2012/02040 and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

8) UNI

The measures set out in the Waste Minimisation Statement received on 25th October 2012 in respect of approved application BH2012/02040 shall be fully implemented.

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 policy SU13 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
LOCATION PLAN			25th April 2014
BLOCK PLAN			25th April 2014
EXISTING SITE PLAN	S1		25th April 2014
EXISTING BASEMENT FLOOR PLAN	S2		25th April 2014
EXISTING GROUND FLOOR PLAN 1	S3		25th April 2014
EXISTING GROUND FLOOR PLAN 2	S4		25th April 2014
EXISTING FIRST FLOOR PLAN	S5		25th April 2014
EXISTING SECOND FLOOR PLAN	S6		25th April 2014
EXISTING ROOF PLAN	S7		25th April 2014
EXISTING FRONT ELEVATION	S8		25th April 2014
EXISTING REAR ELEVATION	S9		25th April 2014
EXISTING SIDE ELEVATION	S10		25th April 2014
EXISTING SIDE ELEVATION	S11		25th April 2014
EXISTING SECTION	S12		25th April 2014
PROPOSED SITE PLAN	P201		25th April 2014
PROPOSED BASEMENT FLOOR PLAN	P202		25th April 2014
PROPOSED GROUND FLOOR PLAN 1	P203		25th April 2014
PROPOSED GROUND FLOOR PLAN 2	P204		25th April 2014
PROPOSED FIRST FLOOR PLAN	P205		25th April 2014
PROPOSED SECOND FLOOR PLAN	P206		25th April 2014
PROPOSED ROOF PLAN	P207		25th April 2014
PROPOSED FRONT ELEVATION	P208		25th April 2014
PROPOSED REAR ELEVATION	P209		25th April 2014
PROPOSED SIDE ELEVATION	P210		25th April 2014
PROPOSED SIDE	P211		25th April 2014

ELEVATION			
PROPOSED SECTION	P212		25th April 2014

BH2014/01729

70 Sandown Road Brighton

Non Material Amendment to BH2013/01208 to rearrange internal layout of plan and increase window size and move closer to floor level.

Applicant: Mr Richard Murphy

Officer: Andrew Huntley 292321

Approved on 19/06/14 DELEGATED

HOLLINGDEAN & STANMER

BH2014/00427

37 Rushlake Road Brighton

Change of use from 6 bedroom small house in multiple occupation (C4) into 8 bedroom house in multiple occupation (Sui Generis) including alterations to fenestration to west elevation.

Applicant: John Panteli

Officer: Wayne Nee 292132

Refused on 11/06/14 DELEGATED

1) UNI

The proposed Sui Generis use, due to the over-subdividing of rooms, lack of shared communal spaces and the cramped form, would result in a poor level of amenity for future occupiers of the property and over intensification of the use of the dwelling. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposal represents over intensification of the use of the property which was originally built as a modest 2/3 bed family dwelling. The occupation of the property with 8 individuals would result in a material increase in noise and disturbance that would cause harm to neighbouring amenity. The proposed development is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00734

2 Beatty Avenue Brighton

Change of use from trim and tone fitness salon to retail (A1) with community space.

Applicant: Brighton & Hove City Council

Officer: Wayne Nee 292132

Approved on 05/06/14 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 March 2014

Block plan			06 March 2014
Existing and proposed floor plan			14 March 2014

BH2014/01192

37 Hawkhurst Road Brighton

Erection of two storey side extension.

Applicant: Mr & Mrs Peter & Sonia Mathers

Officer: Andrew Huntley 292321

Refused on 25/06/14 DELEGATED

1) UNI

The proposal would represent a poorly designed and contrived addition, which would not have a subordinate appearance that retains the integrity of the original building but would appear as a visually dominant, bulky and discordant feature on the terrace and within the street scene to the detriment of the character of the area. Furthermore, the side elevation of the proposal would not enhance the appearance of the property or the surrounding area, as it would be seen as a large expanse of render as there are only two windows at ground floor level and a small high level window at first floor level. In addition, the proposed side extension would harm the appearance of the street scene by excessively infilling the rhythm of spaces between the buildings, removing the continuity within the existing street scene. Therefore the proposal is contrary to Policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

MOULSECOOMB & BEVENDEAN

BH2014/00174

37 Coombe Terrace Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6 and 7 of application BH2013/03715.

Applicant: Mr Peter Towner

Officer: Wayne Nee 292132

Approved on 11/06/14 DELEGATED

BH2014/01211

69 Bear Road Brighton

Certificate of Lawfulness for proposed loft conversion to small House in Multiple Occupation (C4) incorporating roof light to front and dormer to rear.

Applicant: Mr David Frayne

Officer: Adrian Smith 290478

Approved on 18/06/14 DELEGATED

BH2014/01340

23 Colbourne Avenue Brighton

Erection of pitched roof front porch.

Applicant: Mr Henry Dean

Officer: Joanne Doyle 292198

Approved on 19/06/14 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
Site Location Plan	012	A	25 Apr 2014
Block Plan	013A1		25 Apr 2014
Existing Ground Floor Plan	002A		25 Apr 2014
Existing Front Elevation	007A		25 Apr 2014
Existing Side Elevation	009A		25 Apr 2014
Existing Rear Elevation	015A		25 Apr 2014
Proposed Ground Floor Plans	003B1		25 Apr 2014
Proposed Front Elevation	008B1		25 Apr 2014
Proposed Side Elevation	010B1		25 Apr 2014
Front Garden Section	011B		25 Apr 2014

QUEEN'S PARK

BH2013/01318

154 - 155 Edward Street Brighton

Change of use from offices (B1) to education (D1).

Applicant: University of Brighton

Officer: Jonathan Puplett 292525

Approved after Section 106 signed on 05/06/14 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
LOCATION PLAN	GPGE-O-MP-SL-0001		26/04/2013
BLOCK PLAN	GPGE-O-MP-SL-0002		26/04/2013
EXISTING BASEMENT FLOOR PLAN	GPGE-A-GA-0 B-9001		26/04/2013
EXISTING GROUND FLOOR PLAN	GPGE-A-GA-0 G-9001		26/04/2013
EXISTING FIRST FLOOR	GPGE-A-GA-0		26/04/2013

PLAN	1-9001		
EXISTING SECOND FLOOR PLAN	GPGE-A-GA-0 2-9001		26/04/2013
EXISTING THIRD FLOOR PLAN	GPGE-A-GA-0 3-9001		26/04/2013
PROPOSED BASEMENT FLOOR PLAN	GPGE-A-GA-0 B-9002		26/04/2013
PROPOSED GROUND FLOOR PLAN	GPGE-A-GA-0 G-9002		26/04/2013
PROPOSED FIRST FLOOR PLAN	GPGE-A-GA-0 1-9002		26/04/2013
PROPOSED SECOND FLOOR PLAN	GPGE-A-GA-0 2-9002		26/04/2013
PROPOSED THIRD FLOOR PLAN	GPGE-A-GA-0 3-9002		26/04/2013

3) UNI

The D1 use hereby approved shall be for educational purposes only and for no other purpose including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification.

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

4) UNI

The educational use (Use Class D1) hereby approved development shall only be operated by the University of Brighton and by no other party. Should the occupation of the property by the University of Brighton for educational use cease, the use hereby permitted shall cease and the property shall be returned to its former office use (Use Class B1(a)).

Reason: To enable the Local Planning Authority to retain control of the use; the development hereby approved is considered to be acceptable on the basis that significant weight is given to the particular circumstances of the application proposal and the nature of the applicant.

5) UNI

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

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

6) 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 tailored to the needs of the site, which is aimed at promoting sustainable travel choices by residents, visitors, staff, deliveries and parking management) for the development. The Travel Plan shall include such commitments as are considered appropriate, and should include as a minimum the following initiatives and commitments:-

- (i) Promote and enable increased use of walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use
- (ii) A commitment to reduce carbon emissions associated with business and commuter travel

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

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

7) UNI

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

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

8) UNI

Prior to the commencement of the use hereby approved a site management plan is to be submitted to and approved in writing by the Local Planning Authority. The management plan should include details for dealing with the arrival and departure of students for classes, congregation of students directly outside the building, the use of the accesses to the building. The management plan shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

9) UNI

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

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

10) UNI

The development hereby permitted shall not be commenced until details of disabled car parking provision for the staff and students of, and visitors to the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. This provision shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure a sufficient provision of disabled car parking provision and to comply with policies TR1 and TR18 of the Brighton & Hove Local Plan.

11) UNI

The development hereby permitted shall not be commenced until details of sustainability measures to ensure efficient use of energy, water and materials

have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure 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.

12) UNI

Access to the he outdoor space at ground floor level to the western side of the property and the flat roofs of the building shall be for maintenance or emergency purposes only.

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.

BH2013/03765

40-42 Upper St James Street Brighton

Application for Approval of Details Reserved by Conditions 6, 9, 10 and 11 of application BH2013/01106.

Applicant: Nordstar Property Co Ltd

Officer: Chris Swain 292178

Approved on 11/06/14 DELEGATED

BH2013/04265

3 St James's Street Brighton

Change of use of first, second and third floors from maisonette (C3) to small house in multiple occupation (C4) with formation of separate entrance at ground floor incorporating new shop front to existing retail unit and associated alterations.

Applicant: Brighton Woodwych 2011 Housing Co-operative Ltd

Officer: Chris Swain 292178

Refused on 20/06/14 DELEGATED

1) UNI

The proposed change of use to a House in Multiple Occupation (Class C4) fails to support a mixed and balanced community and would result in the area being imbalanced by the level of similar such uses, to the detriment of local amenity. The use is therefore contrary to policy CP21 part ii) of the Brighton & Hove City Plan Part One (submission document) and to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00345

137 Edward Street Brighton

External alterations to front elevation including installation of new timber double glazed window and surrounding wall.

Applicant: Mr Iain Boyle

Officer: Chris Swain 292178

Approved on 20/06/14 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 glazing bar, meeting rail, bottom rail and sash box dimensions and profiles to the hereby approved first floor windows shall match the existing, with a multi-paned top sash and sliding opening mechanism.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan			10 February 2014
Existing front elevation	01		10 February 2014
Existing ground floor plans	02		10 February 2014
Proposed front elevation	03		10 February 2014
Proposed ground floor plan	04		10 February 2014
Sectional detail through cill and head of replacement window	05		10 February 2014
Sectional detail through side frames of replacement window	06		10 February 2014
Sectional detail through mullions	07		10 February 2014
Front elevation of front window	08		10 February 2014

BH2014/00784

11 - 12 Marine Parade Brighton

Application for Approval of Details Reserved by Condition 5 of application BH2010/03384.

Applicant: Tulip Brighton Ltd

Officer: Emily Stanbridge 292359

Refused on 10/06/14 DELEGATED

1) UNI

1. Whilst 1:20 details have been submitted in relation to the first floor French doors, no information has been submitted with regards to the ground floor doors or glazing. As such the details submitted within this application do not meet the full requirements of condition 5 and therefore the condition is unable to be discharged.

BH2014/00995

37 Egremont Place Brighton

Creation of roof terrace to rear including installation of railings, replacement of existing timber windows with timber french doors and associated alterations at second floor level.

Applicant: Daren Kay

Officer: Oguzhan Denizer 290419

Refused on 18/06/14 DELEGATED

1) UNI

The proposed roof terrace by reason of its siting would result in a detrimental loss of residential amenity resulting in overlooking and loss of privacy of neighbouring properties, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/01054

Northumberland Court 62-64 Marine Parade Brighton

Installation of plastic pipe to rear elevation.

Applicant: Mrs I Limtouch

Officer: Christine Dadswell 292205

Approved on 23/06/14 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

The horizontal pipework identified on a photograph received 1st April 2014 shall be removed within one month of the hereby approved vertical pipe being installed. All disturbed surfaces shall be made good at the time of the works using materials of matching composition, form and finish to those of the existing building

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

3) UNI

The new plastic pipe shall be painted to match the colour of the building and shall be retained as such thereafter.

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

BH2014/01153

31 West Drive Brighton

Creation of roof terrace with decking and glass balustrade.

Applicant: Mr Nick Davey

Officer: Emily Stanbridge 292359

Refused on 09/06/14 DELEGATED

1) UNI

The additional height resulting from the proposed roof terrace would, by virtue of its siting and elevated position, appear an unduly prominent addition to the building and would be out of keeping with the existing building and neighbouring terraced properties. The proposed roof terrace would form an uncharacteristic addition to the street scene and wider Conservation Area and is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed terrace would result in a use and likely placing of domestic items on the roof which would interrupt the clean lines of the building, create a cluttered appearance and be harmful to the appearance of the building and the character and appearance of the Conservation Area. As such the proposals are contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2014/01169

3 Lower Rock Gardens Brighton

Erection of single storey extension incorporating creation of roof terrace with timber balustrading to first floor rear. Enlargement of existing WC to rear at second floor level. Alterations to fenestration and other associated alterations.

Applicant: Marina Neill

Officer: Emily Stanbridge 292359

Approved on 06/06/14 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 first floor terrace shall not be brought into use until obscured glass balustrading has been erected as indicated on drawing no. 02.03 F. The balustrade 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.

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 and block plan	00.08	A	11.04.2014
Typical cross section and elevations as existing	00.04	A	11.04.2014
Floor plans as existing Sheet 1 of 2	00.02	A	11.04.2014
Floor plans as existing Sheet 2 of 2	00.03	A	11.04.2014
Front entrance door moulding, string, cornice and sub cill details	04.03	A	02.06.2014
Windows and external door schedule, timber sun room fixed light and French door detail	04.02	C	02.06.2014
Typical cross section and elevations as proposed	02.03	F	02.06.2014
Floor plans as proposed Sheet 1 of 2	03.01	J	02.06.2014
Floor plans as proposed Sheet 2 of 2	03.02	H	02.06.2014
Bay window details as existing and proposed	04.01		11.04.2014
Casement window brochure			11.04.2014
UPVC sash window brochure			11.04.2014

4) UNI

The external finishes of the extensions 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.

5) UNI

The first floor windows to the southern elevation of the extension hereby permitted shall be obscure glazed and non-opening and shall thereafter be permanently retained as such.

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

BH2014/01205

56 Queens Park Rise Brighton

Non material amendment to application BH2013/02728 (Appeal decision) to reduce width of rear bi-folding doors, to replace roof tiles and rooflights on side of extension with full glazing, increase size of existing ground floor side facing window and relocate new side facing window.

Applicant: Mr Vasco Menezes

Officer: Sonia Gillam 292265

Approved on 10/06/14 DELEGATED

BH2014/01337

49 Grand Parade Brighton

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

Applicant: Sussex Heritage Properties Limited

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 18/06/14 DELEGATED

ROTTINGDEAN COASTAL

BH2013/04098

Hillside Barn The Green Rottingdean

Conversion of stables attached to barn to form 1no two storey dwelling house (C3) and internal and external alterations to barn including installation of windows, doors and rooflights, structural repairs and re-roofing of whole barn.

Applicant: Mr Dave Boys

Officer: Sue Dubberley 293817

Approved on 18/06/14 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

All new and replacement rainwater goods, soil and other waste pipes shall be in painted cast iron and maintained as such thereafter.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the local planning authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The development hereby approved shall be built in accordance with the landscaping details approved by application BH2012/03403.

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

5) UNI

The approved new flint work shall match exactly the materials, finishes and construction methods of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The bat roosts shall be built in accordance with details approved by application BH2012/03403.

Reason: To ensure that the proposed bat roosts are of a suitable appearance, and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

The level 2 photographic survey approved by application BH2012/03403 shall be used to inform the construction of the proposed replacement trusses.

Reason: In order to preserve by record the current condition/surviving stable features of the building as a whole, and to comply with policy HE1 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the dwelling hereby approved shall not be occupied until the approved scheme of works including repair and re-roofing of the entire barn has been completed in its entirety and the works have been inspected and confirmed in writing as completed by the Local Planning Authority.

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

9) 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 HE1 and HE3 of the Brighton & Hove Local Plan.

10) UNI

All repair works shall match the materials, finishes and construction methods of the existing building exactly, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policy HE1 of the Brighton & Hove Local Plan.

11) UNI

The development hereby approved shall be built in accordance with the large scale details and materials approved by application BH2012/03403. The development shall be carried out in strict accordance with the approved details.

Reason: To safeguard the appearance of the building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/00663

11 Ainsworth Avenue Brighton

Erection of two storey side extension and rear conservatory.

Applicant: Mr & Mrs Plant

Officer: Chris Swain 292178

Refused on 23/06/14 DELEGATED

1) UNI

The proposed two storey extension, in conjunction with the front and rear dormer windows, by virtue of its design, including a large flat roof section, massing and close proximity to the adjoining property, No.9 Ainsworth Avenue would result in a visually intrusive and overly bulky addition that would fail to respect the original form of the dwelling and result in a cramped relationship to No.9 Ainsworth Avenue, harming the visual amenity of the building and the wider surrounding area. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD012).

BH2014/00690

5 Court Ord Cottages Meadow Close Rottingdean Brighton

Erection of detached garage to replace existing with associated alterations.
(Retrospective)

Applicant: Atlanta Cook

Officer: Oguzhan Denizer 290419

Approved on 18/06/14 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			28/02/2014
Existing Block Plan			28/02/2014
Proposed Block Plan			28/02/2014
Pre-Existing Floor Plan			02/04/2014
Existing Floor Plan			02/04/2014
Pre-Existing North and South Elevations			02/04/2014
Pre-Existing East and West Elevations			02/04/2014
Existing North and South Elevations			02/04/2014
Existing East and West Elevations			02/04/2014

BH2014/00818

26 Lustrells Crescent Saltdean Brighton

Creation of 2no dormers to rear.

Applicant: Mr & Mrs Graham

Officer: Robin Hodgetts 292366

Approved on 06/06/14 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 plans and elevations	1477/1744		13/03/14
Proposed plans and elevations	1477/1687	E	13/03/14

BH2014/00867

Hillside Barn The Green Rottingdean Brighton

Non Material Amendment to BH2010/03355 moving centrally positioned stair to south west corner, repositioning kitchen to south east corner, and consequential location of bathroom above kitchen lowering window cills on the 2 east facing windows to the original structural opening.

Applicant: Mr Dave Boys

Officer: Andrew Huntley 292321

Approved on 18/06/14 DELEGATED

BH2014/00893

1 Eley Crescent Rottingdean Brighton

Erection of single storey rear/side extension. Hip to gable roof extension with balustrading at first floor to rear.

Applicant: Timothy Chetwynd-Stapylton

Officer: Joanne Doyle 292198

Refused on 18/06/14 DELEGATED

1) UNI

The development, by virtue of its design, form and bulk would fail to emphasise and enhance the characteristics of the area, and would appear out of scale and character, bulky and overly dominant in relation to its neighbours, and relate poorly to this section of the street. Given its prominent location on a corner plot, the development would have an unacceptable impact on the character and appearance of the property and the wider street scene. The proposal would thereby be contrary to policy QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extensions and Alterations.

2) UNI2

The proposed first floor balcony area by reason of its substantial size represents an un-neighbourly and overbearing addition which would result in increased overlooking, loss of privacy and noise nuisance toward no. 3 Eley Crescent to the detriment of the residential amenity of this dwelling and contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/00947

Garage rear of 47 Sussex Square Brighton

Enlargement of opening to garage.

Applicant: E Shirstova

Officer: Christine Dadswell 292205

Approved on 18/06/14 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 no works shall take place until full details of the proposed garage door including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

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 Mar 2014
Block Plan			20 Mar 2014
Existing and Proposed Plans and Elevations	01	B	02 May 2014

BH2014/00948

Garage rear of 47 Sussex Square Brighton

Enlargement of opening to garage.

Applicant: E Shirstova

Officer: Christine Dadswell 292205

Approved on 18/06/14 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 plans no works shall take place until full details of the proposed garage door including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

BH2014/01037

9 Northgate Close Rottingdean Brighton

Erection of a single storey front extension and installation of new window

Applicant: Mr & Mrs Taylor

Officer: Robin Hodgetts 292366

Approved on 05/06/14 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 the Cherry tree that is covered by Tree Preservation Order (No 21) 1998 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

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

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

Plan Type	Reference	Version	Date Received
Proposed plans and elevations	3469.PL.01	B	10/04/14
Existing plans and elevations and site location plan	3469.EXG.01	A	10/04/14

BH2014/01043

26 Meadow Close Rottingdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, 2no rooflights to front and dormer to rear.

Applicant: Mrs Pam Whyte

Officer: Julia Martin-Woodbridge 294495

Approved on 18/06/14 DELEGATED

BH2014/01046

26 Greenbank Avenue Brighton

Certificate of Lawfulness for proposed rear dormer with Juliet balcony, rear rooflights and conversion of garage into habitable living space and store.

Applicant: Mr Owen & Ms Hardwick

Officer: Robin Hodgetts 292366

Approved on 05/06/14 DELEGATED

BH2014/01095

Flat 2 24 Lewes Crescent Brighton

Internal Alterations to layout of flat.

Applicant: Mr Phil Ward

Officer: Christine Dadswell 292205

Approved on 18/06/14 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

All new doors, architraves, skirtings and cornices should exactly match the existing.

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

WOODINGDEAN

BH2014/00587

61 Warren Way Brighton

Loft conversion to create 1no one bedroom flat incorporating dormers to front and rear elevations and rooflight to front elevation. Erection of cycle and bin store within the rear garden.

Applicant: Dr Majid Gholami

Officer: Wayne Nee 292132

Refused on 18/06/14 DELEGATED

1) UNI

The proposed front and rear dormers, by reason of their size and number on each roof slope, would create a visually heavy roof to the building which would seriously harm the appearance of the property and has a harmful effect on the visual amenity of the street. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, as well as SPD12: Design Guide for Extensions and Alterations.

BH2014/00908

Rudyard Kipling Primary School Chalkland Rise Brighton

Erection of single storey extension to North elevation.

Applicant: Brighton & Hove City Council

Officer: Andrew Huntley 292321

Approved on 11/06/14 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 commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and

approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the programme of archaeological work has been completed in accordance with the approved Written Scheme of Archaeological Investigation

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

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 & Existing & Proposed Block Plans	001		21.03.2014
Existing Floor Plans	300		21.03.2014
Proposed Floor Plan	301		21.03.2014
Existing & Proposed East & West Elevations	304		21.03.2014
Existing & Proposed North Elevation	305		21.03.2014

BH2014/01100

Woodingdean Primary School Warren Road Brighton

Installation of roof to existing open courtyard to create additional classroom.

Applicant: Woodingdean Primary School

Officer: Emily Stanbridge 292359

Approved on 17/06/14 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	100	A	22.04.2014
Block Plan	101	A	07.04.2014
Existing floor plan			22.04.2014
Proposed floor plan			22.04.2014
Existing elevations	104	A	07.04.2014
Proposed elevations	105	A	07.04.2014
Roof light brochure			07.04.2014

BH2014/01389

29 Brownleaf Road Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr James Griffiths

Officer: Tom Mannings 292322

Refused on 18/06/14 DELEGATED

BRUNSWICK AND ADELAIDE

BH2013/04333

3 - 4 Western Road Hove

Erection of an additional storey to facilitate creation of 1no one bedroom flat (C3) and an office (B1).

Applicant: Legal Link Ltd

Officer: Christopher Wright 292097

Refused on 20/06/14 DELEGATED

1) UNI

The proposed additional storey would add significant height and bulk to the building which would have an adverse impact on its appearance and composition. The additional storey would be readily visible from along Western Road and from York Road opposite, which is on a hillside and therefore provides views of the site from a higher level. The proposed additional storey would be significantly higher than the roofline of both adjoining buildings and as such would disrupt the roofscape. The proposal would be detrimental to visual amenity and the character and appearance of the Brunswick Town Conservation Area and is considered contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and SPD12: Design guidance for alterations and extensions.

BH2014/00721

Ground Floor Flat 54 First Avenue Hove

Installation of external wall insulation to existing rear extension, replacement of existing roof covering to rear extension, first floor roof and party wall, removal of existing dome rooflight and insertion of 2no rooflights, alterations to fenestration and other associated alterations to the rear.

Applicant: Julie Rignell

Officer: Helen Hobbs 293335

Approved on 05/06/14 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 approved plans the hereby approved asphalt roof covering shall not overlap the front parapet.

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

3) UNI

The fire exit walkway and the remainder of the flat roof at first floor level shall not be used as a roof terrace.

Reason: To safeguard the amenities enjoyed by the occupiers of the adjoining properties to the north 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 and proposed	22801.03	Rev 1	6th May 2014

BH2014/01101

54A Lansdowne Place Hove

Internal alteration to remove staircase from basement flat.

Applicant: Paul Arscott

Officer: Sonia Gillam 292265

Refused on 09/06/14 DELEGATED

1) UNI

Internal alterations to listed buildings are expected to respect the original plan form and to work around it so that it remains clearly 'readable'. The proposed development would have an adverse impact on the historic and architectural character of the Grade II listed building by virtue of the removal of the staircase, a feature which is of importance in determining the original plan form and functioning of the property. The proposal would be contrary to policy HE1 of the Brighton & Hove Local Plan, and the Council's Supplementary Planning Guidance Notes SPGBH11 Listed Building Interiors and SPGBH13: Listed Buildings - General Advice

BH2014/01161

Flat 8 19 Brunswick Square Hove

Internal alterations to layout to facilitate conversion from studio flat into one bedroom flat.

Applicant: Mary Jackets

Officer: Helen Hobbs 293335

Approved on 23/06/14 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.

BH2014/01220

Flat 2 69 Lansdowne Place Hove

Erection of timber framed garden room to rear and alterations to fenestration.

Applicant: Ned Leeming

Officer: Helen Hobbs 293335

Approved on 23/06/14 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.

BH2014/01245

52 Western Road Hove

Display of externally illuminated fascia sign and externally illuminated hanging sign.

Applicant: Sharps Bedrooms

Officer: Christine Dadswell 292205

Approved on 23/06/14 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.

CENTRAL HOVE

BH2014/00709

189A Church Road Hove

Change of use from five bedroom small house in multiple occupation (C4) to seven bedroom house in multiple occupation (sui generis) incorporating 2no dormer windows to the rear.

Applicant: P Mamane

Officer: Andrew Huntley 292321

Refused on 11/06/14 DELEGATED

1) UNI

The proposed change of use to provide 7 bedrooms as a Sui Generis House in Multiple Occupation would, as a result of over-subdivision of the attic rooms, lack of head height and therefore useable space, create a cramped form of accommodation which would fail to provide an acceptable standard of accommodation. Therefore the proposal would be detrimental to the residential amenity of future occupiers and is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed two dormers on the rear roof slope would result in a cluttered, bulky and dominant appearance, which would be detrimental to the character and appearance of the host building and the surrounding Old Hove Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

3) UNI3

The application has failed to demonstrate that any necessary extract vents or openings for the proposed kitchen and shower room would not have a detrimental impact on the character and appearance of the host building, the terrace it sits within and the wider Old Hove Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12.

BH2014/00897

28 Fourth Avenue Hove

Change of use at first floor level from casino (sui generis) to accountants office (B1) with associated alterations including reinstatement of boarded windows.

Applicant: Cardens

Officer: Jason Hawkes 292153

Approved on 20/06/14 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 commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with Supplementary Planning Document SPD08 Sustainable Building Design. The development shall be carried out in strict accordance with the approved details.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent similar re-enactment, the employment premises hereby granted permission shall be used for Class B1 (business) use and no other use without the prior written consent of the Local Planning Authority to whom a planning application must be made.

Reason: For the avoidance of doubt and to enable the Local Planning Authority to

control the future use of the premises, having regard to the location of the premises in an otherwise predominantly residential area, and to retain an adequate level of employment on the site, in compliance with policies EM3, EM4 and QD27 of the Brighton & Hove Local Plan and CP3 of Brighton & Hove Submission City Plan Part One.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Site Plan	AC/LBC/HC/01		20th March 2014
Ground Floor Plan - As Existing	AC/HC/01		20th March 2014
As Existing East Elevation	AC/LBC/HC/02		20th March 2014
First Floor Plan as Existing	AC/HC/02		20th March 2014
Lower Ground Floor Plan as Existing	AC/HC/03		20th March 2014
As Existing East Elevation	AC/LBC/HC/03		20th March 2014
As Existing North Elevation	AC/LBX/HC/04		20th March 2014
As Existing West Elevation	AC/LBC/HC/05		20th March 2014
As Proposed East Elevation	AC/LBC/HC/06		20th March 2014
As Proposed East Elevation	AC/LBC/HC/07		20th March 2014
As Proposed North Elevation	AC/LBC/HC/08		20th March 2014
As Proposed West Elevation	AC/LBC/HC/09		20th March 2014
First Floor Main Room Internal Elevations	AC/LBC/HC/10		20th March 2014
Proposed First Floor Plan	AC/HC/11		20th March 2014
As Existing South Elevation	AC/LBC/HC/12		20th March 2014
As Proposed South Elevation	AC/LBC/HC/13		1st April 2014
Proposed First Floor Plan and Associated Doors	AC/LBC/HC/14		1st April 2014

5) UNI

The reinstated windows hereby approved shall match exactly the original windows on the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details.

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

BH2014/00898

28 Fourth Avenue Hove

Change of use at first floor level from casino (sui generis) to accountants office (B1) with associated alterations including reinstatement of boarded windows and alterations to internal layout.

Applicant: Cardens

Officer: Jason Hawkes 292153

Approved on 18/06/14 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 works including details of any internal IT cabling, lighting and proposed fixings for new partitions have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

The reinstated windows hereby approved shall match exactly the original windows on the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details.

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

BH2014/00915

59 Ashley Court 18-19 Grand Avenue Hove

Replacement of existing timber windows with UPVC. (Part Retrospective)

Applicant: John Bodkin

Officer: Christine Dadswell 292205

Approved on 11/06/14 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
Location Plan			17 April 2014
Block Plan			07 April 2014
Window Drawings			10 April 2014

BH2014/01174

Regent House Hove Street Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 9no self contained flats.

Applicant: Alexander James Contracts Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 23/06/14 DELEGATED

BH2014/01176

Audley House Hove Street Hove

Prior approval for change of use from offices (B1) to residential (C3) at ground and first floor levels to form 4no self contained flats.

Applicant: Alexander James Contracts Ltd

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 23/06/14 DELEGATED

BH2014/01406

First Floor Flat 10 Wilbury Grove Hove

Replacement of existing rear window with access door.

Applicant: Mr & Mrs B Bowman

Officer: Jessica Hartley 292175

Approved on 25/06/14 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			30.04.14
Block Plan			30.04.14
Proposed Floor Plans, Section and Elevation	14480-01	A	20.06.14
Existing Floor Plans, Section and Elevation	14480-02	A	20.06.14

GOLDSMID

BH2014/00759

49 Wilbury Crescent Hove

Erection of single storey rear extension replacing existing lean-to and extension of rear decking.

Applicant: Mrs M Mars

Officer: Mark Thomas 292336

Approved on 06/06/14 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
Site location plan, block plan, existing and proposed plans and elevations	A366-14-01	Rev C2	10 March 2014

BH2014/00838**18 Addison Road Hove**

Demolition of existing garage and erection of timber entrance gates.

Applicant: Mr Costa Healy

Officer: Julia Martin-Woodbridge 294495

Approved on 19/06/14 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

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.

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
National grid plan	TQ 3005	T	17.03.2014
Existing and Proposed elevations			25.03.2014
Existing plan			25.03.2014
Proposed plan			25.03.2014

BH2014/00992**12 Bigwood Avenue Hove**

Erection of a single storey rear extension.

Applicant: Catherine Pierce

Officer: Jonathan Puplett 292525

Refused on 20/06/14 DELEGATED**1) UNI**

The proposed extension, which 'wraps around' the side and rear of the rear projection of the dwelling, is of a non-traditional footprint and would diminish the appreciation of the original plan form of the dwelling. Furthermore, if the proposed extension were to be constructed in addition to the extension approved under application ref. BH2011/01923, the combined visual impact of the two extensions

would result in an incongruous appearance, to the detriment of the character and appearance of the dwelling. The proposed extension is therefore considered contrary to policy QD14 of the Brighton & Hove Local Plan and the guidance set out in SPD12 'Design guide for extensions and alterations'.

BH2014/01215

Flat 5 11 Cromwell Road Hove

Internal alterations to layout of flat and installation of gas pipe from lower ground floor level. (Retrospective)

Applicant: Jennifer Rance

Officer: Helen Hobbs 293335

Refused on 10/06/14 DELEGATED

1) UNI

The gas pipework forms an incongruous and unsympathetic feature, which has been poorly routed externally and internally, damaging the fabric of the listed building. The works therefore have a harmful impact on the special interest of the listed building and are contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/01219

85B Livingstone Road Hove

Formation of rear dormer.

Applicant: Kieran Hood

Officer: Oguzhan Denizer 290419

Refused on 11/06/14 DELEGATED

1) UNI

The rear dormer by reason of its size, bulk and detailing would appear unduly bulky and would fail to respect the character and proportions of the existing building, adjoining properties and the wider surrounding area. The proposal is thereby contrary to policy QD14 of the Brighton & Hove Local Plan and the provisions of Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/01255

Flat 27 Gainsborough House 4 - 6 Eaton Gardens Hove

Replacement of existing aluminium framed single glazed windows with UPVC double glazed windows.

Applicant: Tom Carter

Officer: Christine Dadswell 292205

Approved on 25/06/14 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 approved plans the opening windows in the replacement bay window and replacement bedroom windows should include a horizontal glazing bar which matches the existing windows. The windows shall be 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 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			17 April 2014
Window Drawings			17 April 2014

BH2014/01262

114a Livingstone Road Hove

Application for variation of condition 2 of application BH2013/01270 (Change of use from betting shop (A2) at ground floor to residential dwelling (C3) incorporating existing maisonette at 1st and 2nd floor and associated external alterations) to permit amendments to the approved drawings to revise fenestration and facade.

Applicant: Mr Andy Nicholls

Officer: Liz Arnold 291709

Approved on 18/06/14 DELEGATED

1) UNI

Not used.

2) UNI

The external finish of the hereby permitted front boundary wall shall match the material of the adjoining front boundary wall at 112 Livingstone Road.

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
Plans, Elevations and Sections Existing	9584/05		22nd April 2014
Plans, Elevations and Sections Proposed	9584/06	Rev. C	22nd April 2014

BH2014/01291

63 Shirley Street Hove

Certificate of Lawfulness for proposed loft conversion incorporating front roof lights rear dormer and revised fenestration.

Applicant: Mr Michael Shalabi

Officer: Chris Swain 292178

Approved on 17/06/14 DELEGATED

BH2014/01328

16 Bigwood Avenue Hove

Erection of single storey rear extension.

Applicant: Bob Wells

Officer: Joanne Doyle 292198

Approved on 23/06/14 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 with the exception of the folding doors.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan & Block Plan	03		25 Apr 2014
Existing Plans & Elevations	01		25 Apr 2014
Proposed Plans & Elevations Section & Detail	02		25 Apr 2014

HANGLETON & KNOLL

BH2014/01105

107 Elm Drive Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.9m.

Applicant: Alan Holmes

Officer: Oguzhan Denizer 290419

Prior approval not required on 05/06/14 DELEGATED

BH2014/01170

41 Hangleton Close Hove

Erection of single storey side extension.

Applicant: Mr Tony Bolingbroke

Officer: Oguzhan Denizer 290419

Refused on 18/06/14 DELEGATED

1) UNI

1. The proposed extension by reason of its design and siting within the site would have an adverse visual impact on the appearance and character of the existing property and surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12 Design Guide for Extensions and Alterations.

BH2014/01206

267 Old Shoreham Road Hove

Display of internally illuminated fascia sign and wall mounted sign (Retrospective).

Applicant: Suzuki GB Plc

Officer: Liz Arnold 291709

Approved on 09/06/14 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.

BH2014/01244

261 Hangleton Road Hove

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

Applicant: Mr Adrian Loska

Officer: Emily Stanbridge 292359

Approved on 10/06/14 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
Location and block plan	612/03		16.04.2014
Existing layout	612/02		16.04.2014
Proposed extension	612/01	B	27.05.2014

BH2014/01555

79 Lark Hill Hove

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 2.975m and for which the height of the eaves would be 2.975m.

Applicant: Mr David Beaken

Officer: Tom Mannings 292322

Prior approval not required on 23/06/14 DELEGATED

NORTH PORTSLADE

BH2014/01185

10 Lodge Close Portslade

Erection of two storey side extension.

Applicant: Mr Daniel Lawes

Officer: Joanne Doyle 292198

Approved on 09/06/14 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 first floor windows in the western elevation of the development hereby permitted shall be obscure glazed and shall thereafter be permanently retained

as such.

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

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			14 Apr 2014
Block Plan			14 Apr 2014
Design Statement			14 Apr 2014
Existing Elevations	DWG 01		14 Apr 2014
Existing Layout Plans	DWG 02		14 Apr 2014
Proposed Elevations	DWG 03		14 Apr 2014
Proposed Layout Plans	DWG 04		14 Apr 2014

BH2014/01457

1 Foredown 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 6m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.8m.

Applicant: Mr & Mrs Ogle

Officer: Helen Hobbs 293335

Prior Approval is required and is refused on 17/06/14 DELEGATED

SOUTH PORTSLADE

BH2013/03897

35 & Land to West of 35 Wellington Road Portslade

Demolition of existing public house and erection of four storey building to create public house (A4) on ground floor and 3no. two bedroom and 6no. one bedroom flats (C3) on floors above, incorporating landscaping and associated works.

Applicant: City Gateway

Officer: Christopher Wright 292097

Refused on 06/06/14 DELEGATED

1) UNI

The proposed development would, by reason of the height, siting, bulk, scale, form and design detailing, have a cramped, unduly dominant, discordant and intrusive appearance in the street scene which would be detrimental to visual amenity and the street scene. As such the proposal is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan and the Shoreham Harbour South Portslade Industrial Estate and Aldrington Basin Development Brief (August 2013).

2) UNI2

The proposed development would not provide satisfactory private and useable amenity space to meet the needs of future occupants. As such the proposal is contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2014/00295

70 Vale Road Portslade

Creation of new crossover and hard standing.

Applicant: Mrs Sharon Armstrong

Officer: Jason Hawkes 292153

Approved on 05/06/14 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

This permission shall be for the benefit of Mrs Sharon Armstrong only and for no other person. Upon cessation of occupation by Mrs Sharon Armstrong of 70 Vale Road the hardstanding shall be reinstated to its former condition as a front lawn for the dwelling and the dropped kerb reinstated to a footway.

Reason: To preserve the appearance of the area, this permission is granted exceptionally and only on view of the personal circumstances of the applicant in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) 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.

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			30th January 2014
Block Plan			30th January 2014
Plan & Elevation of Proposed Crossover			30th January 2014

BH2014/01087

Aldi Stores Ltd 7 Carlton Terrace Portslade

Display of 3no window vinyls.

Applicant: Aldi Stores Limited - Chelmsford

Officer: Helen Hobbs 293335

Refused on 06/06/14 DELEGATED

1) UNI

The excessive scale of the proposed advertisements coupled with the proposed design and siting would appear incongruous and overly prominent features which would result in a cluttered appearance to this section of the building. The proposed advertisements would therefore be detrimental to the visual amenity of the site and, where visible, the wider surrounding area and would be contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD) 07, Advertisements.

BH2014/01294

46 Easthill Drive Portslade

Removal of existing conservatory and erection of new single storey conservatory to rear.

Applicant: Mrs Pollington
Officer: Joanne Doyle 292198

Approved on 11/06/14 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
Site Location Plan			17 Apr 2014
Block Plan			17 Apr 2014
Existing Plan & Elevations			17 Apr 2014
Proposed Plan & Elevations			17 Apr 2014

BH2014/01412

230 Old Shoreham 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 6m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.5m.

Applicant: Andy Foster

Officer: Helen Hobbs 293335

Prior approval not required on 11/06/14 DELEGATED

HOVE PARK

BH2013/04035

Land to rear of 7 Woodland Drive Hove

Erection of 1no three bedroom dwelling with off-street parking accessed from Benett Avenue.

Applicant: John Regan

Officer: Jason Hawkes 292153

Refused on 19/06/14 DELEGATED

1) UNI

The proposal, by virtue of its scale, footprint and detailing relates poorly to adjacent properties, fails to respect the local context and would look incongruous in the street scene. The proposed plot size is too small to adequately accommodate the proposed dwelling which would appear crammed in and overdevelopment of the site. For these reasons the development is contrary to policies QD1, QD2 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

Having regard to the close proximity of the proposed rear dormer windows to the boundary with 5 Woodland Drive, the proposal would result in overlooking and loss of privacy of the garden of 5 Woodland Drive. The scheme is therefore deemed contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal results in a small outside amenity area which would not be adequate for the need of a family dwelling and significantly reduces the garden for the host property. This would be to the detriment of the living conditions of the future occupiers of the proposed dwelling and the residents of host property at 7 Woodland Drive. The scheme is therefore contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2014/00521

85 Dyke Road Avenue Hove

Erection of two storey front extension, single storey side and rear extensions, loft conversion incorporating rear dormer, balcony and rooflights, garage extension and associated alterations.

Applicant: Mr & Mrs Silva

Officer: Paul Earp 292454

Approved on 18/06/14 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 shall commence until details of an obscure glazed screen to the side, south elevation, of the first floor balcony hereby approved have been submitted to and approved in writing by the Local Planning Authority. The screen shall be erected before the balcony is first brought into use and shall be maintained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the adjacent 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 ground floor plan	1484/1715		18 February 2014
Existing first floor plan	1484/1716		18 February 2014
Existing roof plan and elevations	1484/1717		18 February 2014
Proposed second floor plans and elevations	1484/1760		18 February 2014
Proposed first floor plan	1484/1759		18 February 2014
Proposed ground floor plan	1484/1758		18 February 2014

BH2014/00548

BHASVIC 205 Dyke Road Hove

Application for Approval of Details Reserved by Conditions 7i, 8, 9 and 10 of application BH2013/03816.

Applicant: BHASVIC

Officer: Paul Earp 292454

Approved on 19/06/14 DELEGATED

BH2014/00628

39 Queen Victoria Avenue Hove

Erection of semi detached three bedroom dwelling.

Applicant: Cook Brighton Ltd

Officer: Helen Hobbs 293335

Refused on 10/06/14 DELEGATED

1) UNI

The proposed development, by reason of its design, siting and detailing would appear a discordant and jarring addition to the parade which would disrupt and harm its existing character and appearance. The proposed scale and proportions of the development would appear unduly dominant and would fail to take into account the space around the building resulting in a visually overbearing and incongruous development. The proposal would fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development would fail to provide private useable amenity appropriate to the scale and character of the development, the resulting accommodation would fail to provide for the likely needs of future occupants. The proposal is therefore contrary to policies QD27 and HO5 of the Brighton & Hove Local Plan.

BH2014/00720

4 Bishops Road Hove

Application for variation of condition 2 of application BH2012/02561 (Roof extension over new first floor level extension at rear elevation with alterations to existing first floor level balcony, new balcony at second floor level, rooflights and revised fenestration) to substitute plan no TD-108-P06 Rev. G with A065.420 Rev. B to allow external alterations including revised fenestration.

Applicant: Mr Adam Lloyd

Officer: Christopher Wright 292097

Refused on 19/06/14 DELEGATED

1) UNI

No floor plans have been submitted with the application. As such, a full assessment of the potential amenity impact of the development cannot be undertaken, contrary to the requirements of policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Notwithstanding reason for refusal 1, the additional height and size of the proposed inset balcony in the rear roof slope would increase the perceived level of overlooking and loss of privacy for neighbouring residents and would significantly alter the form of the original roof and result in a greater loss of original rear roof slope than previously permitted under application BH2012/02561. As such the proposal would have be detrimental to the character and appearance of the recipient building and the amenity of adjoining occupiers,

contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan and SPD12: Design Guidance for Extensions and Alterations.

BH2014/01026

121 Shirley Drive Hove

Certificate of lawfulness for existing single storey side infill extension and outbuilding in rear garden.

Applicant: Paul Jefferson

Officer: Oguzhan Denizer 290419

Approved on 05/06/14 DELEGATED

BH2014/01093

168 Old Shoreham Road Hove

Part change of use of ground floor from offices (B1) to residential (C3) with the erection of a single storey rear extension with associated external alterations to create 1no one bedroom flat.

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Approved on 11/06/14 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 approved plan 468PL)3E, the development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

3) UNI

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.

4) UNI

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

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

Local Plan.

5) UNI

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

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

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

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

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

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Site & Block Plan	468(PL)2b		07.04.2014
Existing & Proposed Elevations & Floor Plans	468(PL)3E		07.04.2014

8) 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.

BH2014/01141

Brighton & Hove High School Radinden Manor Road Hove

Certificate of lawfulness for the proposed resurfacing of tarmac, grass and rubber play area with artificial grass.

Applicant: Ray Parry Playground Equipment Ltd

Officer: Christopher Wright 292097

Approved on 18/06/14 DELEGATED

BH2014/01166

89 Queen Victoria Avenue Hove

Demolition of existing garage and garden store and erection of single storey side extension.

Applicant: Brian Ward

Officer: Helen Hobbs 293335

Approved on 05/06/14 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
Site plan and block plan	01	A	10th April 2014
Existing plan	02		10th April 2014
Existing plan	03	A	10th April 2014
Existing elevations	04	A	10th April 2014
Proposed plan	05	A	10th April 2014
Proposed plan	06	A	10th April 2014
Proposed elevations	07	A	10th April 2014

BH2014/01168

50 Hill Drive Hove

Demolition of existing six bedroom two storey house and erection of 2 no. five bedroom houses and 1no. four bedroom house with associated alterations and landscaping (Change of Description).

Applicant: Tony Book

Officer: Liz Arnold 291709

Refused on 11/06/14 DELEGATED

1) UNI

The proposed development, by reason of the limited plot size, excessive

footprints, positioning closer to the front boundary compared to neighbouring properties, together with the excessive heights of Houses 2 and 3, would result in the development being out of keeping with and failing to reflect the prevailing character of the area, which causes harm to the character and appearance of the Hill Drive and Hill Brow street scenes and the wider area. As such the development would represent an incongruous and cramped form of development and an overdevelopment of the site. As such the proposal is contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

2. The design of House 3 which includes a large expanse of south facing glazing would represent an unneighbourly form of development which would result in actual and perceived overlooking and loss of privacy to southern neighbouring properties located on Hill Drive and the related garden areas. This unneighbourly form of development would be exacerbated by the elevated position of House 3 in respect of the southern neighbouring properties. The proposal would have a harmful impact on neighbouring amenity and is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/01758

Goldstone Retail Park Newtown Road Hove

Application for approval of details reserved by condition 15 of application BH2013/03841.

Applicant: Scottish Widows Investment Partnership

Officer: Liz Arnold 291709

Approved on 23/06/14 DELEGATED

BH2014/01773

Goldstone Retail Park Newtown Road Hove

Application for approval of details reserved by condition 14 of application BH2013/03841.

Applicant: Scottish Widows Investment Partnership

Officer: Liz Arnold 291709

Approved on 18/06/14 DELEGATED

WESTBOURNE

BH2014/00761

51 New Church Road Hove

Conversion of existing house comprising 2no residential units to form 5no self-contained flats (C3), incorporating single storey rear extension with roof terrace over, loft conversion with rear dormer, rooflights to sides and French doors to front, additional parking, associated alterations and landscaping.

Applicant: Mr Jonathan Bull

Officer: Steven Lewis 290480

Refused on 18/06/14 DELEGATED

1) UNI

The proposed first floor roof terrace, by reason of its excessive size, elevated position and position in close proximity to the boundary with number 53 New Church Road would have a detrimental impact on neighbouring amenity by reason of overlooking and loss of privacy. The resulting impact from the terrace would be contrary to the requirements of policies QD14 and Policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

The introduction of a balcony at second floor level at the front and the removal of

the original roof would create an incongruous and inappropriate alteration to the detailing of the building that is out of keeping with the scale and detailing of the host property but also out of keeping with surrounding development. The proposed alterations are considered contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan and SPD12 Extensions and Alterations.

BH2014/00766

51 New Church Road Hove

Erection of 1no three bedroom house (C3) in rear garden with associated parking and landscaping.

Applicant: Mr Jonathan Bull

Officer: Steven Lewis 290480

Approved on 19/06/14 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 QD1 of the Brighton & Hove Local Plan.

3) 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.

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

Reason: To ensure that adequate parking provision is retained and to comply

with policy TR19 of the Brighton & Hove Local Plan.

6) 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.

7) 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.

8) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

Reason: To 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.

9) 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.

10) 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.

11) UNI

The first floor windows serving the bathrooms in the side facing 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.

12) 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 in the side and rear elevations of the dwelling 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.

13) 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.

14) 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.

15) 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.

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
Block & Site Plan	TA783/N01	A	17/04/2014
Existing Survey Plan	TA783/N02	A	10/03/2014
Existing street scene	TA783/N03	A	10/03/2014
Existing Basement Plan	TA783/N04	A	10/03/2014
Existing Ground Floor & First Floor Plan	TA783/N05	A	10/03/2014
Existing Elevations 1	TA783/N06	A	10/03/2014
Existing Elevations 2	TA783/N07	A	10/03/2014

Existing Sections	TA783/N08	A	10/03/2014
Proposed Site Plan	TA783/N20	A	10/03/2014
Proposed Ground Floor Plan	TA783/N21	A	10/03/2014
New House Plans 2	TA783/N22	A	10/03/2014
Proposed Elevations	TA783/N23	A	10/03/2014
Proposed Elevations	TA783/N24	A	10/03/2014
Proposed Sections	TA783/N25	A	10/03/2014
Proposed Sections	TA783/N26	A	10/03/2014

BH2014/00837

166 Portland Road Hove

Application for Approval of Details Reserved by Conditions 5 and 8 of application BH2013/01500.

Applicant: S Cohen

Officer: Jason Hawkes 292153

Approved on 18/06/14 DELEGATED

BH2014/00901

30 Aymer Road Hove

Erection of timber boundary fence with new brick piers.

Applicant: Jeremy Hoye

Officer: Jason Hawkes 292153

Refused on 20/06/14 DELEGATED

1) UNI

The proposed timber fence to the side elevation would disfigure the traditional brick boundary on this prominent frontage and would result in an inappropriate boundary treatment out of character with the surrounding area. The proposal would therefore be to the detriment of the character and appearance of the building and would fail to preserve or enhance the character or appearance of the Pembroke & Princes Conservation Area. As such, the development would be contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and guidance within Supplementary Planning Document 9, Architectural Features, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/00986

67 Pembroke Crescent Hove

Replacement of existing metal balustrading to first floor front balcony with timber balustrading.

Applicant: Philip Howell

Officer: Joanne Doyle 292198

Approved on 25/06/14 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 first floor balustrade hereby permitted shall be painted softwood and shall be painted white within 3 months of installation. The balustrade shall be maintained 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			07 Apr 2014
Floor Plan			27 Mar 2014
Balcony Elevations			30 Apr 2014
Front Elevation			27 Mar 2014
Side Elevation			27 Mar 2014

BH2014/01228

26 Pembroke Crescent Hove

Certificate of lawfulness for proposed conversion of 2no flats to a single dwelling.

Applicant: Miss Tracy Tarrant

Officer: Jason Hawkes 292153

Approved on 10/06/14 DELEGATED

BH2014/01240

21 New Church Road Hove

Application for variation of condition 2 and 3 of application BH2014/00022 (Change of Use from residential (C3) to mixed use residential and dental surgery. (C3/D1).) to substitute plan no. 0335-PP2 to allow for additional dental surgery at ground floor level.

Applicant: Mark Rayner

Officer: Liz Arnold 291709

Approved on 20/06/14 DELEGATED

1) UNI

The dental surgery, as identified on drawing no. 0335-PP2, except in the case of patients requiring emergency treatment, shall not be open or in use except between the hours of 08:30 to 20:00 on Mondays, 08:30 to 17:30 Tuesdays, Wednesdays, Thursdays and Fridays, and not at any time on Saturdays, Sundays or Bank Holidays.

Reason: To protect the residential amenity of neighbouring occupiers and to comply with policies SU9, SU10, SR5, HO19 and QD27 of the Brighton & Hove Local Plan.

2) UNI

The measures set out in the Travel Plan received on the 17th March 2014 in respect of approved application BH2014/00022, shall be fully implemented and shall be maintained as such thereafter.

Reason: To ensure the development maintains a sustainable transport strategy and to comply with policies TR1, TR4 and TR14 of the Brighton & Hove Local Plan

3) UNI

The hereby approved mixed use premises shall only be used, in accordance with drawing no. 0335-PP2, for the provision of a dental surgery and residential accommodation 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 commenced on or before 31st March 2017.

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

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			15th January 2014
Block Plan			15th January 2014
Existing Layout	121111		15th January 2014
Proposed Floor Plans	0335-PP2		30th April 2014

6) UNI

The dental surgery hereby permitted shall not used until the cycle parking facilities shown on drawing 211111, received on the 17th March 2014, approved under application BH2014/00022, have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by staff and visitors to the dental surgery 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.

BH2014/01283

Flat 3 79 Westbourne Street Hove

Replacement of existing timber framed single glazed windows with UPVC double glazed windows.

Applicant: Mr Harknett

Officer: Christine Dadswell 292205

Approved on 17/06/14 DELEGATED

BH2014/01287

68 Carlisle Road Hove

Conversion of existing conservatory into sunroom with associated works. (Part Retrospective)

Applicant: Mr R Stephens

Officer: Helen Hobbs 293335

Approved on 17/06/14 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
Location plan	13226-LP		22nd April 2014
Block plan	13226-BP		22nd April 2014
Existing plans and elevations	13226-10		22nd April 2014
Proposed plans and elevations	1326-12		22nd April 2014
Proposed section	13226-13		22nd April 2014

BH2014/01580

106 Westbourne Street Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.9m.

Applicant: Peter Allen

Officer: Tom Mannings 292322

Prior approval not required on 25/06/14 DELEGATED

WISH

BH2013/01646

Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove

Outline application for demolition of existing building and erection of part three storey and part four storey building comprising of B1 use at ground floor level and 26no residential units with associated works, and approval of reserved matters for scale.

Applicant: Danworth Holdings Ltd

Officer: Jonathan Puplett 292525

Refused on 09/06/14 COMMITTEE

1) UNI

The scale of the proposed development is overbearing, overlarge, out of scale with neighbouring buildings and excessive in its immediate context and would therefore have a negative impact on the street scene contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed development by reason of its excessive scale would result in an overbearing and unneighbourly development having a direct and adverse impact on neighbouring residential properties contrary to policies QD1 and QD27 of the Brighton & Hove Local Plan 2005.

BH2014/00656

40A Payne Avenue Hove

Application for variation of condition 2 of application 3/88/0451 (Alterations of existing church hall into 2no town houses, at 40 Payne Avenue) to state that the parking area as shown on the submitted plans shall be retained as parking only and for no other purpose.

Applicant: F McCready and L Sideris

Officer: Mark Thomas 292336

Approved on 05/06/14 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 vehicle parking area shown hatched in red on drawing no. E02B received 3rd June 2014 shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

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

3) UNI

The development hereby permitted has been considered on the basis of 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			27th February 2014
Floor and roof plans	E02B		3rd June 2014

BH2014/00699

84 Boundary Road Hove

Application for Approval of Details Reserved by Conditions 3 and 8 of application BH2010/00622.

Applicant: Majid Hassannassiri

Officer: Liz Arnold 291709

Refused on 18/06/14 DELEGATED

BH2014/00791

Portland Business Park Portland Road Hove

Display of internally illuminated free standing sign.

Applicant: Store Property Investment Ltd

Officer: Joanne Doyle 292198

Approved on 18/06/14 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.

BH2014/00811

St Christopher School Sports Ground Glebe Villas Hove

Installation of 4no air conditioning units mounted on the flat roof of the outbuilding. (Retrospective)

Applicant: St Christophers School

Officer: Jason Hawkes 292153

Approved on 09/06/14 DELEGATED

1) UNI

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	8238/02	C	14th April 2014
Roof Plan	01		12th March 2014
Elevations	02		12th March 2014

BH2014/00866

Flat 1 Marine Court 377 Kingsway Hove

Replacement of front and rear windows and rear door with UPVC double glazed units. (Retrospective).

Applicant: Miss Nicola Rule

Officer: Christine Dadswell 292205

Approved on 05/06/14 DELEGATED

BH2014/01149

38 & 40 St Leonards Avenue Hove

Approval of Details Reserved by Condition 3 of application BH2013/04163.

Applicant: Mrs Margaret Longstaff

Officer: Helen Hobbs 293335

Approved on 05/06/14 DELEGATED

BH2014/01191

147 New Church Road Hove

Erection of single storey rear extension.

Applicant: Mrs Christina Chan

Officer: Emily Stanbridge 292359

Approved on 23/06/14 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			14.04.2014

Site plan	07	A	30.05.2014
Existing floor plans and site plan	01		14.04.2014
Existing elevations	02		14.04.2014
Proposed floor plans and site plan	05	B	30.05.2014
Proposed elevations	06	B	30.05.2014

BH2014/01202

14 Amesbury Crescent Hove

Erection of a single storey orangery extension.

Applicant: Dr V Lyfar-Cisse

Officer: Emily Stanbridge 292359

Approved on 20/06/14 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 in the northern elevation of the development hereby permitted shall be obscure glazed and, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The windows shall thereafter be permanently retained as such.

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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	12432-Loc	B	14.04.2014
Existing floor plans and elevations	1343203		14.04.2014
Proposed floor plans and elevations	1343203		28.04.2014

BH2014/01260

17 Woodhouse Road Hove

Erection of single storey side and rear extensions incorporating demolition of existing rear garage, out-house and conservatory.

Applicant: Mrs Alison Schulte

Officer: Christopher Wright 292097

Approved on 24/06/14 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 outer walls of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission shall be constructed on the north or south facing flank walls 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.

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	1128 PL001		5 Jun 2014
Existing Block Plan	1128 PL002		5 Jun 2014
Proposed Block Plan	1128 PL003		5 Jun 2014
Existing and Proposed Floor Plans	1128 PL004		5 Jun 2014
Proposed Roof Plan	1128 PL005		5 Jun 2014
Proposed Elevations	1128 PL006		29 Apr 2014
Proposed Elevations and Sections	1128 PL007		29 Apr 2014
Existing Elevations	1128 PL010		29 Apr 2014

BH2014/01296

46 Saxon 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 2.95m, and for which the height of the eaves would be 2.65m.

Applicant: Mrs Emma Capron

Officer: Guy Everest 293334

Prior approval not required on 17/06/14 DELEGATED

BH2014/01456

60 St Leonards 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 6m, for which the maximum height would be 3.41m, and for which the height of the eaves would be 3m.

Applicant: Eric Kaps

Officer: Sonia Gillam 292265

Prior approval not required on 11/06/14 DELEGATED

BH2014/01551

10 Boundary Road Hove

Prior approval for change of use from retail unit (A1) to self-contained studio flat (C3).

Applicant: Football 1x2 Ltd

Officer: Adrian Smith 290478

Prior Approval is required and is approved on 24/06/14 DELEGATED

Withdrawn Applications