

PLANS LIST 28th January 2015**BRIGHTON AND 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****BH2014/02861****8 Carden Close Brighton**

Enlargement and conversion of existing garage into habitable living space with an extension above. Erection of single storey front extension.

Applicant: Mr & Mrs Taylor

Officer: Andrew Huntley 292321

Refused on 08/12/14 DELEGATED

1) UNI

The proposed extensions, by reason of their siting, form and scale, would represent poorly designed and contrived additions, which would not have a subordinate appearance or retain the integrity of the original building. The extensions would appear visually dominant, bulky and discordant features of the property and would detract from the character of the area. Therefore the proposal is contrary to Policy QD14 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/03009**1 Tangmere Road Brighton**

Erection of two storey side extension with associated roof alterations.

Applicant: Mr & Mrs Orphin

Officer: Robert Hermitage 290480

Refused on 02/12/14 DELEGATED

1) UNI

The development, by reason of its height, bulk and location, would extend in front of the established building line along Portfield Avenue and would be unduly dominant on this prominent corner site. This impact would be extenuated by the proposed roof form, which incorporates a central flat roof, which would create a poor contrast with the terrace row; and the proposed fenestration to the front and side elevations. The proposal would fail to emphasise and enhance the positive qualities of the local neighbourhood and would be detrimental to the visual amenities of the area, contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03168**24 Park Court Old London Road Brighton**

Replacement of timber windows and door with UPVC windows and door.

Applicant: Mr Rob Jamison

Officer: Robert Hermitage 290480

Approved on 26/11/14 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	-	-	14th October 2014
Proposed Lounge Windows	-	-	14th October 2014
Proposed Bathroom Window	-	-	14th October 2014
Proposed Bedroom Window	-	-	14th October 2014
Proposed Window Details	-	-	14th October 2014

BH2014/03284

12 Solway Avenue Brighton

Alterations to existing conservatory including revised fenestration and increase in height to facilitate new flat roof.

Applicant: Mr & Mrs Lynes

Officer: Tom Mannings 292322

Approved on 04/12/14 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) 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 & Proposed Plans, Sections & Elevations	1205/01		09/10/14

BH2014/03294

419 Ditchling Road Brighton

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

Applicant: Mr & Mrs Griffiths

Officer: Joanne Doyle 292198

Approved on 08/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location Plan	05-0814k		01 Oct 2014
Existing Block Plan	05-0814l		01 Oct 2014
Proposed Block Plan	05-0814m		01 Oct 2014
Existing Ground Floor Plan	05-0814		01 Oct 2014
Existing First Floor Plan	05-0814a		01 Oct 2014
Existing Second Floor Plan	05-0814b		01 Oct 2014
Proposed Ground Floor Plan	05-0814c		01 Oct 2014
Proposed First Floor Plan	05-0814d		01 Oct 2014
Proposed Second Floor Plan	05-0814e		01 Oct 2014
Existing Roof Plan	05-0814f		01 Oct 2014
Proposed Roof Plan	05-0814g		01 Oct 2014
Section Plan	05-0814h		01 Oct 2014
Existing Elevations	05-0814i		01 Oct 2014
Proposed Elevations	05-0814j		01 Oct 2014

BH2014/03347

38 Brangwyn Avenue Brighton

Erection of front boundary wall with metal railings between brick piers. (Part retrospective)

Applicant: Mr Jon Ailion

Officer: Benazir Kachchhi 294495

Refused on 10/12/14 DELEGATED

1) UNI

The proposed boundary treatment, by reason of its height, scale and design would appear out of scale and incongruous within the street scene and would be harmful to the character and appearance of the street scene and wider 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'.

BH2014/03462

16 Court Close Brighton

Certificate of lawfulness for proposed single storey building to rear garden to accommodate a gym.

Applicant: Mr Gary Ablewhite

Officer: Joanne Doyle 292198

Approved on 17/12/14 DELEGATED

BH2014/03573

28 Larkfield Way Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.8m.

Applicant: Mr & Mrs Mason

Officer: Chris Swain 292178

Prior approval not required on 03/12/14 DELEGATED

BH2014/03624

78A Overhill Drive Brighton

Application for Approval of Details Reserved by Conditions 13 and 15 of application BH2011/02385.

Applicant: Ms Papanicolaou

Officer: Paul Earp 292454

Approved on 26/11/14 DELEGATED

BH2014/03769

86 Mackie Avenue Brighton

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

Applicant: Mr Ronald Doe

Officer: Robert Hermitage 290480

Approved on 05/01/15 DELEGATED

BH2014/03774

7 Eastwick Close Brighton

Certificate of lawfulness for proposed erection of single storey side extension and porch to replace existing porch.

Applicant: Mr Mehdi Ghavami Shahidi

Officer: Chris Swain 292178

Refused on 07/01/15 DELEGATED

BH2014/03778

97 Vale Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.7m.

Applicant: Mr & Mrs Smith

Officer: Joanne Doyle 292198

Prior Approval is required and is approved on 22/12/14 DELEGATED

BH2014/03783

7 Eastwick Close Brighton

Demolition of existing timber and glass lean to and erection of two storey side extension to south west facing elevation, erection of single storey side extension

to north east facing elevation, installation of 5no rooflights to roofslopes and associated alterations.

Applicant: Mr Mehdi Ghavami Shahidi

Officer: Chris Swain 292178

Refused on 07/01/15 DELEGATED

1) UNI

The proposed two storey side extension, by reason of scale, siting, height and design, would result in an overly dominant, bulky and visually inappropriate addition which would detract from the appearance and character of the building and the wider surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Document: Design Guide for Extensions and Alterations (SPD12).

BH2014/03785

71 Westfield Crescent Brighton

Creation of rear dormer and installation of 2no front rooflights.

Applicant: Mr Mark Rayfield

Officer: Robert Hermitage 290480

Approved on 07/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 Block Plan	-	-	11th November 2014
Existing Elevations	2014/0008-01	A	11th November 2014
Proposed Elevations (except superseded front elevation and loft plan)	2014/0008-02	C	11th November 2014
Proposed Elevations (except superseded rear elevation)	2014/0008-02	D	16th December 2014
Existing and Proposed Roof Plan	2014/0008-03	B	10th November 2014

BH2014/03974

50 Mackie Avenue Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.60m, and for which the height of the eaves would be 2.80m.

Applicant: Roger Hunt

Officer: Robert Hermitage 290480

Prior approval not required on 06/01/15 DELEGATED

PRESTON PARK

BH2014/01084

28-28A Preston Road Brighton

Conversion of first and second floor maisonette into 2 no two bedroom flats, including second storey extension with balcony and loft conversion with front rooflight and rear dormer. Provision of rear access stairs and walkway from garden to first floor flat.

Applicant: Mr Kevin Fitzpatrick

Officer: Wayne Nee 292132

Approved on 21/11/14 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 details, 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

Notwithstanding the submitted plans, prior to the commencement of use of the second floor terrace for Flat 3, an obscure glazed screen with a height of 1.8m above the finished floor level of the terrace shall be positioned on both side elevations of the terrace. Before development commences samples of the screen to the second floor roof terrace shall be submitted to and approved in writing by the Local Planning Authority. The screen will be erected in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the privacy of adjoining occupiers and to comply with policy QD14 of the Brighton and Hove Local Plan.

4) UNI

The external staircase and landing area shall be used to provide access from the first floor flat to the garden only. The landing area shall not be used as a roof terrace, balcony 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 and Hove Local Plan.

5) 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.

6) UNI

Before development commences details of the boundary treatment between the two gardens hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment will be erected in accordance with the approved details and retained as such thereafter.

Reason: In the interests of the privacy of adjoining occupiers and to comply with policy QD14 of the Brighton and Hove Local Plan.

7) UNI

The new dwellings 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.

8) UNI

The development hereby permitted shall not be occupied until the designated external amenity space, hereby approved, is laid out and made available for use as gardens serving the occupiers of the flats 1 and 2. The external area shall be retained for such use at all times.

Reason: To ensure that adequate external amenity space and to comply with policy HO5 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing with the Local Planning Authority the dormer cheeks and roof shall be clad in lead and retained as such thereafter.

Reason: to ensure a satisfactory appearance to the development and to comply with policies QD1 and Qd14 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) UNI

The residential units hereby approved shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

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
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Site plan	n/a		04 April 2014
Block plan	n/a		04 April 2014
Existing and proposed south east elevation	853.05		04 April 2014
Existing	853.01		22 May 2014
Proposed	583.04.a		04 April 2014

13) 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.

BH2014/02826

24 Hythe Road Brighton

Erection of 3no four bedroom dwellings, conversion of stable block to four bedroom dwelling and enlargement of garden to existing dwelling.

Applicant: Mr H Newman-Starley

Officer: Adrian Smith 290478

Approved on 25/11/14 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

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

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

3) UNI

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

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

4) UNI

No extension, enlargement or alteration of the terrace of dwellinghouses fronting Hythe Road as provided for within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or

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

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

5) UNI

The first floor windows in the north elevation of the stable building 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.

6) UNI

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

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

7) UNI

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

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

8) UNI

Notwithstanding submitted drawings, no works to the Stable building shall take place until the detailed design of the Stable building, including materials and finishes of the following items, has been submitted to and approved in writing by the Local Planning Authority:

- a. Sections and elevations of all new external doors and windows (including details of reveals, cill and head treatments)
- b. Eaves, parapet and ridge details, and rainwater goods
- c. Rooflights, which should be conservation style

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details. No bargeboards or eaves fascias shall be used in the approved development.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 & HE6 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 policy TR14 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no new build residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no new build residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

12) UNI

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

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

13) UNI

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

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

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

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

nomination of a competent person to oversee the implementation of the works.

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

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

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

14) UNI

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

15) 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.

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
Existing ground floor	GA01	-	20/08/2014
Existing lower ground floor	GA02	-	20/08/2014
Existing elevations	GA03 GA08		20/08/2014 20/08/2014
Proposed floor plans	GA04 GA05 GA06 GA07	A A A A	03/11/2014 03/11/2014 03/11/2014 03/11/2014
Proposed west elevations	GA09	A	03/11/2014
Proposed rear elevation and section A-A	GA10	A	03/11/2014
Proposed elevations in	GA12	A	03/11/2014

context			
Proposed front elevation	GA13	A	03/11/2014
Proposed block plan	GA14	A	03/11/2014
Proposed rear elevation	GA15	A	03/11/2014
Proposed rear elevation and site plan	GA16	A	03/11/2014
Proposed rear elevation from Preston Drive	GA17	-	03/11/2014
Proposed elevations in context	GA12	A	03/11/2014

BH2014/02991

39 Old Shoreham Road Brighton

Certificate of Lawfulness for proposed rear extension set over 3 floors and dormer to rear.

Applicant: Mr T Clapham

Officer: Lorenzo Pandolfi 292337

Approved on 09/12/14 DELEGATED

BH2014/03013

88 Waldegrave Road Brighton

Replacement of existing timber sash windows with UPVC sash windows to front elevation.

Applicant: Mr Tim Packwood

Officer: Robert Hermitage 290480

Refused on 24/11/14 COMMITTEE

1) UNI

The replacement windows to the front elevation, by virtue of their material and detailing, represents a harmful alteration that fails to preserve the character or appearance of the building or wider Preston Park Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 9 Architectural Features, and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/03094

95 Springfield Road Brighton

Installation of external wall insulation to side elevation.

Applicant: Ms Kathrin Schreckenber

Officer: Joanne Doyle 292198

Refused on 08/12/14 DELEGATED

1) UNI

The application lacks detail on the impact of the proposed insulation on the depth of the window reveals, the junction between the insulation and the chimney stack and the decorative quoin detail to the façade and how the insulation would terminate at parapet level. Notwithstanding this lack of detail the addition of the insulation running flush with the front elevation affecting the decorative quoin detail and running flush with the roof parapet would relate poorly to the aesthetic significance of the building. The proposal would therefore be detrimental to the character and appearance of Springfield Road and the character and appearance of the wider Preston Park Conservation Area.

BH2014/03180

34 Sandgate Road Brighton

Erection of first floor rear extension.

Applicant: Mr Philip Wainwright

Officer: Lorenzo Pandolfi 292337

Approved on 26/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

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	34-BN16JQ-20 31	P1	22/09/2014
Existing Plans and Elevations	34-BN16JQ-20 11	P2	27/10/2014
Proposed Plans Section & Elevations	34-BN16JQ-20 21	P2	27/10/2014

BH2014/03252

52 Ashford Road Brighton

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

Applicant: Mrs Lai Lai Wu

Officer: Joanne Doyle 292198

Prior Approval is required and is refused on 26/11/14 DELEGATED

BH2014/03287

157-159 Preston Road Brighton

Non Material Amendment to BH2012/01844 to amend the site layout plan.

Applicant: Cross Stone Securities Ltd

Officer: Adrian Smith 290478

Approved on 31/12/14 DELEGATED

BH2014/03350

Flat 2 113 Ditchling Rise Brighton

Erection of timber summer house and shed in rear garden.

Applicant: Mr & Mrs Jake & Lisa Newman

Officer: Chris Swain 292178

Approved on 09/12/14 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 roof of the hereby permitted outbuilding shall be finished in asphalt and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			30 September 2009
Block plan			30 September 2009
Proposed south elevation	App 1		30 September 2009
Proposed side elevation	App 2		30 September 2009
Proposed plan	App 3		30 September 2009

BH2014/03377

201 Preston Drove Brighton

Erection of 1no detached dwelling fronting Hythe Road.

Applicant: Mr R Spence

Officer: Chris Swain 292178

Approved on 10/12/14 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 hard surface hereby approved shall be made of porous materials and

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

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

3) UNI

Access to the flat roof over the basement level to the rear 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

No bargeboards or eaves fascias shall be used in the approved development unless otherwise agreed in writing by the Local Planning Authority.

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

5) 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.

6) UNI

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

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

7) 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.

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

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

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

10) UNI

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

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

11) 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 the residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

12) UNI

The development hereby 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.

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site, location and block plans	225PD201/01		7 October 2014
Existing ground floor plan and front and rear elevations	225PD201/02		7 October 2014

Existing side elevations	225PD201/03		7 October 2014
Proposed basement and ground floor plan	225PD201/04		7 October 2014
Proposed first and second floor plans	225PD201/05		7 October 2014
Proposed roof plan and front and rear elevations	225PD201/06		7 October 2014
Proposed side elevations	225PD201/07	A	9 December 2014
Proposed section A-A and street view	225PD201/08		7 October 2014

14) UNI

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

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

BH2014/03435

153 Havelock Road Brighton

Installation of solar panels to rear roof slope.

Applicant: Mr David Parfitt

Officer: Robert Hermitage 290480

Approved on 08/12/14 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	-	-	22nd October 2014
Existing/Proposed East Elevation (Front)	-	-	13th October 2014
Existing Rear Elevation	-	-	13th October 2014
Proposed Rear Elevation	-	-	13th October 2014

BH2014/03497

151 Waldegrave Road Brighton

Erection of single storey rear/side infill extension and rear decking area. Roof alterations incorporating rooflights to front, side and rear.

Applicant: Mr Ian Mason

Officer: Adrian Smith 290478

Approved on 22/12/14 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 plan	9636-PP-050	-	27/10/2014
Block plan	9636-PP-020	A	28/10/2014
Existing plans and elevations	9636-PP-021	A	15/12/2014
Proposed plans and elevations	9636-PP-022	G	17/12/2014

BH2014/03500

15 Southdown Road Brighton

Erection of single storey rear/side infill extension and roof alterations incorporating rooflights to front, side and rear and rear dormer.

Applicant: Mr Simon Hedger

Officer: Robert Hermitage 290480

Approved on 16/12/14 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 front 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.

3) UNI

The elevations of the extension hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests

of the visual amenities of the area and to comply with policy QD14 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Elevations	1422-01	-	17th October 2014
Proposed Plans and Elevations	1422-02	-	17th October 2014

BH2014/03584

4 Southdown Place Brighton

Erection of single storey porch to front elevation.

Applicant: Miss Sophie Hekkel

Officer: Tom Mannings 292322

Approved on 30/12/14 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
Location & Block Plan	1404-P-001		23/10/14
Existing Roof Site Plan	1404-P-002		23/10/14
Existing Floor Plans	1404-P-003		23/10/14
Existing Elevations	1404-P-004		23/10/14
Proposed Roof Site Plan	1404-P-005		23/10/14
Proposed Floor Plans	1404-P-006		23/10/14
Proposed Elevations	1404-P-007		23/10/14

BH2014/03678

Flat 3 11 Preston Park Avenue Brighton

Erection of single story rear extension.

Applicant: Mr Waterworks Consulting Ltd

Officer: Robert Hermitage 290480

Refused on 31/12/14 DELEGATED

1) UNI

The application is not accompanied by drawings indicating the front elevation of the proposed development. Notwithstanding this omission the proposed extension, by reason of its siting, projection beyond the side elevation of the principal building, design and materials, would appear a visually heavy and unduly dominant addition which would lead to the further incremental erosion of the character and appearance of the building and Preston Park Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03679

12 Preston Park Avenue Brighton

Erection of single storey rear extension.

Applicant: Ms Helen Fazakerley

Officer: Robert Hermitage 290480

Refused on 31/12/14 DELEGATED

1) UNI

The proposed rear extension, by reason of its siting, projection beyond the side elevation of the principal building, design and materials, would appear a visually heavy and unduly dominant addition which would lead to the further incremental erosion of the character and appearance of the building and Preston Park Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03708

7 Russell Crescent Brighton

Internal alterations to layout.

Applicant: Mr Christopher Scarr

Officer: Adrian Smith 290478

Approved on 02/01/15 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 existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

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

3) UNI

All new internal doors and architraves shall match exactly those original within the building and shall be retained as such at all times.

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

4) UNI

No 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.

BH2014/03717

135 Waldegrave Road Brighton

Erection of single storey rear infill extension.

Applicant: Ms Rachel Carless

Officer: Robert Hermitage 290480

Approved on 31/12/14 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

Unless otherwise agreed in writing with the Local Planning Authority, the bi-folding doors hereby approved shall comprise an anodized aluminium finish. All other external finishes of the development hereby approved 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 serving the infill extension hereby approved shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plan	CH633/001	-	4th November 2014
Existing Plans	CH633/002	-	4th November 2014
Existing Elevations	CH633/003	-	4th November 2014
Proposed Plans	CH633/004	-	4th November 2014
Proposed Elevations	CH633/005	-	4th November 2014

BH2014/03722

35 Cleveland Road Brighton

Certificate of lawfulness for proposed alterations to layout of windows and doors and installation of new and replacement UPVC windows and doors to rear elevation.

Applicant: Mr & Mrs Furdas

Officer: Robert Hermitage 290480
Approved on 06/01/15 DELEGATED

BH2014/03766

87 Hythe Road Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.76m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.40m

Applicant: Sarah Challis
Officer: Joanne Doyle 292198

Prior approval not required on 15/12/14 DELEGATED

BH2014/03841

113 Preston Drove Brighton

Certificate of lawfulness for existing use of property as a single dwelling (C3).

Applicant: Mr & Mrs Brown Douglas
Officer: Liz Arnold 291709

Approved on 16/12/14 DELEGATED

BH2014/04095

First Floor Flat 51 Old Shoreham Road Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2013/02413 (approved on appeal)

Applicant: Mr Paul Seivewright
Officer: Liz Arnold 291709

Approved on 31/12/14 DELEGATED

REGENCY

BH2013/04348

The Hippodrome & Hippodrome House 51-58 Middle Street 47 Middle Street 10 & 11 Dukes Lane and land adjacent to 18-19 Ship Street Brighton

Internal and external alterations to Brighton Hippodrome and Hippodrome House to form an eight screen cinema (D2) and four associated café/restaurants units (A3) to include the following works: demolition of the fly tower and other later additions and construction of replacement rear extensions; excavation works to extend existing basements; construction of two storey extension to northern elevation; reinstatement of original Hippodrome entrance on Middle Street; demolition of 11 Dukes Lane to create a new pedestrian route; new bay window to western elevation of 10 Dukes Lane, new windows to 47 Middle Street; new windows and entrance way to Hippodrome House; reconfiguration of existing service yards and parking areas; improvements to pedestrian and disabled access to Middle Street and Dukes Lane; construction of new three storey plus basement unit on land adjacent to 18-19 Ship Street (referenced as 19A Ship Street in supporting documents and plans) comprising A1/A2/A3 use on the ground floor and B1 use on the upper floors; and other associated works.

Applicant: Kuig Property Investments Ltd
Officer: Adrian Smith 290478

Approved after Section 106 signed on 28/11/14 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

Prior to their installation a written scheme for the new street nameplates for the development shall be submitted to and approved in writing by the Local Planning Authority. The nameplates shall be installed in strict accordance with the approved details and thereafter retained.

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

3) UNI

The ground and first/mezzanine floors to the Hippodrome shall be used only for the provision of restaurants/cafes (Use Class A3) as detailed on drawing nos. P101 rev.B and P104 rev.B received on 28 May 2014 (annotated as Restaurant 3 'oculus' and Dome Restaurant) and for no other purpose (including any other purpose in Class A3 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: To ensure the satisfactory preservation of the Listed Building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

The D2 (cinema) use hereby permitted shall not be open to customers except between the hours of 09:00 Sundays to Thursdays and 02:00 the following day, and between 09:00 Fridays and Saturdays and 03:00 the following day.

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

5) UNI

The A3 (restaurants and cafes) uses hereby permitted shall not be open to customers except between the hours of 08:00 and 00:00 daily.

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

6) UNI

No alcohol shall be sold or supplied in any café or restaurant which has a public floorspace in excess of 150 square metres within the development hereby permitted except to persons who are taking meals on the premises and who are seated at tables.

Reason: To prevent noise, nuisance, disturbance and public disorder, to protect the amenities of the occupants of residential accommodation within the development and within the vicinity of the site and to comply with policies QD2, QD7, QD27 and SR12 of the Brighton & Hove Local Plan.

7) UNI

No deliveries, waste collections or non-emergency servicing shall be undertaken at any premises within the development hereby permitted except between the hours of 08:00 and 20:00 Mondays to Fridays and 08:00 and 18:00 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

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

8) UNI

All glazing in the rear west elevation of the entrance foyer shall be obscure glazed and non-opening 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.

9) 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 listed buildings and the visual amenities of the locality and to comply with policies QD1, QD27, HE1 & HE6 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors (excluding customers and deliveries) to Dukes Lane, and shall not at any time be used for the parking of vehicles and motorcycles belonging to staff, occupants or visitors to the cinema and restaurant uses hereby permitted.

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

12) UNI

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

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

13) UNI

No works to any property on Dukes Lane shall take place until 1:20 scale elevations and sections of the new bays to the gable ends of 10 and 12 Duke's Lane have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

14) UNI

No development shall take place until a sample panel of the proposed flint panels to the ground floor to the new cinema building, including pointing, has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.

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

15) UNI

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

- a) Details of the service gates on Ship Street
- b) Samples of all external facing materials, including roof coverings, cladding, and render and paint finishes to the Middle Street façades
- c) Samples of all new hard landscaping materials

Development shall be carried out in full in accordance with such approved details:

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, HE1 & HE6 of the Brighton & Hove Local Plan.

16) UNI

No development shall take place until details in respect of the following external works, including 1:20 scale elevations and 1:1 scale profiles where appropriate, have been submitted to and approved in writing by the Local Planning Authority:

- a) the replacement windows to the west elevation of the Hippodrome and Hippodrome House.
- b) the Juliet balconies to west elevation of Hippodrome House.
- c) the proposed ramped access to the Hippodrome, to include materials and finished appearance.
- d) the reinstated Matcham entrance to the west elevation of the Hippodrome.
- e) the proposed doorcase to Hippodrome House, to include steps and materials and finishes
- f) Method statement for repair of stone and terracotta to west elevation of Hippodrome and Hippodrome House

Development shall be carried out in full in accordance with the approved details.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies QD1, QD2, HE1, HE4 & HE6 of the Brighton & Hove Local Plan.

17) UNI

No development shall take place until full details in respect of the rain screen cladding within Hippodrome yard have been submitted to and approved in writing by the Local Planning Authority in consultation with English Heritage.

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

18) 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 and materials for all hard surfacing, and full details of all boundary treatments and gates.

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

19) UNI

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

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policies SU3, SU4 and SU5 of the Brighton & Hove Local Plan.

20) 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.

21) 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.

22) UNI

No development shall take place until a scheme setting out the highway works to implement a continuous footway on the eastern side of Middle Street in front of the development site which shall include 5 Sheffield stand cycle parking spaces and the reinstatement of footway at the redundant access on Ship Street has been submitted to and approved in writing by the Local Planning Authority. No part of the approved development shall be occupied until the approved highway works have been carried out in accordance with the approved scheme.

Reason: To ensure the development provides for the needs of pedestrians and cyclists travelling to the development and to ensure the development is in accordance with Local Plan policies TR1, TR7, TR8 and TR14.

23) UNI

No works to form the portico and stepped access into Hippodrome House shall commence until the adopted highway on Middle Street where the new portico and steps are proposed, as is indicated on drawing no. P101 revision B received on 28 May 2014 (proposed ground floor plan), has been stopped up.

Reason: To ensure that satisfactory access arrangements are provided to the development and to comply with policy TR7 and TR8 of the Brighton & Hove Local Plan.

24) 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.

25) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until BRE issued Interim/Design Stage Certificates demonstrating that all new build elements, including all extensions, have achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' have 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.

26) UNI

No development shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning

Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

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

27) UNI

No development shall take place until details of external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

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

28) UNI

The development hereby permitted shall not be commenced until full details of the following have been submitted to and approved in writing to the Local Planning Authority:

- a) a scheme that includes appropriate calculations and structural details to demonstrate that noise from the auditoria along the southern and eastern parts of the building will achieve a target value of 20dB(A) L_{max,s} or less inside the immediately adjacent residential properties along Ship Street Gardens and Ship Street. The scheme shall be based on the details outlined in the Cole Jarman Addendum 01-0 (Ref:13-4108-R02-2-ADDENDUM01-0), dated 02 June 2014, and the Cole Jarman Noise Report (Ref 13-4108-R01-2) dated 20 March 2014,.
- b) details of measures to ensure that noise break out levels from the cinema auditoria and restaurants, other than those addressed under part i) above, will not exceed 5dB below background (LA90) noise levels at the nearest noise sensitive receptors. The submitted measures shall include calculations detailing the structural details and sound insulation properties of the Hippodrome and cinema auditoria where appropriate.

The agreed details shall be installed as approved prior to the first occupation of the development and shall thereafter be retained and maintained 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.

29) UNI

The development hereby permitted shall not be commenced until full details of the following have been submitted to and approved in writing to the Local Planning Authority:

- a) measures to prevent vibration from the cinema auditoria and restaurant uses from being transmitted to adjacent structures and premises
- b) a scheme for the sound insulation of the basement floor to the Hippodrome to prevent noise and vibration from the cinema auditoria from being transmitted via the sewer system to adjacent structures
- c) a scheme for the suitable treatment of all internal and external plant and machinery against the transmission of sound and vibration. The scheme shall include calculations to demonstrate that a target Rating Level of 10dB(A) below the existing LA90 background noise level will be achieved when measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises,. If the target level cannot be achieved, full justification for this must be submitted. The Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:1997.

d) a scheme for the fitting of odour control equipment to the building
The agreed details shall be installed as approved prior to the first 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.

30) UNI

(i) No works pursuant to this permission shall commence 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; (Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing); 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 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 a competent person approved under the provisions of condition 30(i)c that any remediation scheme required and approved under the provisions of condition 30(i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of

31) 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.

32) UNI

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

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

33) UNI

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

development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that all new build elements, including all extensions, have achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' have 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.

34) UNI

No development shall take place until full details of the elevational treatment of the new building fronting Ship Street, including 1:20 scale elevations and 1:1 scale profiles where appropriate, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in full in accordance with the approved details.

Reason: As insufficient information has been submitted, to ensure the satisfactory appearance to the development and to comply with policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan.

35) UNI

The development hereby permitted shall be carried out in accordance with 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 location plan	P100	D	28/05/2014
Existing block plan	P125	A	30/01/2014
Existing floor plans showing demolitions	P134	A	30/01/2014
	P135	B	05/02/2014
	P136	A	30/01/2014
Existing elevations showing demolitions	P137	B	05/02/2014
Existing sections	P131	A	30/01/2014
	P132		30/01/2014
	P133		30/01/2014
	P140		05/02/2014
	P141		30/01/2014
	P142		05/02/2014
	P146		05/02/2014
Topographical surveys	3721-T	A	17/01/2014
	3721-T	A	17/01/2014
Proposed floor plans	P101	B	28/05/2014
	P102	B	28/05/2014
	P103	B	28/05/2014
	P104	B	28/05/2014
	P105	B	28/05/2014
	P106	B	28/05/2014
	P107	B	28/05/2014
	P129	A	28/05/2014
Proposed elevations	P115	C	28/05/2014
	P116	B	28/05/2014

	P117	B	28/05/2014
	P118	D	28/05/2014
	P119	C	28/05/2014
	P120	C	28/05/2014
	P128	A	28/05/2014
Proposed sections	P108	B	28/05/2014
	P109	B	28/05/2014
	P110	B	28/05/2014
	P111	B	28/05/2014
	P112	B	28/05/2014
	P113	B	28/05/2014
	P114	B	28/05/2014
	P139	A	28/05/2014
	P145	A	28/05/2014
Landscaping plan	P122	C	04/06/2014
Dukes Lane bay window details	SK94	-	16/04/2014
Boyces Street section	P147	-	16/04/2014

BH2013/04351

The Hippodrome & Hippodrome House 51-58 Middle Street Brighton

Internal and external alterations, restoration and repair to Brighton Hippodrome and Hippodrome House to facilitate conversion to cinema (D2) and associated café/restaurant units (A3) to include the following works: demolition of the rear fly tower and other later additions and construction of replacement rear extensions; construction of two storey extension to northern elevation to provide new access way into the Hippodrome; excavation works to stalls and orchestra pit; installation of mezzanine floor; reinstatement of original Hippodrome entrance on Middle Street; new windows and entrance way to Hippodrome House; and other associated works.

Applicant: Kuig Property Investments Ltd

Officer: Adrian Smith 290478

Approved on 28/11/14 COMMITTEE

1) UNI

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

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

2) UNI

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

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

3) UNI

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

- a) Samples of all external facing materials, including roof coverings, cladding, and render and paint finishes to the Middle Street façades
- b) Samples of all new hard landscaping materials

Development shall be carried out in full in accordance with such approved details.

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

4) UNI

No development shall take place until full details of all materials and finishes to the equestrian ramp, including its suspended floor, walls and ceiling, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in full in accordance with such approved details
Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

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

- a) Method statement, including final constructional drawings, for the recording, removal and reinstatement of the box balconies. The statement shall include photographs, measured drawings and moulding details of the balconies
- b) Detailed drawings and sample materials for the proposed balustrading, handrails, light fittings, ventilation grilles
- c) Detailed drawings for the proposed 'oculus' glazed floor and glazed window between the cinema foyer and mezzanine level
- d) Samples of materials for the floor finishes
- e) Method statement for the removal, repair and reinstatement of the Palm Court features, including the location of all features to be relocated
- f) Drawings for the final treatment of the proscenium arch

Development shall be carried out in full in accordance with the approved measures.

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

6) UNI

No development shall take place until a schedule of works and specification (including photographs and drawings) for the repair/reinstatement/replacement of all internal decorative features to the Hippodrome, including all plasterwork and joinery, has been submitted to and approved in writing by the Local Planning Authority, in consultation with English Heritage. All repaired, replaced and reinstated features must match exactly the original in materials and detail. Development shall be carried out in full in accordance with the approved schedule.

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

7) UNI

No development, including demolition works, shall take place until details of measures to protect interior feature staircases, balustrades, decorative plaster work, doors, door cases etc. from vandalism, theft or other damage for the duration of the construction/alteration work hereby permitted have been submitted to and approved in writing with the Local Planning Authority, in consultation with English Heritage. Development shall be carried out in full in accordance with the approved measures.

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

8) UNI

No development, including demolition works, shall take place until full photographic surveys of the 'elephant house' and the rear conservatory to Hippodrome House have been submitted to and approved in writing by the Local

Planning Authority. Such surveys should be carried out in accordance with the guidance produced by English Heritage in the publication 'Understanding Historic Buildings - A guide to good recording practice'.

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.

9) UNI

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

- a) a scheme for the collection and analysis of samples of paint from surviving plasterwork within the Hippodrome;
- b) full details of the proposed internal paint scheme to the Hippodrome based on the findings of the analysis of the paint samples secured under part a).

Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ascertain the colour and composition of the original paint scheme to ensure the satisfactory preservation of the listed buildings and to comply with policies HE1 & HE4 of the Brighton & Hove Local Plan.

10) UNI

No development shall take place until details in respect of the following external works, including 1:20 scale elevations and 1:1 scale profiles where appropriate, have been submitted to and approved in writing by the Local Planning Authority:

- a) the replacement windows to the west elevation of the Hippodrome and Hippodrome House.
- b) the Juliet balconies to west elevation of Hippodrome House.
- c) the proposed ramped access to the Hippodrome, to include materials and finished appearance.
- d) the reinstated Matcham entrance to the west elevation of the Hippodrome.
- e) the proposed doorcase to Hippodrome House, to include steps and materials and finishes
- f) Method statement for repair of stone and terracotta to west elevation of Hippodrome and Hippodrome House

Development shall be carried out in full in accordance with the approved details.

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

BH2014/02503

75-105 Kings Road Arches Brighton

Demolition of arches and erection of new arches with new brick façade with timber doors. Replacement railings to upper esplanade level. Change of use from storage to mixed uses comprising retail (A1), café (A3), storage (B8) and beach huts. (Part retrospective).

Applicant: Brighton & Hove City Council

Officer: Kathryn Boggiano 292138

Approved on 03/12/14 COMMITTEE

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site & Location Plans	21304/P/01/A	A	18 September 2014
Plans and Elevations as Existing 1 of 3	21304/P/03		18 September 2014
Plans and Elevations as Existing 2 of 3	21304/P/04		18 September 2014
Plans and Elevations as Existing 3 of 3	21304/P/05		18 September 2014
Elevations as Proposed 1 of 7	21304/P/11/B	B	31 October 2014
Elevations as Proposed 2 of 7	21304/P/12/B	B	31 October 2014
Elevations as Proposed 3 of 7	21304/P/13/B	B	31 October 2014
Elevations as Proposed 4 of 7	21304/P/14/B	B	31 October 2014
Elevations as Proposed 5 of 7	21304/P/15/B	B	31 October 2014
Elevations as Proposed 6 of 7	21304/P/16/A	A	16 September 2014
Elevations as Proposed 7 of 7	21304/P/17/A	A	16 September 2014
Typical Elevation Details	21304/P/22		16 October 2014
Brickwork Setting Out Details	21304/P/21		16 October 2014

2) UNI

The arch window and door frames and shutters hereby approved shall be painted cream and retained as such thereafter.

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

3) UNI

The external façade shall be constructed in a Wienerberger imperial 'Smooth Crimson' brick with lime mortar joints.

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

4) UNI

Prior to the arches being first brought into use, a scheme for the landscaping details for the area to the south of the front of the arches at the Lower Esplanade Level which shall include details of the 3 metre strip to the south of arches and the steps to the south, east and west of the 3 metre strip shall be submitted to and approved in writing by the Local Planning Authority. Samples of the paving material shall also be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details prior to any arch being first brought into use and shall be retained as such thereafter.

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

5) UNI

Prior to any individual unit being first brought into A3 use, a scheme for the fitting of odour control equipment to that individual unit along with a scheme for the sound insulation of such equipment shall be 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 any individual unit for A3 use 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.

6) UNI

Notwithstanding the submitted plans, within six months of the date of this permission, details of brick façade to the subway area to the west of arch number 76 Kings Road arches to be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the development being first occupied.

Reason: In order to ensure a satisfactory appearance to the brick façade of the arches and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The number of the total units which comprise either retail or café uses (Use Class A1 or A3) shall not exceed 2 units (where each unit consists of 3 arches); the number of the total units which comprise storage (Use Class B8) shall not exceed 3 units (where 2 x units comprise 3 arches and 1 x unit comprises 1 arch); and the total number of office (Use Class B1a) shall not exceed 1 unit (1 arch per unit).

Reason: In order to provide an appropriate mix of uses within the development and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan and policy SA1 of the Submission City Plan.

BH2014/02505

75-105 Kings Road Arches Brighton

Replacement railings to upper esplanade level. (Part retrospective).

Applicant: Brighton & Hove City Council

Officer: Kathryn Boggiano 292138

Approved Secretary of State on 12/12/14

1) UNI

The railings shall be constructed using cast iron.

Reason: To ensure the historic character and appearance of the seafront railings is retained and to comply with policy HE1 of the Brighton & Hove Local Plan.

2) UNI

The railings shall be fully installed and coloured to match the remainder of the Brighton Seafront Railings within 2 months of the date of this permission.

Reason: To ensure the historic character and appearance of the seafront railings is retained and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2014/02564

211 Western Road Brighton

Display of 3no internally illuminated fascia signs, 2no internally illuminated projecting signs and window vinyls.

Applicant: A S Watson

Officer: Helen Hobbs 293335

Approved on 21/11/14 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.

BH2014/02565

211 Western Road Brighton

Installation of new shopfront.

Applicant: A S Watson

Officer: Helen Hobbs 293335

Approved on 21/11/14 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 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 QD10 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	H8391/101		30th July 2014
Site plan	H8391/102		30th July 2014
Existing Floor plans	H8391-201		1st September 2014
Existing elevations	H8391-202		1st September 2014
Floor plans	H8391-301		1st September 2014
First floor	H8391-302		1st September 2014
Proposed shop front	H8391-501		17th October 2014
Proposed shop front	H8391-502		17th October 2014
Proposed shop front	H8391-503		17th October 2014

BH2014/02833

86 Western Road Brighton

Creation of external seating area to Sillwood Road elevation at ground floor level.

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Approved on 25/11/14 DELEGATED

1) UNI

Within 3 months of the date of this decision the hereby approved gate, as shown on drawing no. YO118-D25, shall be installed in accordance with the agreed details. The gate shall match exactly the colour and finish of the existing railings and shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 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 and block plan	YO118 A01		21st August 2014
Existing floor plans	YO118 A02		21st August 2014
Existing north elevation	YO118 A03		21st August 2014
Existing east and west elevation	YO118 A.04		21st August 2014
Proposed plans	YO118-D01		30th September 2014
Proposed basement plan	YO118-D02		30th September 2014
Proposed west elevation	YO118-D03		21st August 2014
Proposed north elevation	YO118-D05		21st August 2014
Terrace entrance detail	YO118-D25		24th November 2014

3) UNI

The external seating area hereby permitted shall not be operational except between the hours of 08:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays.

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

4) UNI

Prior to installation of the hereby approved gate the stone plinth, where cut, shall be made good and have a smoothed finish to match the existing.

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

BH2014/02834

86 Western Road Brighton

Creation of external seating area to Sillwood Road elevation at ground floor level.

Applicant: Creams London Ltd

Officer: Helen Hobbs 293335

Approved on 25/11/14 DELEGATED

1) UNI

Prior to the installation of the gate, the stone plinth where cut, shall be made good and have a smoothed finish.

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

2) UNI

Within 3 months of this decision, the approved gate shown on drawing no. YO118-D25 shall be installed on site. The gate should match exactly the colour and finish the existing railings.

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

BH2014/02892

11 Windlesham Road Brighton

Two storey rear extension and formation of raised decking with canopy, balustrade and steps to rear garden (part retrospective).

Applicant: Ms Edwina Sabine

Officer: Robin Hodgetts 292366

Approved on 10/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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			28/08/14
Existing plans and elevations	1301/CD/001		28/08/14
Demolition plan	1301/PL/002	A	02/10/14
Block plan	1301/PL/003		04/09/14
Proposed lower ground plan	1301/PL/005	A	02/10/14
Proposed ground floor plan	1301/PL/006	A	02/10/14
Proposed roof plan	1301/PL/007	A	02/10/14
Proposed rear elevation	1301/PL/010	A	02/10/14
Proposed side elevations	1301/PL/011	A	02/10/14

BH2014/03051

Royal York Buildings 41-42 Old Steine Brighton

Change of use of fourth and fifth floor apartments from youth hostel (sui Generis) to 8no residential units (C3).

Applicant: Development Securities PLC

Officer: Liz Arnold 291709

Approved on 31/12/14 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 dwellings 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

Notwithstanding the details submitted, the development hereby permitted shall not be occupied until full details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been

submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

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	01	-	8th October 2014
Location Plan	01	-	11th September 2014
Existing and Proposed 4th Floor Plan	02	-	10th December 2014
Existing and Proposed 5th Floor Plan	03	-	10th December 2014
Existing Lower Ground Floor Plan of Hotel	04	-	4th December 2014
Proposed Lower Ground Floor Plan of Hotel	05	-	4th December 2014
Proposed Lower Ground and Ground Floor Plans	AL01/F	-	4th December 2014

BH2014/03156

12 Powis Grove Brighton

Application for approval of details reserved by condition 3 of application BH2013/03561.

Applicant: Mrs Sarah Way

Officer: Liz Arnold 291709

Approved on 31/12/14 DELEGATED

BH2014/03158

11 Prince Albert Street Brighton

Demolition of existing two storey rear extension and installation of roof to existing open courtyard to create additional office space with terrace above. Erection of two storey rear extension at ground and first floor level, installation of French doors to replace window to rear and repointing of brickwork to front elevation.

Applicant: Fortis Law

Officer: Christopher Wright 292097

Refused on 25/11/14 DELEGATED

1) UNI

The proposal to infill and cover over the open courtyard to the rear of the building would result in the loss of an open space which is intrinsic to the historic layout and urban grain of the buildings and spaces with the Conservation Area and

significant in respect of the setting and original design of the Listed Building. As such the proposal would have a harmful impact on these heritage assets and would be detrimental to the external setting of the Listed Building and the historic character of the wider Conservation Area, contrary to the aims and objectives of policies HE1 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposals would result in the loss of three sash windows which are original features of the Listed Building and which should be preserved or enhanced. As such the development would be harmful to the character and historic fabric of the Listed Building, contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan.

BH2014/03159

11 Prince Albert Street Brighton

Demolition of existing two storey rear extension and installation of roof to existing open courtyard to create additional office space with terrace above. Erection of two storey rear extension at ground and first floor level, installation of French doors to replace window to rear and repointing of brickwork to front elevation.

Applicant: Fortis Law

Officer: Christopher Wright 292097

Refused on 25/11/14 DELEGATED

1) UNI

The proposal to infill and cover over the open courtyard to the rear of the building would result in the loss of an open space which is intrinsic to the historic layout, character and setting of the Listed Building. As such the proposals would have a harmful impact on the building as a heritage asset, contrary to the aims and objectives of policy HE1 of the Brighton & Hove Local Plan.

2) UNI2

The proposals would result in the loss of three sash windows which are original features of the Listed Building and which should be preserved or enhanced. As such the development would be harmful to the character and historic fabric of the Listed Building, contrary to the requirements of policy HE1 of the Brighton & Hove Local Plan.

BH2014/03170

33 Clifton Hill Brighton

Conversion of ground and lower ground floor shop (A1) to form 1no one bedroom maisonette (C3) with associated construction of bay window to replace existing shop front.

Applicant: Dennis Harris

Officer: Jason Hawkes 292153

Refused on 25/11/14 DELEGATED

1) UNI

Policy SR7 of the Brighton Local Plan aims to maintain and enhance the role of local shopping parades. The change of use at ground floor level to residential is unacceptable as it would detrimentally affect the viability of this local parade of shops. Additionally, it has not been demonstrated that the existing retail use is no longer economically viable as an individual unit or in the context of the wider parade. The proposal is therefore contrary to policy SR7 of the Brighton & Hove Local Plan.

2) UNI2

The proposal would result in the loss of a traditional shopfront which adds to the character and appearance of this parade of shops and to the wider appearance

and setting of the Montpelier and Clifton Hill Conservation Area. Additionally, the external alterations proposed to replace the shopfront are inappropriate and would significantly detract from the appearance of the building. The scheme is therefore considered contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 2: Shop Front Design.

3) UNI3

The development would result in a significant loss of privacy to a rear amenity area used by a separate unit through the use of the basement window for a bedroom window which would look directly into the adjoining amenity area. The development would therefore result in significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI4

The development would provide an unsatisfactory standard of residential accommodation due to the lack of adequate light, outlook and privacy for the basement bedroom proposed for the flat. Additionally, the new residential unit would not benefit from a private outside amenity area. The proposal would therefore result in a poor standard of accommodation for future occupants and is contrary to policies QD27 & HO5 of the Brighton & Hove Local Plan.

BH2014/03232

15 Windlesham Road Brighton

Extension to existing terrace with balustrade, steps to garden level and installation of rooflight.

Applicant: Mr Leo Horsfield

Officer: Sue Dubberley 293817

Refused on 02/01/15 DELEGATED

1) UNI

The proposed roof terrace, due to its position and height in close proximity to the adjacent property, would result in overlooking and loss of privacy to occupants of adjoining properties. The terrace, due to its position, size and use, would additionally result in a significant noise disturbance to adjacent properties. The proposal would therefore lead to a significant loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan, and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

BH2014/03259

3 Windlesham Road Brighton

Erection of two storey rear extension and single storey side extension with associated roof alterations including installation of 9no rooflights and other associated works.

Applicant: Mr Leo Horsfield

Officer: Andrew Huntley 292321

Approved on 29/12/14 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 two rooflight windows in the northern elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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 northern elevation 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
Location & Block Plan	RHA.023-100		20.10.2014
Existing Floor Plans	RHA.023-101		29.09.2014
Existing Floor Plan	RHA.023-102		29.09.2014
Existing Elevations	RHA.023-103		29.09.2014
Existing Front & Rear Elevations	RHA.023-104		29.09.2014
Existing Side Elevations	RHA.023-105		29.09.2014
Proposed Floor Plans	RHA.023-201		20.10.2014
Proposed Floor Plans	RHA.023-202		20.10.2014
Proposed Elevations	RHA.023-203		20.10.2014
Proposed Front & Rear Elevations	RHA.023-204		03.11.2014
Proposed Side Elevations	RHA.023-205		03.11.2014

BH2014/03291

27 Ship Street Brighton

Installation of hanging sign.

Applicant: Youngs and Co Brewery PLC

Officer: Mark Thomas 292336

Refused on 22/12/14 DELEGATED

1) UNI

The proposed hanging sign, by virtue of its scale, projection and positioning would represent an unduly prominent addition which would significantly detract from the special historical and architectural character and significance of the Grade II Listed Building. As such, the proposed development would be contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan.

BH2014/03329

9 Brighton Place Brighton

Display of externally illuminated hanging sign, externally illuminated fascia sign, internally illuminated display case, non illuminated display case, non illuminated door plaque and lantern.

Applicant: Spirit Pub Co Ltd

Officer: Jason Hawkes 292153

Split Decision on 06/01/15 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 replacement first floor fascia sign (item 2), menu board (item 5) and circular plaque (item 6) Conditions and Informatives set out below.

1) UNI

REFUSE advertisement consent for the hanging sign (item 1), lantern light (item 3) and menu board (item 4) signs for the reason and Informatives set out below.

1. The proposed hanging sign (item 1), lantern light (item 3) and menu board (item 4) would, by reason of their siting, have an adverse impact on the architectural and historic character and appearance of the building. The proposed advertisements would result in significant harm to amenity and are also contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 07, Advertisements.

BH2014/03330

9 Brighton Place Brighton

Replacement of existing signage.

Applicant: Spirit Pub Co Ltd

Officer: Jason Hawkes 292153

Refused on 06/01/15 DELEGATED

1) UNI

1. The proposed hanging sign (item 1), lantern light (item 3) and menu board (item 4) would, by reason of their siting, have an adverse impact on the architectural and historic character and appearance of the building. The proposed works are therefore contrary to policies HE1 and HE9 of the Brighton & Hove Local Plan, and Supplementary Planning Document 07, Advertisements.

BH2014/03398

36 Montpelier Road Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2014/00578.

Applicant: Paxform Properties

Officer: Liz Arnold 291709

Approved on 24/11/14 DELEGATED

BH2014/03512

80-82 Preston Street Brighton

Display of externally illuminated fascia sign.

Applicant: Mr Rahmi Aktepe

Officer: Helen Hobbs 293335

Approved on 15/12/14 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.

BH2014/03588

14 Castle Street Brighton

Creation of additional floor incorporating installation of windows to front and rear and insertion of 3no rooflights.

Applicant: Mr Sarang Pandit

Officer: Sonia Gillam 292265

Refused on 17/12/14 DELEGATED

1) UNI

1. By virtue of its additional bulk and height, the proposed development would result in a significant loss of outlook for the residents of the property to the rear, no. 8 Stone Street, leading to a heightened sense of enclosure. Additionally the proposed rear fenestration would allow a significant degree of overlooking into the rear window of 8 Stone Street, resulting in a loss of privacy for the residents. The proposal would therefore have a significant impact on the amenity of neighbouring residents, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and SPD12, design guide for extensions and alterations.

BH2014/03693

Royal Alexandra Hospital 57 Dyke Road Brighton

Non Material Amendment to BH2010/03379 to removal of internal non structural, stud walling between flats 9 & 10, and flats 10 & 11 to enable combination of flats 9 & 10 and 11 on the first floor of Block D.

Applicant: Mr & Mrs David Law

Officer: Helen Hobbs 293335

Approved on 01/12/14 DELEGATED

BH2014/03699

18 Market Street Brighton

Conversion of first floor restaurant (A3) to 1no one bedroom flat (C3) with associated alterations.

Applicant: Lyons Investments Ltd

Officer: Liz Arnold 291709

Approved on 29/12/14 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 residential unit hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

3) UNI

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

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

4) UNI

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

been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Pre-Existing Floor Plans	1976/9	Issue A	3rd November 2014
As Existing	1976/9	Issue B	3rd November 2014
As Proposed	1976/10	Issue A	3rd November 2014

6) UNI

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

BH2014/03998

Land at and adjacent to West Pier and 62-73 Kings Road Arches Kings Road Brighton

Non Material Amendment to BH2006/02369 to add plan numbers as a condition.

Applicant: Marks Barfield Limited

Officer: Kathryn Boggiano 292138

Approved on 15/12/14 DELEGATED

ST. PETER'S & NORTH LAINE

BH2012/00032

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by Condition 45 of application BH2010/03744 as amended by BH2013 01147.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Maria Seale 292175

Approved on 19/12/14 DELEGATED

BH2012/02529

Site J Land East of Brighton Station New England Quarter Brighton

Application for variation of condition 2 of application BH2010/03999 (Mixed use development comprising 2973sqm commercial office space (Class B1), 94 bedroom hotel (Class C1), 147 residential units (Class C3) and 255sqm retail floorspace/cafe/office (flexible use Class A1/A2/A3/B1)) to allow revised fenestration and overall appearance of the hotel (Block B) and offices (Block C), increase the internal hotel floorspace from 3029sqm to 4802sqm, decrease the internal office space from 2973sqm to 2460sqm and create new basement area to accommodate plant and other services.

Applicant: Fourshore (HOT) Limited

Officer: Paul Vidler 292192

Approved after Section 106 signed on 11/12/14 DELEGATED

1) UNI

Not used. [Note: This condition (relating to time limit for commencement of development) on the original permission BH2010/03999 has been complied with.]

2) UNI

Details of a Refuse Collection Strategy for each of the respective blocks A, B and C shall submitted to and approved in writing by the Local Planning Authority including any measures required on a temporary basis during construction. The agreed Strategy shall be implemented upon first occupation of each respective block, and implemented during the construction period of each block if required.

Reason: To ensure there is satisfactory, co-ordinated provision for refuse collection across the three sites and the site as a whole and to ensure refuse collection does not compromise highway safety both within and outside the site, to comply with policies SU2 and TR7 of the Brighton and Hove Local Plan.

3) UNI

Plan Type	Reference	Version	Date Received
Middle Block-1 Bed Flat (Affordable)	PL33	A	28/07/11
Middle Block-2 Bed Flat (Affordable)	PL34	A	28/07/11
South Block-3 Bed Flat (Social Rented)	PL35	B	28/07/11
Section GG & HH, Elevation JJ	PL36	C	28/07/11
Middle Block-2 Bed Flat Wheelchair Social Rented	PL41	B	07/10/11
Middle Block-1 Bed Flat Wheelchair Social Rented	PL42	A	07/10/11
Landscape Strategy	615/DHA/001	K	13/09/11
Proposed Site Location Plan	AP010	A	31/08/12
Proposed Basement -2 Plan	AP000	B	31/08/12
Proposed Basement -1 Plan	AP001	B	31/08/12
Proposed Ground Floor Plan	AP002	B	31/08/12
Proposed First Floor Plan	AP003	C	31/08/12
Proposed Second to Fifth Floor Plan	AP004	B	31/08/12
Proposed Sixth Floor Plan	AP006	B	31/08/12
Proposed Seventh Floor Plan	AP007	B	31/08/12
Proposed Roof Plan	AP008		31/08/12
Proposed North Elevation	AE100	B	31/08/12

Towards New England Square			
Proposed East Elevation	AE101	B	31/08/12
Proposed South Elevation Towards Mangalore Way	AE102	B	31/08/12
Proposed West Elevation	AE103	B	31/08/12
Proposed Section AA	AS200	A	31/08/12
Proposed Section BB	AS201	A	31/08/12
Proposed Section CC	AS202	A	31/08/12
Proposed Elevation Typical details	AD001	A	31/08/12
Proposed Elevation Typical details	AD002	A	31/08/12
Proposed Elevation Typical details	AD003	A	31/08/12

4) UNI

No intoxicating liquor shall be sold or supplied within any A3 unit of over 150sqm, except to persons who are taking meals on the premises and who are seated at tables. 'Meals' means food that has been cooked or prepared and purchased within the premises. Any bar area shall be ancillary to the approved A3 restaurant use.

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

5) UNI

The area shown as Southern SNCI shall be used as an informal wildlife and amenity space with public access, and shall not be used for any other purpose and, 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 buildings, fences, walls or other structures shall be erected, or surfaces laid, without the prior express written consent of the Local Planning Authority.

Reason: To conserve and enhance the wildlife and nature conservation interest of the site and in the interest of visual amenity and to comply with policies QD19 and EM13 of the Brighton & Hove Local Plan.

6) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping for each respective block (as defined on drawing AP010 Rev A) shall be carried out in the first planting and seeding seasons following the occupation or the completion of, the buildings in each respective block, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of each respective block 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 each respective block of the development is occupied.

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

7) UNI

The use of the commercial premises located at ground floor level in the central block, within Use Classes A1, A2, A3 and B1, shall not be open or in use except

between the hours of 07.00 and 22.00 Mondays to Fridays, 08.00 and 21.00 hours on Saturdays, Sundays and Bank Holidays.

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

8) UNI

Vehicular movements for the purposes of loading and unloading, and loading of vehicles for commercial units (except for the hotel), shall only take place between the following hours: 07.00 and 19.00 Mondays to Saturdays, and at no time on Sundays or Bank Holidays. Loading/unloading associated with the hotel shall only take place between the following hours: 06.00 and 19.00 Mondays to Saturdays, and at no time on Sundays or Bank Holidays.

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

9) UNI

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

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

10) UNI

Unless otherwise first agreed in writing by the Local Planning Authority, the acoustic protection of the buildings and end residents shall be as per figure 5.11, page 31 of the RSK Group Plc Noise and Vibration Assessment Report, reference: 291667-2, dated 15 April 2011, submitted with application BH2010/03999.

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

11) UNI

The crime prevention measures contained within the Design and Access Statement submitted with application BH2010/03999 shall be implemented within the development and a Secure By Design (Part 2) certificate for each respective block in the development shall be submitted to and approved in writing by the Local Planning Authority within 3 months of first occupation of each respective block.

Reason: In the interests of crime prevention and, to comply with policies QD2 and QD7 of the Brighton & Hove Local Plan.

12) UNI

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise first agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with (see condition 22).

Reason: To protect groundwater quality and to comply with policy SU3 of the Brighton & Hove Local Plan.

13) UNI

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The

development shall thereafter be carried out in accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise approved in writing by the Local Planning Authority, no plant or equipment shall be erected or installed on the roofs except where specifically shown on the drawings hereby approved.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, HE3 and HE6 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards and 7 of the affordable dwellings shall be constructed to wheelchair accessible standards. The dwellings 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.

16) UNI

The sustainable measures contained within the development as indicated within application BH2010/03999 and on the drawings, including the photovoltaic panel array on the roofs, brown roofs, air source heat pumps and rainwater harvesting system for the residential blocks shall be implemented within the development unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate mix of sustainable measures to comply with policy SU2 of the Brighton & Hove Local Plan and SPD08.

17) UNI

No parking shall take place within the site except in those dedicated spaces identified on the submitted plans and no vehicles shall access or park within the public square from Fleet Street or Mangalore Way except for general maintenance vehicles.

Reason: To ensure the public square and realm is prioritised for pedestrians and cyclists and in the interests of visual amenity and highway safety, to comply with policies QD15 and TR7 of the Brighton & Hove Local Plan.

18) UNI

A) Notwithstanding the drawings hereby permitted, block A of the site (as shown on drawing AP010 Rev A) shall not be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

i) Details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades and signs, handrails, boundary treatments within the proposed areas of public open space, communal roof areas, allotments and courtyards;

ii) Detailed specification of green walls including a maintenance programme;

iii) Detailed specification for the external stairs and lift (which shall be capable of carrying wheelchairs, mobility scooters, bicycles and prams) and bridge, forming the station link, including maintenance proposals;

iv) Detailed specification for the provision of the equipped children's play area, which shall include a permanent covered, illuminated area and a minimum of 10 pieces of play equipment including bouldering wall and general seating and litter bins.

The development shall be fully implemented in accordance with the details

hereby approved prior to the occupation of block A and retained as such thereafter.

B) Within 6 months of commencement of development of the hotel in block B of the site (as shown on drawing AP010 Rev A), details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades, signs and handrails shall be submitted to and approved in writing by the Local Planning Authority. The development shall be fully implemented in accordance with the details hereby approved prior to the occupation of block B and retained as such thereafter.

C) Within 6 months of commencement of development of the office in block C of the site (as shown on drawing AP010 Rev A), details of the hard and soft landscaping, surfacing materials, lighting, street furniture, balustrades, signs and handrails shall be submitted to and approved in writing by the Local Planning Auth

19) UNI

Block A of the site (as shown on drawing AP010 Rev A) shall not be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

- i) Details and samples of all materials to be used in the external surfaces of the buildings;
- ii) Details of fenestration and entrances;
- iii) Details of brise soleil, balconies and solar panels;
- iv) Details of external lighting to be affixed to the buildings;
- v) Details of entrances and shopfronts to the commercial buildings

The development shall be carried out in accordance with the details hereby approved prior to the occupation of block A and retained as such thereafter.

B) Within 6 months of commencement of development of the hotel in block B of the site (as shown on drawing AP010 Rev A) the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) Details and samples of all materials to be used in the external surfaces of the buildings;
- ii) Details of fenestration and entrances;
- iii) Details of external lighting to be affixed to the buildings.

The development shall be carried out in accordance with the details hereby approved prior to the occupation of block B and retained as such thereafter.

C) Within 6 months of commencement of development of the office in block C of the site (as shown on drawing AP010 Rev A) the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) Details and samples of all materials to be used in the external surfaces of the buildings;
- ii) Details of fenestration and entrances;
- iii) Details of external lighting to be affixed to the buildings.

The development shall be carried out in accordance with the details hereby approved prior to the occupation of block C and retained as such thereafter.

Reason: To secure a satisfactory external appearance and to comply with policies QD1, QD2, QD3, QD4, QD15, QD25 and EM13 of the Brighton & Hove Local Plan.

20) UNI

Notwithstanding the drawings hereby approved, Block A (as shown on drawing AP010 Rev A) shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping within the Southern SNCI as defined on the DHA drawings. The scheme shall include the following elements:

- i) A planting plan at a suitable scale to show the location, extent and type of all tree, shrub and other new planting, with areas of current SNCI to be retained unchanged;
- ii) A list of plant species,
- iii) A method statement with appropriate techniques for plant establishment to include land forming, soil preparation, use of materials, types of plant material to be used (eg seed, plant plugs) and timing of works;
- iv) An aftercare statement to describe the operations to be carried out following creation in order to maintain the SNCI in good condition and to ensure all trees, structures and other features on site are maintained in a safe condition for public access;
- v) Construction and lighting details of the footpath/cycle path link through the SNCI to ensure it is accessible for less mobile and disabled people and those with children and pushchairs, including dimensions, gradients, materials, tactile paving, signage handrails, street furniture and details of the steps. The details shall include channels for bicycles;
- vi) Details of any seating and other features to be provided, to include designs, locations and materials to be used;
- vii) Type, location and number of nest/bird/bat/insect/bumble bee boxes to be installed;
- viii) Details of existing and proposed ground levels from a fixed, known Ordnance Datum Point.

The Southern SNCI landscaping scheme shall be implemented in accordance with the agreed details prior to the occupation of block A and retained as such thereafter.

Reason: To enhance the landscape and ecological value of the site and ensure it is accessible, and enhance the appearance of the development in the int

21) UNI

A) Block A of the site (as shown on drawing AP010 Rev A) shall not be occupied until a Wind Assessment scheme including mitigation measures if necessary has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within block A before first occupation of the block. The Scheme shall include the provision of screens, tree planting and canopies where necessary to mitigate against any adverse wind effects identified.

B) Within 6 months of commencement of development of the hotel in block B of the site (as shown on drawing AP010 Rev A) a Wind Assessment scheme including mitigation measures if necessary shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within block B before first occupation of the block. The Scheme shall include the provision of screens, tree planting and canopies where necessary to mitigate against any adverse wind effects identified.

C) Within 6 months of commencement of development of the office in block C of the site (as shown on drawing AP010 Rev A) shall take place until a Wind Assessment scheme including mitigation measures if necessary shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within block C before first occupation of the block. The Scheme shall include the provision of screens, tree planting and canopies where necessary to mitigate against any adverse wind effects identified. Each of the respective Wind Mitigation schemes shall have due regard to proposed and implemented mitigation measures within each of the three sites and take into account the cumulative impact,

Reason: In the interests of amenity and good design, to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan and SPGBH15.

22) UNI

A) The development of block A of the site (as shown on drawing AP010 Rev A) shall be carried in accordance with the surface water drainage scheme for the block, based on sustainable drainage principles as detailed in permission BH2012/04068 granted on 14/2/13.

B) No development of block B of the site (as shown on drawing AP010 Rev A) shall commence until a detailed surface water drainage scheme for block B of the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

C) No development of block C of the site (as shown on drawing AP010 Rev A) shall commence until a detailed surface water drainage scheme for block C of the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To prevent pollution of groundwater within the underlying chalk aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

23) UNI

A) The development of block A of the site (as shown on drawing AP010 Rev A) shall be carried out in accordance with the preliminary risk assessment, the site investigation scheme, the options and remediation strategy and the verification plan associated with the contamination of the site as detailed in permission BH2012/04027 granted on 24/5/13. The development in block A shall not be occupied until a verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

B) No development of block B of the site (as shown on drawing AP010 Rev A) shall commence, until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:

i) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination of the site.

ii) A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment based on ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

v) A v

24) UNI

C) No development of block C of the site (as shown on drawing AP010 Rev A) shall commence, until the following components of a scheme to deal with the

risks associated with contamination of the site have been submitted to and approved in writing by the Local Planning Authority:

i) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination of the site.

ii) A site investigation scheme, based on i) to provide information for assessment of the risk to all receptors that may be affected, including those off site.

iii) The site investigation results and the detailed risk assessment based on ii) and based on these, an options and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv) A verification plan providing details of the data that will be collected in order to demonstrate that works set out in iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

v) A verification report, demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The scheme shall be implemented in accordance with the approved details.

Reason: Previous historical activities associated with this site may have potentially caused, or have potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters, to comply with policy SU3 of the Brighton & Hove Local Plan.

25) UNI

A) Block A of the site (as shown on drawing AP010 Rev A) shall not be first occupied until details of the external lighting of block A have been submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details prior to occupation and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

B) Within 6 months of commencement of development of block B of the site (as shown on drawing AP010 Rev A) details of the external lighting of block B shall be submitted to and approved in writing by the Local Planning Authority. The lighting installation shall comply with the recommendations of the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of Light Pollution (2005) for zone E or similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) shall be submitted with the details. The external lighting shall be installed in accordance with the approved details prior to occupation and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.

C) Within 6 months of commencement of development of block C of the site (as shown on drawing AP010 Rev A) details of the external lighting of block C shall be submitted to and approved in writing by the Local Planning Authority. The

lighting installation shall comply with the recommendations of the Institution

26) UNI

A) Block A of the site (as shown on drawing AP010 Rev A) shall not be occupied until the bird, bat and insect boxes and log piles as included within block A of the development (excluding Southern SNCI) as detailed in permission BH2013/01926 granted on 14/10/13 have been fully implemented and they shall thereafter be maintained in perpetuity in accordance with the approved details.

B) Within 6 months of commencement of development of block B of the site (as shown on drawing AP010 Rev A) details showing the type, location and timescale for implementation of compensatory bird, bat, bumble bee and bug boxes included within block B of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details prior to occupation.

C) Within 6 months of commencement of development of block C of the site (as shown on drawing AP010 Rev A) details showing the type, location and timescale for implementation of compensatory bird, bat, bumble bee and bug boxes included within block C of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall then be carried out in strict accordance with the approved details prior to occupation.

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

27) UNI

A) Block A of the site (as shown on drawing AP010 Rev A) shall not be occupied until the brown roofs within block A as detailed in permission BH2013/01826 granted on 14/10/13 have been implemented and maintained in accordance with the approved details in perpetuity.

B) Within 6 months of commencement of development of the hotel in block B of the site (as shown on drawing AP010 Rev A) details of the construction of the brown roofs within block B shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details prior to occupation.

C) Within 6 months of commencement of development of the office in block C of the site (as shown on drawing AP010 Rev A) details of the construction of the brown roofs within block C shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and the seed mix. The scheme shall then be carried out in accordance with the approved details prior to occupation.

Reason: To ensure that the development contributes to ecological enhancement on the site, in accordance with policies QD17 and SU2 of the Brighton & Hove Local Plan.

28) UNI

Block A of the site (as shown on drawing AP010 Rev A) shall be carried out to the Code for Sustainable Homes Level 4 standard as detailed in the Code for Sustainable Homes Design Stage/Interim Certificates submitted as part of application BH2013/02969 granted on 5/11/13 which demonstrate that the development will achieve Code Level 4 for all residential units.

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.

29) UNI

A) Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development of block A of the site (as shown on drawing AP010 Rev A) shall be occupied until:

I. evidence that the non-residential development within block A is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM buildings scheme or bespoke BREEAM) and a Design Stage Assessment Report showing that the development will achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall

"Excellent" rating have been submitted to the Local Planning Authority; and

II. a BRE Design Stage Certificate demonstrating that the non-residential development within block A has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall "Excellent" rating has been submitted to and approved in writing by the Local Planning Authority.

B) (i) No development of the hotel in block B of the site (as shown on drawing AP010 Rev A) shall commence until evidence has been submitted to and approved in writing by the Local Planning Authority that the development within block B is registered with the Building Research Establishment (BRE) under BREEAM (either a BREEAM buildings scheme or bespoke BREEAM) and a Design Stage Assessment Report shall be submitted for approval showing that the development will achieve a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for the hotel; and

(ii) Within 6 months of commencement of development a BRE Design Stage Certificate demonstrating that the development within block B has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for the hotel, shall be submitted to and approved in writing by the Local Planning Authority.

C) (i) No development of the office in block C of the site (as shown on drawing AP010 Rev A) shall com

30) UNI

A) Block A (as shown on drawing AP010 Rev A) shall not be occupied until the rainwater irrigation system including water butts as detailed in permission BH2013/00668 granted on 13/8/13 has been fully implemented and made available for use in the development in perpetuity.

B) Within 6 months of commencement of block B, a Feasibility Study for rainwater harvesting and grey water recycling shall be undertaken and submitted to the Local Planning Authority for written approval. Should the Studies demonstrate that it is technically feasible to achieve rainwater harvesting and grey water recycling, the agreed details/measures shall then be incorporated fully into the construction/operation of the development.

C) Within 6 months of commencement of block C, a Feasibility Study for rainwater harvesting and grey water recycling shall be undertaken and submitted to the Local Planning Authority for written approval. Should the Studies demonstrate that it is technically feasible to achieve rainwater harvesting and grey water recycling, the agreed details/measures shall then be incorporated fully into the construction/operation of the development.

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

31) UNI

Block A (as shown on drawing AP010 Rev A) shall not be occupied until the accessibility measures detailed in permission BH2013/01144 granted on 20/6/13 have been fully complied with.

Reason: To ensure the development is accessible to all, to comply with policies QD1 and HO13 of the Brighton & Hove Local Plan.

32) UNI

Within 6 months of commencement of development of the hotel (block B as shown on drawing AP010 Rev A), a feasibility study for renewable forms of energy for the hotel, shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The agreed details/measures shall then be incorporated fully into the operation of the hotel.

Reason: To ensure that the development is sustainable and maximises the use of renewable forms of energy, and to comply with policy SU16 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

33) UNI

A) Block A (as shown on drawing AP010 Rev A) shall not be occupied until the secure cycle parking facilities for the occupants of, and visitors to, block A as detailed in permission BH2013/00667 granted on 19/8/13 have been fully implemented. These facilities shall thereafter be retained for use at all times.

B) Within 6 months of commencement of development of the hotel in block B of the site (as shown on drawing AP010 Rev A) hereby permitted details of secure cycle parking facilities for the occupants of, and visitors to, block B of the development hereby approved shall be 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 block B hereby permitted and shall thereafter be retained for use at all times.

C) Within 6 months of commencement of development of the office in block C of the site (as shown on drawing AP010 Rev A) hereby permitted details of secure cycle parking facilities for the occupants of, and visitors to, block C of the development hereby approved shall be 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 block C 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.

34) UNI

Seven of the disabled parking spaces in the undercroft parking area of block A shall be allocated, signed and used solely by occupiers of the 7 wheelchair accessible units in that block hereby approved.

Reason: To ensure there is satisfactory disabled parking for occupiers of those units, in accordance with policies TR18 and TR19 of the Brighton & Hove Local Plan.

35) UNI

A) The development of block A of the site (as shown on drawing AP010 Rev A) hereby approved shall not be occupied until the refuse and recycling storage facilities for block A 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.

B) The development of block B of the site (as shown on drawing AP010 Rev A) hereby approved shall not be occupied until the refuse and recycling storage

facilities for block B 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.

C) The development of block C of the site (as shown on drawing AP010 Rev A) hereby approved shall not be occupied until the refuse and recycling storage facilities for block C 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.

36) UNI

A) The development of block A of the site (as shown on drawing AP010 Rev A) hereby approved shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the approved plans for block A have been fully implemented and made available for use. The cycle parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter.

B) The development of block B of the site (as shown on drawing AP010 Rev A) hereby approved shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the approved plans for block B have been fully implemented and made available for use. The cycle parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter.

C) The development of block C of the site (as shown on drawing AP010 Rev A) hereby approved shall not be occupied until the vehicle parking areas, including disabled bays, and cycle parking facilities shown on the approved plans for block C have been fully implemented and made available for use. The cycle parking facilities and parking areas shall be retained for use by the occupants of, and visitors to, the development at all times thereafter.

Reason: To ensure that adequate parking provision is retained and satisfactory facilities for the parking of cycles are provided, to comply with policies TR14 and TR19 of the Brighton & Hove Local Plan.

37) UNI

A) Within 6 months of commencement of development of the hotel in Block B (as defined on drawing number AP010 rev A) details shall be submitted to and approved in writing by the Local Planning Authority of the proposed four disabled parking spaces adjacent to Mangalore Way and a 'no parking' area between the undercroft and Mangalore Way, including road markings, labelling and signage. All the four approved parking spaces shall be solely for use by disabled drivers and no parking shall occur on the 'no parking' zone.

The approved parking scheme shall be implemented before the hotel is first brought into use.

B) Within 6 months of commencement of development of the B1 office building in Block C (as defined on drawing number AP010 rev A) details shall be submitted to and approved in writing by the Local Planning Authority of the proposed three disabled parking spaces adjacent to Mangalore Way and part of the 'no parking' area adjacent to the east, including road markings, labelling and signage. All the three approved parking spaces shall be solely for use by disabled drivers and no parking shall occur on the adjacent 'no parking' zone. The approved parking scheme shall be implemented before the office building is first brought into use.

Reason: To ensure adequate provision is made for people with disabilities who work in or visit the hotel and office and to ensure the access through to the undercroft and the public square is kept free for pedestrians, cyclists, refuse

collection and maintenance vehicles, to comply with policies TR1, TR18, TR19, TR7 and SU2 of the Brighton and Hove Local Plan.

38) UNI

Notwithstanding the details shown on the submitted plans, the hotel part of the development (block B as shown on drawing AP010 Rev A) shall not be occupied until details of a minimum of 3 bollards on Mangalore Way and the undercroft of the Southern block have been submitted to and approved in writing by the Local Planning Authority. The approved bollards shall be implemented prior to occupation and retained as such thereafter. The undercroft shall be kept free for public access.

Reason: To ensure satisfactory access for the general public and maintenance vehicles and to prevent general parking in the undercroft and public square, to comply with policies TR7 and QD15 of the Brighton & Hove Local Plan.

39) UNI

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

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

40) UNI

A) Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development of block A of the site (as shown on drawing AP010 Rev A) shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development of block A has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Excellent' rating has been submitted to and approved in writing by the Local Planning Authority.

B) Unless otherwise agreed in writing by the Local Planning Authority, none of the development of block B of the site (as shown on drawing AP010 Rev A 294/2/a) shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that block B has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Very Good' rating has been submitted to and approved in writing by the Local Planning Authority.

C) Unless otherwise agreed in writing by the Local Planning Authority, none of the development of block C of the site (as shown on drawing AP010 Rev A 294/2/a) shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that block C has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment, within overall 'Excellent' rating has been submitted to and approved in writing by the Local Planning Authority.

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

41) UNI

The development hereby permitted shall be carried out in accordance with 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	PL01		21/01/11
Site Plan Existing	PL02		21/01/11
Site Plan Proposed	PL03	D	28/07/11
Ground Floor Plan	PL05	J	26/09/11
First Floor Plan	PL06	G	28/07/11
Second Floor Plan	PL07	D	28/07/11
Third Floor Plan	PL08	D	28/07/11
Fourth Floor Plan	PL09	D	28/07/11
Fifth Floor Plan	PL10	D	28/07/11
Sixth Floor Plan	PL11	D	28/07/11
Seventh Floor Plan	PL12	E	28/07/11
Roof Plan	PL13	F	28/07/11
Section AA	PL15	E	28/07/11
Section BB	PL16	E	28/07/11
Section CC	PL17	H	28/07/11
Section DD	PL18	D	28/07/11
Section EE	PL19	E	28/07/11
West Elevation	PL20	F	28/07/11
Fleet Street Elevation	PL21	F	28/07/11
Mangalore Way Elevation	PL22	C	28/07/11
Detail Section/Elevation North Block	PL25	B	28/07/11
Detail Section/Elevation Middle Block	PL26	C	28/07/11
Detail Section/Elevation South Block	PL27	C	28/07/11
Detail Section through car park	PL28	B	28/07/11
West Elevation	PL29	A	28/07/11
North Block-1 Bed Flat (Market)	PL30	B	28/07/11
North Block-2 Bed Flat (Market)	PL31	B	28/07/11
North Block-3 Bed Flat (Market)	PL32	A	28/07/11

BH2014/00501

55 Lewes Road Brighton

Remodelling and extension of existing building to form a 3 storey building with bank (A2) at basement and ground floor level and 5no self contained flats above.

Applicant: Hope Homes

Officer: Paul Earp 292454

Approved after Section 106 signed on 26/11/14 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 flat roofs hereby approved shall not be used as a roof garden, terrace, patio or similar amenity area at any time, and accessed for maintenance and emergency purposes only.

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

3) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 17 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.

4) UNI

No development shall commence until a full Acoustic Assessment has been submitted to and been approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the recommendations of the approved report and thereafter retained as such.

Reason: To ensure that the amenities of the occupiers of the residential units are not unduly impacted upon and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until details of the ventilation strategy for 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 future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 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, including details of window openings, 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.

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 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.

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

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code Level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

10) UNI

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

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

11) UNI

No development shall take place until details of the proposed green walling and maintenance and irrigation programme have been submitted to and approved in writing by the Local Planning Authority. The walls shall thereafter be constructed, maintained and irrigated in accordance with the approved details.

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

12) 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.

13) UNI

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

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

14) UNI

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

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

15) 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.

16) UNI

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

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

17) UNI

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

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

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Land survey drawing	12720114		17 February 2014
Basement and ground floor plan. Site Location Plan	1211-P-31	A	10 June 2014
First and second floor plans	1211-P-32	C	10 June 2014
Roof plan	1211-P-33	B	10 June 2014
Elevations - 1	1211-P-34	C	10 June 2014
Elevations - 2	1211-P-35	C	10 June 2014
Contextual studies	1211-P-36	C	13 June 2014
Sunlight study	1211-P-37	C	13 June 2014
Townscape study	1211-P-38	C	13 June 2014
Acoustic and air quality mitigation, aesthetic impact	1211-P-39	C	13 June 2014

Impact of proposal on rear of buildings and gardens	1211-P-40	C	13 June 2014
Existing building, plans and elevations	1211-P-41		17 February 2014

BH2014/00528

Brighton Station Queens Road Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 6, and 7 of application BH2012/03872.

Applicant: Southern Rail

Officer: Maria Seale 292175

Approved on 07/01/15 DELEGATED

BH2014/01735

89-90 London Road Brighton

Change of use of first and second floors from retail (A1) to residential (C3) with erection of first and second floor rear extension and mansard roof to create a total of 4no two bedroom flats with associated alterations. Installation of new shopfront including new access to upper floors.

Applicant: Ebury Estates

Officer: Andrew Huntley 292321

Approved on 10/12/14 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 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.

3) UNI

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

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

4) UNI

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

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

5) UNI

No development shall take place until full details and sample elevations and sections at 1:20 scale of the windows (including cills and reveals), external doors,

parapets and roofing detail have been submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

6) UNI

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

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

7) UNI

No development shall take place until a scheme for the soundproofing of the residential units has been submitted to and approved in writing by the Local Planning Authority. The measures shall include details of glazing specifications and alternative means of ventilation. The development 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 future occupants of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until details of the ventilation strategy for 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 future occupants of the development, ensure the efficient use of resources and to comply with policies SU2, SU10 and QD27 of the Brighton & Hove Local Plan.

9) UNI

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

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

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

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

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless

varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

10) UNI

None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'very good' 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 development hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

12) UNI

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

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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Ground & First Floor Plans	001		27.05.2014
Existing Elevations	002	A	21.07.2014
Location Plan	003		27.05.2014
Existing Second Floor & Roof Plans	004		27.05.2014
Block Plan	005		27.05.2014
Proposed Ground & First	400	A	14.11.2014

Floor Plans			
Proposed Second & Third Floor Plans	410	A	14.11.2014
Proposed Elevations	420	A	14.11.2014
Proposed Section AA	430	A	14.11.2014

14) UNI

No development shall take place above until a scheme for the soundproofing of the building between ground floor commercial units and first floor residential units 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 future occupants of the development and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/01942

31-33 Bath Street Brighton

Application for variation of condition 2 and removal of condition 9 of application BH2012/02147 (Demolition of existing buildings to be replaced with proposed development of 5no residential dwellings to the rear of the site and 3no live-work units at the front of the site) to allow the ground floor units to be individual business units and the upper floors as self-contained flats.

Applicant: Natterjack Construction

Officer: Wayne Nee 292132

Approved on 17/12/14 DELEGATED

1) UNI

N/A

2) UNI

Within 6 months of the date of this permission, details of a sustainability scheme for the ground floor B1 units hereby permitted, which details the sustainability measures to be incorporated in order to reduce their energy and water consumption, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation of the B1 units and thereafter be retained as such.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy and water 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

N/A

4) UNI

The upper half of the sash windows servicing the bathrooms within units R4 and R5 shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently retained as such.

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

5) UNI

The top half of the sash windows servicing the second bedrooms within the rear elevations of units R2 and R3 hereby approved shall not be glazed otherwise than with obscured glass and shall also be fixed shut and thereafter permanently

retained as such.

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

6) UNI

The walls of the new buildings shall be smooth rendered down to ground level and shall not have bell-mouth drips or channels.

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

7) UNI

All new rainwater goods, soil and other waste pipes shall be in cast iron.

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

8) UNI

All planting, seeding or turfing comprised in the approved details 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 accord with policy QD15 of the Brighton & Hove Local Plan.

9) UNI

N/A

10) UNI

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

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

11) UNI

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

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

12) UNI

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

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

13) UNI

The proposed green walling and chalk grassland roof shall be implemented, installed and maintained in accordance with the details approved on 12 April 2013 under application reference BH2013/00121 and shall be retained as such thereafter.

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

Plan.

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 23 August 2013 under application reference BH2013/01772.

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

15) UNI

The refuse and recycling storage shall be implemented and installed in accordance with the details approved on 12 April 2013 under application reference BH2013/00121 and shall be retained as such thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policies SU2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The architectural metalwork of the Juliet balconies and the central entrance gates, shall be implemented and installed in accordance with the details approved on 20 September 2013 under application reference BH2013/02433 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.

17) UNI

The balcony balustrades shall be implemented and installed in accordance with the details approved on 20 September 2013 under application reference BH2013/02433 and shall be retained as such thereafter.

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

18) UNI

N/A

19) UNI

The boundaries to the site shall be implemented in accordance with the details approved on 11 September 2014 under application reference BH2014/02166 and shall be retained as such thereafter.

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

20) UNI

The swift nesting box shall be implemented and installed in accordance with the details approved on 12 April 2013 under application reference BH2013/00121 and shall be retained as such thereafter.

Reason: To ensure protection of species on the site in accordance with policy QD18 of the Brighton & Hove Local Plan.

21) UNI

Landscaping of the site shall be undertaken in accordance with the details approved on 01 October 2014 under application reference BH2014/02381 and shall be maintained as such thereafter.

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

22) UNI

A scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration shall be submitted to and approved by the local planning authority and the use of the premises shall not commence until all specified works have been carried out to the satisfaction of the local planning authority. Machinery shall not be operated outside of business hours.

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

23) UNI

The scheme for the soundproofing of the building shall be implemented in accordance with the details approved on 12 April 2013 under application reference BH2013/00121 and shall be retained as such thereafter.

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

24) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover to Bath Street back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

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

25) UNI

The development 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 received on 14 January 2013 and approved on 12 April 2013 under application reference BH2013/00121 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.

26) UNI

The development shall proceed in compliance with the details in the Design Stage Report 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 17 May 2013 under application reference BH2013/00914.

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.

27) UNI

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

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

28) UNI

The sectional profiles, details of materials and details of colours and finishes shall be implemented in full accordance with the details approved on 23 August 2013 under application reference BH2013/01772.

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

29) UNI

The development hereby permitted shall be carried out in accordance with 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	TA657/01		11 July 2012
Block plans	TA657/02		11 July 2012
Existing plans and elevation	TA657/03		11 July 2012
Proposed site plan	TA657/10		11 July 2012
Proposed lower ground floor plan	TA657/11		11 July 2012
Proposed ground floor plan	TA657/12		11 July 2012
Proposed first floor plan	TA657/13	A	07 September 2012
Proposed second floor plan	TA657/14		11 July 2012
Proposed section AA	TA657/15		11 July 2012
Proposed Bath Street elevation	TA657/16	A	07 September 2012
Proposed courtyard (north)	TA657/17		11 July 2012
Proposed courtyard (south)	TA657/18		11 July 2012
Proposed rear elevations	TA657/19		11 July 2012
Proposed side elevation (East)	TA657/20		11 July 2012
Proposed section EE	TA657/21		11 July 2012
Proposed section FF	TA657/22		11 July 2012
Proposed section GG	TA657/23		11 July 2012
Typical building details	TA657/30	A	24 September 2012
Proposed Bath Street elevation	TA657/16	B	08 October 2012
The Ecology Consultancy letter	n/a		10 January 2013
Site and ground floor plans	Y0112G001		12 June 2014
1st and 2nd floor plans	Y0112G002		12 June 2014

BH2014/02221

34-35 Prestonville Road Brighton

Conversion of 2no retail units (A1) to form 2no two bedroom flats (C3) with associated external alterations including erection of a single storey rear extension and alterations to fenestration.

Applicant: Mr Tony Pasby

Officer: Chris Swain 292178

Approved on 12/12/14 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 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 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.

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 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 and water 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.

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

- (i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
- (a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;
- and, unless otherwise agreed in writing by the Local Planning Authority,
- (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.
- (ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
- a) as built drawings of the implemented scheme;
 - b) photographs of the remediation works in progress; and
 - c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

9) UNI

No development shall take place until 1:20 scale sectional drawings showing the hereby permitted protruding bay have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

10) UNI

Access to the flat roof over the basement level to the rear 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.

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and block plans as	3476.EXG01		3 July 2014

existing			
Floor plans as existing	3476.EXG02		3 July 2014
Section A-A as existing	3476.EXG03		3 July 2014
Elevations as existing	3476.EXG04		3 July 2014
Floor plans as proposed	3476.PL.100		3 July 2014
East elevation as proposed	3476.PL.101		3 July 2014
Sections A-A and B-B as proposed	3476.PL.102		3 July 2014
Roof plans a proposed	3476.PL.103		3 July 2014
Location and block plans as proposed	3476.PL.104		3 July 2014
Plans showing previously scheme	3476.PL.105		3 July 2014

12) UNI

The hereby doors to the front elevation shall be timber and retained as such thereafter.

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

BH2014/02307

48 London Road Brighton

Loft conversion to facilitate creation of one bedroom flat incorporating raising of roof with 3no rooflights to rear and 2no rooflights to front.

Applicant: Starlow Management Ltd

Officer: Chris Swain 292178

Approved on 25/11/14 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 begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

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

3) 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.

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	A.001		10 July 2014
Existing plans, elevations and section	A.002		10 July 2014
Proposed plans, elevations and section	A.003		10 July 2014

5) UNI

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

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

BH2014/02311

77a London Road Brighton

Conversion of lower ground and first floor into 2no self contained flats with associated alterations.

Applicant: Mr A Daniel

Officer: Sue Dubberley 293817

Refused on 04/12/14 DELEGATED

1) UNI

The proposed basement unit, by virtue of its constrained outlook and limited availability of natural light, would provide for an enclosed, gloomy and generally claustrophobic living environment. The unit would provide a poor standard of accommodation harmful to the amenity of future occupiers and contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02772

4 Gardner Street Brighton

Certificate of lawfulness for existing use of basement and ground floor as a sandwich bar (A1).

Applicant: Hells Kitchen (Brighton) Ltd

Officer: Mark Thomas 292336

Refused on 27/11/14 DELEGATED

1) UNI

Insufficient documentary evidence has been provided to demonstrate that the premises has been operating as a sandwich bar (A1) for a continuous period of 10 years. As such, a sandwich bar use has not been demonstrated to be lawful under section 191 of the Town and Country Planning Act 1990, as amended.

BH2014/02781

77 London Road Brighton

Change of use of ground floor retail unit (A1) to cafe/restaurant (A3) with associated extraction equipment mounted on flat roof to side with vertical flue contained within false chimney stack.

Applicant: Davidson Foods Ltd
Officer: Sue Dubberley 293817
Approved on 08/12/14 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 finish of the chimney stack shall match the existing western elevation of the building.

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

3) UNI

The hereby approved false chimney stack, as indicated on drawing no. A_010, shall be completed in accordance with the agreed details prior to the hereby approved restaurant being first brought into use. The chimney stack shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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 plan and proposed plans	A_010		18/08/2014

5) UNI

The use hereby permitted shall not be open to customers except between the hours of 08.30 to 23.00 Mondays to Saturdays 08.30 to 22.00 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.

BH2014/02800

19-20 Surrey Street Brighton

Conversion of bookmakers (A2) with flat (C3) above to 2no two bedroom dwellings (C3) with associated alterations including erection of a part one part two storey rear extension to replace existing extension.

Applicant: C/O RA Draycott
Officer: Sue Dubberley 293817

Approved on 04/12/14 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 and doors shall be set in plain reveals with no 'drip mouldings'.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

No development shall take place until full details of all new sash windows and their reveals and cills including 1:20 scale elevation 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 single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

6) UNI

No development shall take place until full details of all new external doors and their reveals including 1:20 scale elevation 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 single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

7) UNI

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

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) 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 TR19 of the Brighton & Hove Local Plan.

9) UNI

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

approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
Existing plans	3621-01	A	19/08/2014
Proposed plans	3621-02	B	17/10/2014

10) UNI

The development hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on the 19th August 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

BH2014/02957

22 Tidy Street Brighton

Replacement of existing windows with double glazed windows to the front.

Applicant: Mrs Charlotte Ricketts

Officer: Robert Hermitage 290480

Approved on 28/11/14 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 painted timber vertical sliding sashes with no trickle vents and shall match exactly the existing sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, and the windows shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	2nd September 2014
Location Plan	-	-	3rd October 2014
Front Façade	-	-	3rd October 2014
Window 1 Replacement Details	-	-	3rd October 2014

Windows 2 and 3 Replacement Details	-	-	3rd October 2014
Casement Window Section	-	-	3rd October 2014
Sash Window Section	-	-	3rd October 2014

BH2014/02963

Unit 7 Brighton Railway Station Queens Road Brighton

Display of one illuminated fascia sign and one non-illuminated fascia sign

Applicant: Doddle

Officer: Chris Swain 292178

Approved on 15/12/14 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.

BH2014/02977

89 Upper Lewes Road Brighton

Change of use from a 5 bedroom small house in multiple occupation (C4) to an 8 bedroom house in multiple occupation (Sui Generis). (Retrospective).

Applicant: Mr John Standing

Officer: Chris Swain 292178

Refused on 30/12/14 DELEGATED

1) UNI

The change of use to provide 8 bedrooms as a Sui Generis House in Multiple Occupation has, as a result of over-subdivision of the rooms and lack of shared communal space, created an overly cramped form of accommodation which fails to provide an acceptable standard of accommodation. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2014/03069

Chapel Royal 164 North Street Brighton

Internal alterations including lowering of internal floor levels, installation of plant and ventilation systems and alterations to layout. External alterations to East elevation including creation of a new street entrance with excavation works, new steps, new street level wall, cast iron railings, disabled access lift.

Applicant: Jo & Marcus Thompson

Officer: Liz Arnold 291709

Approved on 05/01/15 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 bricks and brick slips, to be used in the entrance well and plinth wall are to be Lambs Imperial Handmade Red Rubber Medium Multi Facings laid in English Bond with a chamfered edge to the top course of slips and no external brickwork shall be constructed until a sample panel of the facing brickwork has been constructed on the site and approved in writing by the Local Planning Authority. The brickwork comprised within the works shall be carried out and completed to match the approved sample panel.

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

3) UNI

Other than the Lambs Imperial Handmade Red Rubber Medium Multi Facings brick and brick slip referred to in condition 2, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in 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.

4) UNI

The railings, gates, handrails and grilles shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted 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.

5) UNI

Before works commence to re-face the new external elevation hereby approved, details at 1:5 scale of the new door, including how the jambs will be treated and detailed, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in 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.

6) UNI

No works shall take place until details of the external light fittings have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in 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.

7) 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.

8) UNI

Prior to the commencement of works to re-face the new external elevation hereby approved, a photographic record of the externally exposed wall construction shall be submitted to and approved in writing by 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.

9) UNI

No works shall take place until 1:1 scale section details of the new railings, gates and handrails hereby approved have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in 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.

BH2014/03091

25 New England Street Brighton

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

Applicant: Anthony Briggs

Officer: Adrian Smith 290478

Approved on 22/12/14 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	-	-	27/10/2014
Existing and proposed floor plans (2 documents)	-	-	27/10/2014

BH2014/03150

93 Lewes Road Brighton

Application for variation of condition 15 of application BN/82/0515 to state that no deliveries shall be made to the store between 2100hrs and 0700hrs on Mondays to Saturday or at any time on Sunday and Public Holidays except between 0900hrs and 1700hrs. On Sunday and Public Holidays there shall be no more than four deliveries to the store within the hours hereby permitted.

Applicant: Sainsburys Supermarkets Ltd

Officer: Sue Dubberley 293817

Approved on 25/11/14 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 retail store may be open 24 hours only on the 14 days before New Years Day.

Reason: In order to protect the amenity of adjacent residents with regard to noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

No roll pallets shall be used in the delivery yard on Sundays or between 21:00 to 22:00 on Mondays to Saturdays.

Reason: In order to protect the amenity of adjacent residents with regard to noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Deliveries to the retail store shall only take place between the hours of 07:00 and 21:00 on Mondays to Saturdays and a maximum of 4 deliveries shall be made to the store between the hours of 09.00 and 17.00 on Sundays and Bank Holidays.

Reason: In order to protect the amenity of adjacent residents with regard to noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The parking spaces shown on the approved plans (82/515) shall be for retained as such.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton and 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	A046793		18/09/2014

7) UNI

The retail store shall only be open for trade between the hours of 07:00 and 22:00 Monday to Saturdays and between 10:00 and 16:00 on Sundays and Bank Holidays.

Reason: In order to protect the amenity of adjacent residents with regard to noise disturbance and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/03171

114 - 115 London Road Brighton

Replacement of existing window with door to side elevation and removal of access ramp, railings and ATM to front elevation.

Applicant: Mr Richard Grills

Officer: Sonia Gillam 292265

Approved on 03/12/14 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	001		07/10/2014
Block plan	002		07/10/2014
Existing ground floor plan	003		07/10/2014
Existing front elevation	004		07/10/2014
Existing side elevation	005		07/10/2014
Proposed ground floor plan	006		07/10/2014
Proposed front elevation	007		07/10/2014
Proposed side elevation	008		07/10/2014

BH2014/03244

43 Providence Place Brighton

Demolition of existing three storey building and erection of four storey and basement building with roof terrace front comprising of 10no short term let rooms (Sui Generis), 1no function room at basement level and 1no function room with kitchen (D1) at third floor level.

Applicant: Mr James Watts

Officer: Adrian Smith 290478

Approved on 11/12/14 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 D1 function room uses hereby permitted at basement level and third floor level shall not be open or in use except between the hours of 07:00 to 00:00 daily.

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

3) UNI

Access to the rear fourth floor flat roof shown on plan referenced (21)005 F received on 9 December 2014 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

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the short term lets within the ground, first and second floor levels hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate has been submitted to and approved in writing by the Local Planning Authority confirming that the short term lets within the ground, first and second floor levels have achieved a minimum BREEAM Multi-residential rating of 'Very Good', including 50% in the energy and water sections.

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

6) UNI

No development shall 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.

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

i) No works pursuant to this permission shall commence 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; (Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing); and unless otherwise agreed in writing by the local planning authority,

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

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

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

a) built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a BRE issued Interim/Design Stage Certificate has been submitted to and approved in writing by the Local Planning Authority demonstrating that the short term lets within the ground, first and second floor levels have achieved a minimum BREEAM Multi-residential rating of 'Very Good', including 50% in the energy and water sections.

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

No works shall place until details of a sustainability scheme for the basement and third floor function rooms hereby permitted, which details the sustainability measures to be incorporated in order to reduce their energy and water consumption, have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to occupation of the basement and third floor function rooms and thereafter be retained as such.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy and water 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.

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	(10)001	A	25/09/2014
Existing floor plans	(20)001 (20)002 (20)003		25/09/2014 25/09/2014 25/09/2014
Existing elevations	(31)001 (31)002	B B	25/09/2014 25/09/2014
Proposed floor plans	(21)000 (21)001 (21)002 (21)003 (21)004 (21)005 (21)006	H H D N 	25/09/2014 25/09/2014 25/09/2014 25/09/2014 25/09/2014 09/12/2014 25/09/2014
Proposed elevations	(31)001 (31)002	E D	25/09/2014 25/09/2014
Proposed sections	(41)001 (41)002	E A	25/09/2014 25/09/2014
Existing and proposed section	(41)003	-	25/09/20`14
Vision splays	(21)007	-	25/09/2014

12) UNI

No development shall commence until details of the soundproofing measures to be incorporated between all floors and the adjoining properties to the north and south of the site have been submitted to and approved in writing by the Local Planning Authority. The scheme should demonstrate soundproofing to a minimum of 5db in excess of Part E of the Building Regulations. The proposed lift must not exceed the noise values set out in BS8233 for the habitable residential rooms located in the property. The development shall then be carried out in strict accordance with the approved details.

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

BH2014/03343

28B Crescent Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 5no self contained flats.

Applicant: Just Developments Ltd

Officer: Andrew Huntley 292321

Prior Approval is required and is refused on 09/12/14 DELEGATED

BH2014/03349

22 West Hill Street Brighton

Replacement of existing metal framed windows with timber sash windows to front elevation.

Applicant: Dr Sophie Forster

Officer: Robert Hermitage 290480

Approved on 01/12/14 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 all new sash 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 slim line double glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy 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	-	-	6th October 2014
Proposed Window Details	RT2897	-	6th October 2014

BH2014/03381

8 Windsor Street Brighton

Conversion of garage into habitable accommodation incorporating replacing doors with window.

Applicant: Harvey Burton

Officer: Robert Hermitage 290480

Approved on 02/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Unless otherwise agreed in writing no development to the ground floor frontage shall take place until works have commenced to reinstate the redundant vehicle crossover parallel to the front elevation back to a footway by raising the existing kerb and footway. The reinstated footway shall be completed prior to the additional residential accommodation being first brought into use.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Block and Location Plans	003	-	7th October 2014
Existing and Proposed Plans	004	-	7th October 2014
Existing and Proposed Elevations	005	-	7th October 2014

BH2014/03434

Brighton Station Queens Road Brighton

Application for Approval of Details Reserved by Conditions 9, 16 and 18 of application BH2012/03872.

Applicant: Mr Paul Best

Officer: Maria Seale 292175

Split Decision on 11/12/14 DELEGATED

1) UNI

Insufficient or no detail has been submitted with regard to the detailed design measures a)-h) of condition 9.

BH2014/03466

67A Upper Gloucester Road Brighton

Application for Approval of Details Reserved by Conditions 3 and 7 of application BH2014/02225.

Applicant: Mrs Alison Cornelius

Officer: Andrew Huntley 292321

Approved on 09/12/14 DELEGATED

BH2014/03476

24-25 Queens Road Brighton

Installation of mild steel and aluminium gates to replace existing to front

elevation.

Applicant: P.G.L.S. Ltd
Officer: Helen Hobbs 293335
Approved on 17/12/14 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 drawings the hereby approved concertinaing metal gates shall be painted black and shall be maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 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 policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			13th October 2014
Block plan			13th October 2014
Existing and proposed plans	01	A	23rd October

BH2014/03477

24 - 25 Queens Road Brighton

Installation of mild steel and aluminium gates to replace existing to front elevation.

Applicant: P.G.L.S. Ltd
Officer: Helen Hobbs 293335
Approved on 19/12/14 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 listed 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

Notwithstanding the submitted drawings the hereby approved concertinaing metal gates shall be painted black and shall be maintained 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.

BH2014/03579

100 Upper Lewes Road Brighton

Installation of extract duct and fresh air intake fan to roof.

Applicant: Mrs Alison Cornelius

Officer: Andrew Huntley 292321

Refused on 22/12/14 DELEGATED

1) UNI

The extraction flue and fan, by reason of their siting, design, size and material, would be visually unsympathetic and incongruous alterations that fail 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 and Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03586

34 Foundry Street Brighton

Erection of single storey rear extension.

Applicant: Mr Damian Harris

Officer: Robert Hermitage 290480

Approved on 30/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans and Sections	274FS34/01	-	24th October 2014
Existing Elevations and Block Plan	274FS34/02	-	24th October 2014
Proposed Plans and Sections	274FS34/03	-	24th October 2014
Proposed Elevations and Block Plan	274FS34/04	-	24th October 2014

BH2014/03659

1 Park Crescent Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2013/00218.

Applicant: Mr & Mrs Geilinger

Officer: Liz Arnold 291709

Approved on 01/12/14 DELEGATED

BH2014/03666

40 Gardner Street Brighton

Change of use of first and second floors from retail (A1) to a two bedroom maisonette (C3) including alterations to fenestration.

Applicant: Belato Ltd

Officer: Sonia Gillam 292265

Approved on 31/12/14 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

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

The development hereby permitted shall not be occupied until the sustainability

measures detailed within the Sustainability Checklist received on the 7 November 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	201414.PIApp 03		07/11/2014
Existing floor plans and elevations	201414.Exg01		07/11/2014
Existing sections	201414.Exg02		7/11/2014
Proposed floor plans and sections	201414.PIApp. 01	A	16/12/2014

9) UNI

No development shall commence until details of sound insulation between the residential accommodation and ground floor retail use have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall make reference to BS8233 - Sound Insulation and Noise Reduction for Buildings Code of Practice and the achievement of 'Good Standard' internal noise levels in the flat (as laid out in BS8233). The sound insulation measures shall be installed in accordance with the agreed details prior to the first occupation of the residential unit and shall be retained as such thereafter.

Reason: To safeguard the amenities of future occupants and/or neighbours and to comply with Policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/03740

Block K Brighton Station Redevelopment Brighton

Non Material Amendment to BH2008/01148 to infill the ground floor terrace as glazed office space, removal of balconies on the east elevation and infilling of the lightwell and new ground floor bin store on the north elevation.

Applicant: McAleer & Rushe Ltd

Officer: Maria Seale 292175

Approved on 08/12/14 DELEGATED

BH2014/03756

58-62 Lewes Road Brighton

Application for Approval of Details Reserved by Condition 8 of application BH2013/03631.

Applicant: Wm Morrison Supermarkets PLC

Officer: Andrew Huntley 292321

Approved on 07/01/15 DELEGATED

WITHDEN

BH2014/01091**38 Withdean Road Brighton**

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

Applicant: Mrs Vanessa Drury

Officer: Liz Arnold 291709

Approved on 05/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby approved shall be carried out in accordance with the Ecological Method Statement for Construction Works, received on the 7th November 2014.

Reason: To ensure the protection of any protected species and to comply with policy QD18 of the Brighton & Hove Local Plan.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Block and Site Plan	TA768/01	-	7th April 2014
Existing Site Survey Plan	TA768/02	-	7th April 2014
Existing Street Elevation	TA768/03	Rev.	24th November 2014
Existing Cross Section	TA768/04	-	7th April 2014
Proposed Block Plan	TA768/10	Rev. C	24th November 2014
Proposed Site Plan	TA768/11	Rev. D	24th November 2014
Unit 1 - Floor Plans	TA768/12	Rev. D	24th November 2014
Unit 1 - Floor Plans	TA768/13	Rev. C	24th November 2014
Proposed Elevations 1	TA768/14	Rev. D	24th November 2014
Proposed Rear Elevation	TA768/15	Rev. D	24th November 2014
Unit 1 - Side Elevation	TA768/16	Rev. D	24th November 2014
Unit 1 - Side Elevation	TA768/17	Rev. C	24th November 2014
Unit 2 - Side Elevation	TA768/18	Rev. D	24th November 2014
Unit 2 - Side Elevation	TA768/19	Rev. C	24th November 2014
Proposed Section	TA768/20	Rev. D	24th November 2014

Unit 2- Floor Plans	TA768/21	Rev. B	24th 2014	November
Unit 2 - Floor Plan	TA768/22	Rev. B	24th 2014	November

4) UNI

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

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

5) UNI

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

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

6) 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.

7) UNI

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

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

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction Specification/Method Statement for the access driveways within root protection areas 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 Construction Specification/Method Statement.

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

No development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement for protection of all remaining trees along with any tree pruning operations has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement.

Reason: To 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.

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

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

12) UNI

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

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

13) UNI

The 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.

14) UNI

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

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

15) 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.

16) 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.

17) UNI

The development hereby permitted shall be undertaken in accordance with the Site Waste Management Statement received on 7th April 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.

18) 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.

19) 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.

20) UNI

No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details.

Reason: To ensure that wild birds building or using their nests are protected, in accordance with QD18 of the Brighton & Hove Local Plan.

BH2014/02176

Varndean College Surrenden Road Brighton

Retention of existing temporary classrooms for a further period of five years. (Retrospective)

Applicant: Varndean College

Officer: Helen Hobbs 293335

Approved on 16/12/14 COMMITTEE

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	GEN181/B-10 0		1st July 2014
Elevations and floor plans	09.260		4th July 2014
Aerial photographs			1st July 2014

2) UNI

The temporary classroom buildings hereby permitted shall be permanently removed from the site and the land reinstated to its former condition by 31 December 2019 or when they are no longer required, whichever is the earlier. A scheme of works setting out how the removals take place and the land reinstated shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The structures are not considered suitable as a permanent form of development and permission is therefore granted for a temporary period only to comply with policies QD1, QD2, QD20 and SR20 of the Brighton & Hove Local Plan.

BH2014/02358

71 Gordon Road Brighton

Erection of part one, part two storey rear extension with raised decking.

Applicant: Simon Grange

Officer: Joanne Doyle 292198

Refused on 06/01/15 DELEGATED

1) UNI

The proposed first floor extension, by virtue of its design and roof form would fail to integrate well with the form of the building and the character found at the rear of properties in the direct vicinity detracting from the appearance and character of the property and the wider surrounding area. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and the Supplementary Planning document: Design guide for Extensions and Alterations (SPD12).

BH2014/02627

83 Bates Road Brighton

Change of use of ground floor unit from car mechanic garage (B2) to office (B1). Demolition of existing side lean-to structure and erection of replacement single storey extension with access stair to first floor flat and external alterations.

Applicant: Clive Emson

Officer: Andrew Huntley 292321

Approved on 17/12/14 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 not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:

(i) 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).

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

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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location & Block Plan	TA 799 01		05.08.2014
Existing Site Plan	TA 799 02		05.08.2014
Existing Ground Floor Plan	TA 799 03		05.08.2014
Existing First Floor Plan	TA 799 04	A	16.10.2014
Existing Front Elevation	TA 799 05		05.08.2014
Existing Elevations	TA 799 06		05.08.2014
Existing Elevations	TA 799 07		05.08.2014
Proposed Site plan	TA 799 10		05.08.2014
Proposed Ground Floor Plan	TA 799 11		05.08.2014
Proposed First Floor Plan	TA 799 12	A	16.10.2014
Proposed Front Elevation	TA 799 13	A	16.10.2014
Proposed Elevations	TA 799 14		05.08.2014
Proposed Elevations	TA 799 15	A	18.08.2014

6) UNI

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

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

BH2014/02848

27 Varndean Drive Brighton

Erection of conservatory to west elevation.

Applicant: Mehrdad Seifouri

Officer: Adrian Smith 290478

Approved on 17/12/14 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 finishes of the external elevations 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 floor plans	08/14/14		29 August 2014
Block plan	08/14/14		29 August 2014
Existing and proposed south elevation	08/14/14		29 August 2014
Existing and proposed west and north elevations	08/14/14		29 August 2014

BH2014/03036

41 Wayland Avenue Brighton

Application for Approval of Details Reserved by Condition 14 of application BH2012/00935.

Applicant: Mr K Healey

Officer: Christopher Wright 292097

Refused on 26/11/14 DELEGATED

BH2014/03142

12 Bankside Brighton

Erection of boundary wall at rear of property.

Applicant: Darren Manley

Officer: Adrian Smith 290478

Approved on 06/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	-	-	11/11/2014
Block plan	-	-	11/11/2014
Site layout plan	-	-	11/11/2014
Section	-	-	11/11/2014

BH2014/03190**5 Valley Close Brighton**

Erection of timber terrace to rear with steel and glass balustrades.

Applicant: Mr & Mrs Gerry & Debbie Maye

Officer: Lorenzo Pandolfi 292337

Approved on 25/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Location Plan	E01		22/09/2014
Block Plan	E02		22/09/2014
Existing Plans	E02		22/09/2014
Existing Plans (Elevations)	E02		22/09/2014
Proposed Plans	P02		22/09/2014
Proposed Plans (Elevations)	P03		22/09/2014

BH2014/03199**13 Harrington Road Brighton**

Erection of rear extension at first floor level with installation of rooflights to side elevation.

Applicant: Mr & Mrs Colenso

Officer: Benazir Kachchhi 294495

Approved on 09/12/14 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 finishes of the external elevations 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 existing single-storey rear 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
Site Location Plan, block plan and proposed floor plans and elevations.	1521/1806A		22 September 2014
Existing floor plans and elevations	1521/1777		22 September 2014

BH2014/03242

15 Reigate Road Brighton

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

Applicant: Chris Hallett

Officer: Sonia Gillam 292265

Approved on 05/12/14 DELEGATED

BH2014/03255

First Floor Flat 17 Millers Road Brighton

Installation of rear dormer and rooflight to front elevation.

Applicant: Mr Rob Friedrich

Officer: Helen Hobbs 293335

Refused on 04/12/14 DELEGATED

1) UNI

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

BH2014/03262

180 Tivoli Crescent North Brighton

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Seth Richardson

Officer: Mark Thomas 292336

Refused on 22/12/14 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, in that the extension would protrude beyond the rear elevation of the dwellinghouse in excess of 4m and the development does not benefit from Prior Approval.

Informatives:

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	29th September

			2014
Block plan	-	-	15th October 2014
Existing ground floor plan	01a	C	27th October 2014
Existing first floor plan	01b	C	27th October 2014
Proposed ground floor plan	02	C	15th October 2014
Proposed floor plan and existing/ proposed elevations	05	C	15th October 2014

BH2014/03267

21 Whitethorn Drive Brighton

Erection of pitched roof front porch and revised fenestration.

Applicant: Mr & Mrs Graham Jasper

Officer: Lorenzo Pandolfi 292337

Approved on 26/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Site Location Plans	TA 766/01		29/09/2014
Existing Floor Plans	TA 766/02		29/09/2014
Existing Elevations	TA 766/03		29/09/2014
Proposed Site Plan	TA 766/10		29/09/2014
Proposed Floor Plans	TA 766/11		29/09/2014
Proposed Elevation	TA 766/12		29/09/2014
Proposed Elevations	TA 766/13		29/09/2014

BH2014/03333

10 Valley Drive Brighton

Erection of new front porch to replace existing.

Applicant: Ms Jenny Tasker

Officer: Christopher Wright 292097

Approved on 02/12/14 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
OS Map			6 Oct 2014
Plans As Existng	RVD01		6 Oct 2014
Elevations As Existing	RVD02		6 Oct 2014
Plans As Proposed	RVD03A		15 Nov 2014
Elevations As Proposed	RVD04A		15 Nov 2014

BH2014/03336

10 Peacock Lane Brighton

Certificate of lawfulness for proposed erection of a single storey rear extension with associated external works including alterations to fenestration.

Applicant: Mr Jon Nevin

Officer: Robert Hermitage 290480

Approved on 17/12/14 DELEGATED

BH2014/03345

46 Redhill Drive Brighton

Erection of single storey rear extension raised decking to rear and alterations to fenestration. Creation of hardstanding to front and alterations to front boundary to facilitate new crossover.

Applicant: Mr Sonny Mears

Officer: Andrew Huntley 292321

Approved on 19/12/14 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, Section, Elevations & Location Plan	01		06.10.2014
Proposed Plans	02	C	17.11.2014
Proposed Section & Elevations	03	C	17.11.2014

BH2014/03348**29 Kingsmere London Road Brighton**

Replacement of existing crittal windows with UPVC double glazed windows.

Applicant: Ms Natalie Billington

Officer: Paul Earp 292454

Approved on 09/12/14 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			06.10.2014
Site photographs			06.10.2014
Product specification			06.10.2014
Window details			06.10.2014

BH2014/03359**156 Tivoli Crescent North Brighton**

Erection of two storey rear extension to lower ground and ground floor levels with roof terrace above. Creation of dormer to rear revised fenestration and associated alterations.

Applicant: Mr & Mrs Holland

Officer: Christopher Wright 292097

Refused on 02/12/14 DELEGATED

1) UNI

The proposed rear extension would, by reason of the siting, scale, bulk, massing and design detailing, have a discordant and unduly dominant relationship with the original dwelling and as such would be detrimental to visual amenity and the character and appearance of the recipient building. The proposal is thereby considered contrary to the requirements of policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03378**23 Wayland Avenue Brighton**

Conversion of existing garage into habitable accommodation, erection of new single storey double garage and new entrance porch to front elevation and associated works.

Applicant: Mr Tony Ascough

Officer: Robert Hermitage 290480

Refused on 17/12/14 DELEGATED

1) UNI

The proposed garage extension, by reason of its footprint, siting, scale and design, would result in an over-dominant extension which would appear incongruous within the street scene. The additional window proposed to replace

the existing garage door on the front elevation, would not line up with the first floor window above and would be harmful to the symmetry of the host dwelling. As such the aforementioned extension and siting of additional window would harm the character and appearance of the host building and street scene contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

BH2014/03393

15 Mill Rise Brighton

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

Applicant: Mr & Mrs Gunn

Officer: Robert Hermitage 290480

Approved on 05/12/14 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.

Location and Block Plan	TA829/01	-	8th October 2014
Site Survey	TA829/02	-	8th October 2014
Existing Elevations	TA829/03	-	8th October 2014
Existing Ground Floor Plans	TA829/04	-	8th October 2014
Existing Western Elevations	TA829/05	-	8th October 2014
Existing Northern Elevations	TA829/06	-	8th October 2014
Existing Eastern Elevations	TA829/07	-	8th October 2014
Proposed Site Plan	TA829/10	A	8th October 2014
Proposed Ground Floor Plan	TA829/11	A	8th October 2014
Proposed Western Elevations	TA829/12	A	8th October 2014
Proposed Northern Elevations	TA829/13	A	8th October 2014
Proposed Eastern Elevations	TA829/14	A	8th October 2014

BH2014/03471

240 Dyke Road Brighton

Application for Approval of Details Reserved by Conditions 5, 6, 7 and 8 of application BH2014/01236

Applicant: Lioncare Ltd

Officer: Liz Arnold 291709

Approved on 24/12/14 DELEGATED

BH2014/03474

76 Tongdean Lane Brighton

Application for variation of condition 2 of application BH2014/01777 (Removal of existing conservatory and erection of part two storey, part three storey rear and side extension incorporating revised fenestration, creation of terraces at lower ground and ground floor levels and associated works) to allow for external alterations including installation of rooflights, relocation of window and changes to terrace door.

Applicant: Mr Tomislav Stojanovic

Officer: Liz Arnold 291709
Approved on 17/12/14 DELEGATED

BH2014/03478

81 Valley Drive Brighton

Roof alterations including hip to barn end roof extensions, raising of ridge height, dormers to front and rear and rooflight to rear. Demolition of existing side extension, erection of single storey rear extension, new entrance steps and associated works.

Applicant: Roger Turner Smith
Officer: Joanne Doyle 292198
Refused on 02/01/15 DELEGATED

1) UNI

The front and rear dormer windows, by virtue of their size and design, represent unduly bulky additions which fail to reflect the proportions and scale of the ground floor of the building and would dominate the front and rear roofslopes. The proposal would cause significant harm to the character and appearance of the property and the wider street scene and would be contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03585

1 Compton Road Brighton

Installation of timber access platform to rear to replace existing with privacy screen and balustrade with associated alterations to fenestration and landscaping.

Applicant: Ms Roberta Vella
Officer: Paul Earp 292454
Approved on 17/12/14 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 obscure glazed screen to the south side of the decking hereby approved shall be erected at the same time as the decking and thereafter retained to the satisfaction of the Local Planning Authority. Reason: To prevent overlooking and protect the amenities of the occupiers of the occupiers of neighbouring properties.

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and proposed drawing, including block plan	000 X 100 P4		23 October 2014

BH2014/03587

158 Tivoli Crescent North Brighton

Erection of first floor rear extension over existing flat roof.

Applicant: Mr & Mrs Sadeghi
Officer: Tom Mannings 292322
Refused on 17/12/14 DELEGATED

1) UNI

The proposed development, by virtue of its scale, bulk, height and design would form an overly dominant addition which would not appear subservient to the existing building and would result in an over-extended appearance to the property. The development would also result in an unneighbourly form of development, which would appear overbearing and result in a material loss of outlook to 160 Tivoli Crescent North. The proposed development is therefore contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

BH2014/03593

119 Valley Drive Brighton

Erection of a single storey front/side extension.

Applicant: Ms Myra Knight
Officer: Mark Thomas 292336

Approved on 17/12/14 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	-	-	22nd October 2014
Existing plans and elevations	PL-01	-	22nd October 2014
Proposed plans and elevations	PL-02	-	22nd October 2014

BH2014/03643

23 Tongdean Rise Brighton

Application for approval of details reserved by condition 3 of application BH2014/00576.

Applicant: Mr Garth Williams
Officer: Christopher Wright 292097

Approved on 22/12/14 DELEGATED

BH2014/03738

1 Robertson Road Brighton

Prior approval for change of use from offices (B1) to residential (C3) to form 1no flat.

Applicant: Pamoja

Officer: Wayne Nee 292132

Prior approval not required on 30/12/14 DELEGATED

BH2014/03791

180 Tivoli Crescent North Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.9, for which the maximum height would be 3m, and for which the height of the eaves would be 3m.

Applicant: Mr Seth Richardson

Officer: Mark Thomas 292336

Prior approval not required on 22/12/14 DELEGATED

BH2014/03850

1 Mill Rise Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 2.5m.

Applicant: Mr Jignesh Agnihotri

Officer: Tom Mannings 292322

Prior Approval is required and is refused on 23/12/14 DELEGATED

EAST BRIGHTON

BH2014/02417

Robert Lodge Manor Place Brighton

Construction of two new 3 storey blocks of flats consisting of 8no one bed flats, 1no one bed wheelchair accessible flat and lift in the Southern block and 4no one bed flats and 2no two bed flats in the Northern block together with associated works including solar panels on the roofs of both blocks and the re-routing of the public footpath within the site.

Applicant: Brighton and Hove City Council

Officer: Adrian Smith 290478

Approved after Section 106 signed on 12/12/14 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 not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

3) UNI

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

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

4) UNI

No development shall commence until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- a. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;
- b. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c. the arrangements for the transfer of the affordable housing to an affordable housing provider, or the management of the affordable housing (if no RSL involved);
- d. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure the development meets the housing needs of the city and to comply with policies HO2 & HO3 of the Brighton & Hove Local Plan.

5) UNI

Other than the dedicated balconies to each flat, access to the flat roofs over the building hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

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

6) UNI

The vehicle parking areas as detailed on drawing nos E003 rev.B & E020A rev.B received on 23/10/2014 shall be laid out as such and shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

7) UNI

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

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

8) UNI

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

minimum of one unit shall be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

9) UNI

No development shall take place until a scheme of measures to divert the public sewer have been submitted to an approved in writing by the Local Planning Authority, in consultation with Southern Water.

Reason: To ensure satisfactory sewer infrastructure is maintained and to comply with policy SU3 of the Brighton & Hove Local Plan.

10) UNI

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

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

11) UNI

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

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

12) UNI

No development shall commence until a scheme for the soundproofing of the party walls and floors between the ground floor plant room and the first floor residential units has been submitted to and approved in writing by the Local Planning Authority. The measures should be designed to achieve a sound insulation value of 5dB better than Approved Document E performance standard, for airborne sound insulation for floors of purpose built dwelling-houses and flats. The scheme shall be implemented in strict accordance with the approved details prior to first occupation of the development and shall thereafter be retained as such.

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

13) UNI

(i) Prior to the commencement of the development details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone E, or similar guidance recognised by the council.

(ii) Prior to occupation, the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in part1 are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in Part 1.

(iii) The approved installation shall be maintained and operated in accordance

with the approved details unless the Local Planning Authority gives its written consent to a variation.

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

14) UNI

No development shall commence until the adopted footpath through the site where the southern and northern blocks are proposed, as is indicated on the footpath diversion block plan (Drawing number E002 revision E received on 23/10/2014), has been diverted and an alternative route been provided.

Reason: To ensure that satisfactory access arrangements are provided to the development and to comply with policy TR7 and TR8 of the Brighton & Hove Local Plan.

15) UNI

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

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

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

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

16) 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.

17) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include details of hard landscaping, boundary treatments, planting plans (including plant species and numbers, and tree sizes and their planting method), and indications of all existing trees on the land to be retained together with a Method Statement for their protection in the course of development. Development shall be carried out in accordance with the approved Method Statement.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1, QD15 & QD16 of the Brighton & Hove Local Plan.

18) 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.

19) 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.

20) UNI

(i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

21) UNI

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.

22) 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.

23) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing site plan	E001A	-	25/07/2014
Existing southern block	E020B	-	25/07/2014
Proposed site plan	E001B	A	25/07/2014
Northern block floor plans	E010 E011	B B	23/10/2014 23/10/2014
Northern block elevations	E012 E013	C B	23/10/2014 23/10/2014
Southern block floor plans	E020A E021	B B	23/10/2014 23/10/2014
Southern block elevations	E022 E023	B D	23/10/2014 23/10/2014
Footpath diversion	E002	E	23/10/2014
Landscape and lighting scheme (indicative)	E003	B	23/10/2014
Tree and levels survey	J48.78/01	-	25/07/2014

BH2014/02685

7 Court Royal Mansions 1 Eastern Terrace Brighton

Internal and external alterations including alterations to layout of flat, replacement of UPVC window with timber sash window and installation of new timber sash window to replace rear fire escape door.

Applicant: Mr Kim Gordon

Officer: Sue Dubberley 293817

Approved on 28/11/14 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

Photographic details of any concealed historic ceilings which are revealed during the removal of any existing ceilings from the front of the flat, including evidence of original wall positions, shall be recorded and the results shall be submitted to the East Sussex County Historic Environment Record (HER). Evidence of this submission is to be submitted for the written approval of the Local Planning Authority within 3 months of the completion of the internal works to the lounge.

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 and Hove Local Plan.

3) UNI

No works shall take place until full details of the new doors and windows including 1:20 scale elevational drawings and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The joinery details should match those of the existing southern windows in the living room. 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.

BH2014/03247

37 Whitehawk Way Brighton

Erection of single storey side extension. (Part retrospective)

Applicant: Mr Jek Por Fong

Officer: Robert Hermitage 290480

Approved on 19/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Block Plan	37WWF002	-	20th October 2014
Proposed Block Plan	37WWF003	-	20th October 2014
Pre-existing Ground Floor Plan	37WWF004	-	20th October 2014
Proposed Ground Floor Plan	37WWF005	-	20th October 2014
Proposed Roof Plan	37WWF007	-	20th October 2014
Pre-existing Elevations	37WWF008	-	20th October 2014
Proposed Elevation	37WWF009	-	20th October 2014

BH2014/03303

2 Chichester Place Brighton

Erection of new white rendered wall with stone capping and gates to North boundary (part retrospective).

Applicant: Mrs Juliette Wright

Officer: Wayne Nee 292132

Approved on 26/11/14 DELEGATED

1) UNI

The proposed gate hereby permitted shall be vertically-boarded timber ledged and braced gates, with a painted finish.

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

2) UNI

The proposed wall hereby permitted shall be smooth rendered down to ground level, shall not have bell mouth drips or expansion joints and shall be painted white to exactly match the finish of the host property.

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

BH2014/03458

Flat 1 4 Eastern Terrace Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2014/02120.

Applicant: James Foley

Officer: Tom Mannings 292322

Approved on 31/12/14 DELEGATED

BH2014/03598

23A College Gardens Brighton

Proposed resurfacing of external basement floor area to front stairwell.

Applicant: Mr J Journeaux

Officer: Chris Swain 292178

Approved on 05/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 finished in grey brick and retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			10 November 2014
Block plan			10 November 2014
Proposed stairwell plan			24 October 2014

BH2014/03697

29 Reading Road Brighton

Erection of single storey rear extension.

Applicant: Mr Hammond
Officer: Chris Swain 292178
Approved on 30/12/14 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

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 south and north facing elevations of the hereby permitted extension 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
Existing floor plans and elevations	1439/1835		3 November 2014
Proposed floor plans and elevations	1439/1836	A	3 November 2014

BH2014/03734

Caravan Club Site Sheepcote Valley Brighton

Installation of motor van waste point to existing all weather pitch, enlargement of 1 no. all weather pitch, enlargement of existing site entrance and erection of chain link fence around existing underground tanks.

Applicant: Mr Sollner
Officer: Chris Swain 292178
Approved on 05/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct

run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	SHV-OS		5 November 2014
Existing site plan	SHV-AB		5 November 2014
Existing entrance to site	SHV-2014-T-1 01		5 November 2014
Proposed entrance to site	SHV-2014-T-1 03		5 November 2014
Motor Van Waste Detail	SHV-2014-T-1 10		5 November 2014
Proposed lower toilet block plan	SHV-2014-T-3 02		5 November 2014
Proposed hardstanding details	STD.H/S.TYP E 1		5 November 2014
Existing plan for block A	829.GA20	A	5 November 2014

HANOVER & ELM GROVE

BH2014/01241

97 Hartington Road Brighton

Demolition of metal sheds and erection of two storey building comprising 2no two bedroom flats (C3) to rear of 95 and 97 Hartington Road with access and off street parking from Hartington Terrace.

Applicant: Lovell & Baker

Officer: Jonathan Puplett 292525

Refused on 04/12/14 DELEGATED

1) UNI

The proposed development would result in the loss of internal accommodation and external space associated with the commercial ground floor premises at no. 97 Hartington Road. Insufficient information has been submitted to confirm that the remaining accommodation would provide a viable premises for commercial use, and no alternative use has been proposed. In the absence of these details, it is considered that the proposed development may threaten the future viability of the commercial premises, contrary to policy EM6 of the Brighton and Hove Local Plan.

2) UNI2

The proposal, by reason of its siting, design, height and materials, represents a cramped inappropriate development which would have a detrimental impact on the visual amenities of the area, and the character and setting of the adjacent Grade II Listed Brighton and Preston Cemetery Entrance Lodge and the flint boundary wall. The proposal is therefore contrary to policies QD1, QD2 and HE3 of the Brighton and Hove Local Plan.

3) UNI3

The development would have an overbearing impact upon the outlook from neighbouring windows and gardens and would cause increased overshadowing. The proposal would therefore result in significant harm to neighbouring amenity and is contrary to policy QD27 of the Brighton and Hove Local Plan.

4) UNI4

The proposed development would not provide an acceptable standard of accommodation for future occupants due to the absence of private outdoor amenity space. The proposal is therefore contrary to policies QD27 and HO5 of the Brighton and Hove Local Plan.

5) UNI5

The development, in the absence of information to demonstrate otherwise, would result in a harmful increased demand for on-street parking in the vicinity of the application site. The proposed development is therefore contrary to policies TR1 and QD27 of the Brighton and Hove Local Plan.

BH2014/02370

148 Lewes Road Brighton

Demolition of existing warehouse and erection of 2no new dwellings with garden areas and new parking areas to rear of 148 Lewes Road. (Part retrospective).

Applicant: Shaws of Brighton

Officer: Sonia Gillam 292265

Approved on 03/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall not be occupied or brought into use until there has been submitted to and approved in writing by the Local Planning Authority:

(a) 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,

(b) 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) verification by the competent person approved under the provisions of (i) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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) (b).

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

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

5) UNI

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

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

6) UNI

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

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

7) 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.

8) UNI

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

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

9) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	ADC609/LP		15/07/2014
Block plan	ADC609/BP		15/07/2014
Proposed lower ground and ground floor plans	ADC609/05		15/07/2014
Proposed first and second floor plans	ADC609/06	A	30/10/2014
Proposed elevations	ADC609/07	A	30/10/2014
Existing garage plan	ADC609/08		23/07/2014
Existing elevations	ADC609/09		08/10/2014
External works plan	ADC609/04	A	01/12/2014
External materials list			01/12/2014

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.

BH2014/02626

47B Islingword Road Brighton

Demolition of storage unit/garage (B1/B2/B8) and excavation works to facilitate erection of 1no two storey one bedroom dwelling (C3).

Applicant: Yotu Architectural Design Ltd

Officer: Sonia Gillam 292265

Refused on 08/12/14 DELEGATED

1) UNI

The development would fail to respect the scale, form, siting and proportions of surrounding properties. The development represents a visually cramped form of development which would fail to emphasise or enhance the positive qualities of the neighbourhood. The proposed development would therefore be contrary to policies QD1, QD2 and QD3 of the Brighton and Hove Local Plan.

2) UNI2

The development, by reason of rooms of a limited size throughout, constrained outlook and a failure to incorporate Lifetime Home standards in the design, would provide for a cramped, gloomy and generally claustrophobic living environment. The unit would provide a poor standard of accommodation and would be harmful to the amenity of future occupiers, contrary to policies QD27 and HO13 of the Brighton & Hove Local Plan.

BH2014/02899

76 Islingword Road Brighton

Display of externally illuminated fascia signs.

Applicant: Smoque Grill Limited

Officer: Chris Swain 292178

Refused on 31/12/14 DELEGATED

1) UNI

The submitted plans are inaccurate in scale and as such it is not possible to accurately determine the heights and depths of the proposed signage. Notwithstanding these inaccuracies, the proposed fascia signage by reason of its height, design and bulk would result in an overly dominant element that disrupts the original form of the shopfront and harms the uniformity of the existing parade, detracting from the appearance and character of the building, the street scene and the wider surrounding area. As such, the proposed signage is harmful to amenity and contrary to policy QD12 of the Brighton and Hove Local Plan and the Council's Supplementary Planning Document 'Advertisements' (SPD07).

BH2014/03288

75A Hanover Street Brighton

Installation of new windows to side elevation and replacement of existing timber double doors and windows with aluminium double doors and windows to rear elevation.

Applicant: Mr Nathan Morgan

Officer: Sonia Gillam 292265

Approved on 09/12/14 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			30/09/2014
Existing elevations			13/10/2014
Proposed elevations			30/09/2014
Existing and proposed lower ground floor plan			14/10/2014
Product survey sheet			30/09/2014

BH2014/03334

51 Hanover Terrace Brighton

Conversion of existing garage into habitable living space including replacement of existing garage door with timber bay window and erection of single storey rear extension with rooflight above.

Applicant: Ms Kirsty Erridge

Officer: Chris Swain 292178

Approved on 01/12/14 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 to the front elevation at ground floor level shall take place until the redundant vehicle crossover to the frontage of the site has been reinstated back to a footway by raising the existing kerb and footway in accordance with a specification that has been approved in writing by the Local Planning Authority.

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

3) UNI

The windows hereby permitted to the front bay at ground floor level shall match exactly the design, proportions, material and detailing of the windows to the front bay at first floor level.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Location plan, block plan and existing plans and elevations	019.EXG.01		6 October 2014
Proposed plans and elevations	019.PL.01		6 October 2014

5) UNI

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

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

BH2014/03395

78 Ewart 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 3.17m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.6m.

Applicant: Mr & Mrs A Colombo

Officer: Joanne Doyle 292198

Prior approval not required on 20/11/14 DELEGATED

BH2014/03410

Land to the side of and 14 Southover Street Brighton

Demolition of existing brick outhouse and erection of 1no two storey, two bedroom house with 1no one storey, one bedroom annex.

Applicant: Mr Alan Teague

Officer: Andrew Huntley 292321

Approved on 19/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(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.

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

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

5) UNI

No development shall commence 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.

6) UNI

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

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

7) UNI

No development shall take place until samples of the materials (including colour

of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

8) UNI

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

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

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 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

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

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

11) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	S0		09.10.2014
Block Plan	P0		09.10.2014
Existing Site Plan	S1		09.10.2014
Existing South West Elevation	S2		09.10.2014
Existing North West Elevation	S3		09.10.2014
Existing North East Elevation	S4		09.10.2014
Existing South East Elevation	S5		09.10.2014
Existing Section AA	S6		09.10.2014

Existing Section BB	S7		09.10.2014
Proposed Site Plan	P1	D	09.10.2014
Proposed South West Elevation	P2	F	09.12.2014
Proposed North West Elevation	P3	D	09.10.2014
Proposed North East Elevation	P4	D	09.10.2014
Proposed South East Elevation	P5	D	09.10.2014
Proposed Section AA	P6	D	09.10.2014
Proposed Section BB	P7	D	09.10.2014
Proposed Ground Floor Plans	P8	D	09.10.2014
Proposed First Floor Plans	P9	D	09.10.2014
Proposed Section DD	P10	D	09.10.2014
Proposed Section EE	P11	D	09.10.2014

12) UNI

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

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

BH2014/03464

1 De Montfort Road Brighton

Application for Approval of Details Reserved by Conditions 7, 8 and 9 of application BH2014/02610.

Applicant: Mr K Keehan

Officer: Adrian Smith 290478

Approved on 31/12/14 DELEGATED

BH2014/03771

134 Islingword Road Brighton

Conversion of ground and lower ground floor pianola repair premises to a 2no bedroom maisonette (C3), with associated alterations including new French doors within enlarged rear light well, removal of rear fire escape and replacement of shop front with window.

Applicant: Bourne Property Developments Ltd

Officer: Adrian Smith 290478

Approved on 05/01/15 DELEGATED

1) BH01.01

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

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

4) UNI

The development 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 hereby permitted shall not be occupied until the sustainability measures detailed within the Sustainability Checklist received on 10 November 2014 have been fully implemented, and such measures shall thereafter be retained as such.

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

6) UNI

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

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

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 plan and block plan	rfa/13/278/OS	-	10/11/2014
Existing floor plans and elevations	rfa/13/278/1	-	10/11/2014
Proposed floor plans and elevations	rfa/13/278/2	B	30/12/2014
Proposed section	rfa/13/278/03	-	10/11/2014

8) UNI

The sash windows to the front elevation shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: As UPVC windows would be harmful to the character and appearance of the street and Valley Gardens Conservation Area, and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2014/04060

71 Toronto Terrace Brighton

Certificate of lawfulness for proposed single storey rear extension and replacement of rear window.

Applicant: Mr & Mrs Baker

Officer: Tom Mannings 292322

Approved on 05/01/15 DELEGATED

HOLLINGDEAN & STANMER

BH2014/01709

Tithe Barn Moulsecomb Place Lewes Road Brighton

Erection of timber deck area and balustrades to replace existing ramps with new door onto deck replacing existing window and replacement of existing door with new window and erection of flint faced retaining wall.

Applicant: University of Brighton

Officer: Jonathan Puplett 292525

Approved on 04/12/14 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	0001		22/05/2014
BLOCK PLAN	0002		22/05/2014
EXISTING AND PROPOSED FLOOR PLAN	0003		22/05/2014
EXISTING AND PROPOSED ELEVATIONS	0004		22/05/2014
PROPOSED ELEVATION	0005		22/05/2014
EXISTING AND PROPOSED ELEVATIONS	0006		22/05/2014
PROPOSED SECTION	0007		22/05/2014
PROPOSED SECTION	0008		22/05/2014
BLOCK PLAN	0009		22/05/2014
EXISTING ELEVATIONS			30/05/2014

3) UNI

The new timber balustrades and handrails shall be stained black to match the weatherboarding of the barn.

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

comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until details and sample of the bricks and pointing mortar to be used in the construction 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 policies QD14 and HE1 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until a sample panel of flint work and its brick quoining has been constructed on the site 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 policies QD14 and HE1 of the Brighton & Hove Local Plan.

BH2014/01710

Tithe Barn Moulsecomb Place Lewes Road Brighton

Erection of timber deck area and balustrades to replace existing ramps with new door onto deck replacing existing window and replacement of existing door with new window and erection of flint faced retaining wall. Internal layout alterations to first floor.

Applicant: University of Brighton
Officer: Jonathan Puplett 292525

Approved on 02/12/14 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 timber balustrades and handrails shall be stained black to match the weatherboarding of the barn.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies QD14 and HE1 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a sample panel of flint work and its brick quoining has been constructed on the site 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 policies QD14 and HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until details and sample of the bricks and pointing mortar to be used in the construction 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 policies QD14 and HE1 of the Brighton & Hove Local Plan.

BH2014/02559

54 Coldean Lane Brighton

Certificate of lawfulness for existing single storey side extension.

Applicant: Miss Alo Ehimiaghe**Officer:** Robert Hermitage 290480**Approved on 23/12/14 DELEGATED****BH2014/03039****Watts Building University of Brighton Lewes Road Brighton**

Replacement of existing steel framed windows.

Applicant: Brighton University**Officer:** Wayne Nee 292132**Approved on 20/11/14 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	14019-001		10 September 2014
Window details	14041-301		25 September 2014
Block plan	14041-002		10 September 2014
Existing/proposed elevation	14041-100		10 September 2014

BH2014/03126**Lancaster House Lancaster House Rd Univ of Sussex**

Replacement of existing crittall windows with aluminium double glazed windows.

Applicant: University of Sussex**Officer:** Tom Mannings 292322**Approved on 24/11/14 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
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			Received
Existing Elevation A, Sections AA, BB	14061-001	A	17/09/14
Existing Elevation B	14061-002	A	17/09/14
Window Schedule Elevation C	14061-003	A	17/09/14
Existing Elevation D	14061-004	A	17/09/14
Existing Window Schedule	14061-005	A	17/09/14
Proposed Elevation A, Sections AA, BB	14061-006	A	17/09/14
Proposed Elevation B	14061-007	A	17/09/14
Proposed Window Schedule Elevation C	14061-008	A	17/09/14
Proposed Elevation D	14061-009		17/09/14
Proposed Window Schedule	14061-0010	A	17/09/14
OS Extract	14061-0011	A	17/09/14
Site Plan	14061-0012	A	17/09/14
Proposed Overlay	14061-0013	A	17/09/14
Product Specification Sheet (6 pages)			26/09/14
Product Brochure (8 pages)			17/09/14
Technical Specification Sheet (18 pages)			18/09/14
Technical Specification Sheet (17 pages)			18/09/14
Technical Specification Sheet (11 pages)			18/09/14

BH2014/03145

73 Brentwood Road Brighton

Erection of two storey rear extension and roof alterations incorporating front rooflight and rear dormer.

Applicant: Mr Alan Ferraz

Officer: Lorenzo Pandolfi 292337

Refused on 02/12/14 DELEGATED

1) UNI

The proposed rear extension and dormer, by reason of their scale, bulk and design, would have an unduly dominant relationship with the original dwelling and wider terrace row. As a result the proposal would be detrimental to the character and appearance of the recipient building and the immediate surroundings. The proposal is thereby 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 rear extension, by reason of its scale and siting, would cause a harmful loss of light and outlook for occupants of 71 Brentwood Road, to the significant detriment of their amenity. The proposal is thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03197

63 Roedale Road Brighton

Erection of single storey rear extension.

Applicant: Mr M Hobden

Officer: Joanne Doyle 292198

Approved on 10/12/14 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			23 Sep 2014
Block Plan			23 Sep 2014
Existing & Proposed Floor Plans & Elevations	14/961/01		23 Sep 2014

BH2014/03362

Beech Trees Hollingbury Rise West Brighton

Erection of single storey pitched roof side extension.

Applicant: Mr & Mrs Richards

Officer: Tom Mannings 292322

Refused on 10/12/14 DELEGATED

1) UNI

The proposed extension, by reason of its siting and projection forward of the main building line, width, height, design and massing, would result in an incongruous extension which would result in the dwelling appearing overextended and would unbalance the appearance of the pair of semi-detached dwellings. As such the proposal would be harmful to the character and appearance of the existing building, pair of semi-detached dwellings and the wider street scene, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: 'Design guide for extensions and alterations'.

BH2014/03437

78a Hollingbury Road Brighton

Alterations to existing rear garden including raising of ground level, creation of wall and lowering of ground level with steps in between.

Applicant: Maher Khan

Officer: Mark Thomas 292336

Approved on 16/12/14 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

No development shall take place until details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be erected in accordance with the agreed details prior to the hereby approved raised garden area being first used.

Reason: In order to protect adjoining properties from overlooking 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	PBP0211/03	-	13th October 2014
Block plan	PBP0211/04	-	13th October 2014
Existing plan and section	PBP0211/01	-	13th October 2014
Proposed plan and section	PBP0211/02	-	13th October 2014

BH2014/03445

30 Hollingbury Place Brighton

Demolition of double garage and erection of single storey side extension.

Applicant: Ms Joy Whittam

Officer: Joanne Doyle 292198

Approved on 10/12/14 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	PL-01		13 Oct 2014
Existing Floor Plans & Elevations	PL-02		13 Oct 2014
Proposed Floor Plans	PL-03		13 Oct 2014
Proposed Elevations	PL-04		13 Oct 2014

BH2014/03685

The Pavilion Retail Park Lewes Road Brighton

Display of 3no internally illuminated totem signs.

Applicant: Aviva Investors Ltd

Officer: Andrew Huntley 292321

Split Decision on 30/12/14 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 totem sign annotated 'Signage Location 3' shown on drawing referenced 1149-SK034 Rev A received on 3 November 2014

1) UNI

REFUSE advertisement consent for the totem signs annotated 'Signage Location 1' and 'Signage Location 2' shown on drawing referenced 1149-SK034 Rev A received on 3 November 2014

2) UNI2

1. The totem signs annotated Signage Location 1 and Signage Location 2 by reason of their height, size, scale and bulk would appear as visually incongruous and intrusive features, which would be detrimental to the visual amenity of the site and wider surrounding area. These aforementioned signs would harm the visual amenities of the area and as such are contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07, Advertisements.

BH2014/03767

8 Mountfields Brighton

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

Applicant: Dr Lars Schuy

Officer: Tom Mannings 292322

Prior approval not required on 10/12/14 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2014/03357

14 Wheatfield Way Brighton

Demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mr Walls

Officer: Joanne Doyle 292198

Approved on 09/12/14 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
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Site Location & Block Plan	003		02 Oct 2014
Existing Floor Plans Elevations & Sections	001		02 Oct 2014
Proposed Floor Plans Elevations & Sections	002		02 Oct 2014

BH2014/03566

102 Milner Road Brighton

Certificate of lawfulness for proposed loft conversion including creation of rear dormer with roof window and insertion of 2no rooflights to front.

Applicant: Ms Emer Gillespie

Officer: Robert Hermitage 290480

Approved on 17/12/14 DELEGATED

BH2014/03591

10 Nesbitt Road Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Bennett

Officer: Robert Hermitage 290480

Approved on 17/12/14 DELEGATED

BH2014/03599

86 The Highway Brighton

Erection of a two storey rear extension.

Applicant: Brighton and Hove City Council

Officer: Tom Mannings 292322

Approved on 07/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The first floor window in the northern (side) elevation of the dwellinghouse shall be obscure glazed to a height of 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans	0337.EXG.001		24/10/14

Existing Sections & Elevations	0337.EXG.002		24/10/14
Proposed Plans	0337.PL.001	A	06/11/14
Proposed Sections & Elevations	0337.PL.002	A	06/11/14

BH2014/03716

67 Auckland Drive Brighton

Erection of two storey side extension with associated roof alterations incorporating rooflights.

Applicant: Mr Barry Elwell

Officer: Robert Hermitage 290480

Approved on 30/12/14 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 Plan	L-100	-	4th November 2014
Block Plan	L-101	-	4th November 2014
Existing Plans and Elevations	L-102	-	4th November 2014
Proposed Plans and Elevations	L-103	A	4th December 2014

BH2014/03770

69 Norwich Drive Brighton

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

Applicant: Mr L Stedman-Bryce

Officer: Andrew Huntley 292321

Approved on 31/12/14 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with 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	01		06.11.2014
Existing Ground Floor & Site Plan	02		06.11.2014
Existing First Floor Plan	03		06.11.2014
Proposed Ground Floor & Site Plan	22		06.11.2014
Proposed First Floor Plan	23		06.11.2014
Cycle Parking Details			06.11.2014

QUEEN'S PARK

BH2014/01645

19 & Land Adjacent to 19 Dorset Gardens Brighton

Demolition of existing storage buildings (B8) and erection of a four storey building with basement level fronting Dorset Gardens containing 3 no one and two bedroom self contained flats (C3) and erection of 3 no two bedroom houses in land to rear accessed from Dorset Gardens.

Applicant: Colin Brace

Officer: Sue Dubberley 293817

Approved after Section 106 signed on 15/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement, alteration or provision within the curtilage of the of

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

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14, QD27 and HE6 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 ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

No works shall take place until details of the Dorset Gardens frontage building, including windows (including cills and masonry rebates), basement and ground floor entrances (including doors, pilasters, brackets and porch), steps, ironwork and plinth (including profiled top rail, finials and gate), cornice and parapet profiles have been submitted to and approved by the Local Planning Authority. The details shall be at a scale of 1:20 for elevations and sections and 1:1 for window joinery profiles. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

9) 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.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

11) UNI

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 Condition 8 (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

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

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

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

12) UNI

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

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

13) UNI

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 thereafter.

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

14) 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.

15) 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.

16) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan			20/05/2014
Existing ground floor plan/ block plan	D.02		20/05/2014
Proposed lower ground floor plan	D.03		20/05/2014
Proposed upper ground floor plan	D.04	A	20/05/2014

Proposed upper floor plans and roof plan	D.05	A	20/05/2014
Proposed residential development	D.06		20/05/2014
Existing and proposed elevations	D.07	A	20/05/2014
Existing and proposed elevations	D.08		20/05/2014

BH2014/02522

113 Marine Parade Brighton

Certificate of lawfulness for proposed change of use of a four bedroom small house in multiple occupation (C4) at first and second floor to form 1no residential unit (C3).

Applicant: Mr A Hills

Officer: Chris Swain 292178

Approved on 25/11/14 DELEGATED

BH2014/02727

30 West Drive Brighton

Change of use at upper ground floor level from offices (B1) to 3 no two bedroom flats (C3) with associated alterations and revised fenestration.

Applicant: Godfrey Investments

Officer: Sue Dubberley 293817

Approved on 17/12/14 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 on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

3) UNI

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

Reason: To safeguard the appearance of the listed building, Queens Park Conservation Area and the visual amenities of the locality and to comply with policies QD1, QD27, HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

The development hereby permitted shall not be commenced until details of

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	1233--01		11/08/14
Existing upper ground floor	1233-02		11/08/14
Existing east and north elevations	No number		11/08/14
Existing west and south elevations	No number		11/08/14
Proposed upper ground floor	1233-03		11/08/14
Proposed mezzanine level layout	1233-04		11/08/14
Proposed south elevation	1233-05		11/08/14
Proposed west elevation	1233-06		11/08/14
Proposed north elevation	1233-07		11/08/14
Proposed east elevation	1233-08		11/08/14
Cross section AA as proposed	1233-09		11/08/14

Proposed main entrance door	1233-10		11/08/14
Internal joinery details	1233-11		11/08/14
Proposed flat 3 entrance details	1233-12		11/08/14
Portico detail to flat 3	1233-13		11/08/14
Replacement rooflights	1233-14		11/08/14
Internal layout Flat one	1233-15		11/08/14
Flat 2 furniture layout	1233-16		11/08/14
Proposed front garden	1233-18		24/10/14
West elevation of front garden area	1233-19		24/10/14
Survey plan	No number		11/08/14
Survey plan	No number		11/08/14

9) UNI

No works shall take place until full details, including 1:20 scale sample elevations and 1:1 scale joinery profiles, of existing and proposed windows, new doors, brise soleil and cornices 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.

BH2014/02728

30 West Drive Brighton

Change of use at upper ground floor level from offices (B1) to 3no two bedroom flats (C3) with associated alterations and revised fenestration.

Applicant: Godfrey Investments

Officer: Sue Dubberley 293817

Approved on 12/12/14 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

Prior to the occupation of the upper ground floor units the existing burglar alarm boxes and flues and drainage pipes shall be painted in a colour to be agreed and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details prior to occupation of the upper ground floor units and shall be maintained 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 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.

4) UNI

No works shall take place until full details, including 1:20 scale sample elevations and 1:1 scale joinery profiles, of existing and proposed windows, new doors, brise soleil and cornices 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.

BH2014/03089

24 St Georges Terrace Brighton

Application for Approval of Details Reserved by Conditions 3, 4 and 5 of application BH2014/02112.

Applicant: Miss Tamara Podmore

Officer: Sonia Gillam 292265

Approved on 20/11/14 DELEGATED

BH2014/03374

33 Upper Bedford Street Brighton

Application for Approval of details reserved by condition 15 of application BH2013/03350.

Applicant: Godfrey Investments

Officer: Jonathan Puplett 292525

Approved on 27/11/14 DELEGATED

BH2014/03384

Top Flat 41 Devonshire Place Brighton

Installation of internal insulation to rear office room, replacement timber window to rear and 11no photovoltaic panels to south facing roof slope.

Applicant: Mr Mark Hindmarsh

Officer: Chris Swain 292178

Approved on 22/12/14 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 permitted PV panels shall not protrude greater than 200mm from the plane of the roofslope.

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 windows hereby approved shall be painted timber 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.

BH2014/03580

Flat 3 3 Clarendon Place Brighton

Replacement of 2no existing timber sash windows with UPVC.

Applicant: Mrs Rosemary Friggens

Officer: Robert Hermitage 290480

Approved on 07/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	-	-	21st October 2014
Ace Glass Window Details	-	-	21st October 2014
Windows Sections	-	-	12th November 2014
Enclosed Photographs	-	-	21st October 2014
Proposed Window Siting Photograph	-	-	5th November 2014

BH2014/03597

30 Sussex Terrace Brighton

Erection of rear dormer and new window to form extension at first floor level.

Applicant: Mr & Mrs John Nash

Officer: Tom Mannings 292322

Refused on 31/12/14 DELEGATED

1) UNI

The proposed erection of a roof and rear dormer by reason of their siting, size, bulk, design and materials, would fail to respect the character and appearance of the existing building and wider row of terraced properties. The proposal would appear as an incongruous addition and would be harmful to the character and appearance of the host building and row of terraced properties and as such is contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

ROTTINGDEAN COASTAL

BH2013/04327

74 & 76 Greenways Brighton

Demolition of existing dwellings and erection of 2no four bed dwellings and 2no 3 bed dwellings. (Amended Scheme)

Applicant: Mr Michael Boswood

Officer: Paul Earp 292454

Approved on 16/12/14 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

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

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

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

3) UNI

The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on 19 December 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

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

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

5) UNI

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

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

6) UNI

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

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

7) UNI

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

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

8) UNI

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.

9) UNI

No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, 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.

10) UNI

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

11) UNI

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

12) UNI

The development hereby permitted shall not be commenced until a feasibility study for rainwater harvesting and/or greywater recycling to reduce 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 and water 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.

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

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

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

15) UNI

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.

16) UNI

The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted and in accordance with a specification that has been

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

17) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	1219/P2/001	A	13th May 2014
Site Plan & streetscape elevation as existing	1219/P2/002		19th December 2013
Site Plans as Proposed	1219/P2/003	A	13th May 2014
Site Plan as Proposed with Survey Overlay	1219/P2/004	A	13th May 2014
Site Sections & streetscape as Proposed	1219/P2/005	A	13th May 2014
Existing elevations - No. 74	1219/P2/006		3rd January 2014
Existing elevations - No. 76	1219/P2/007		3rd January 2014
Photomontage	1219/P2/201	A	13th May 2014
Front houses - ground floor plans & front elevations	1219/P2/101	A	13th May 2014
Front houses - first floor and roof plans	1219/P2/102		13th May 2014
Front houses - rear & side elevations	1219/P2/103	A	13th May 2014

Rear houses - ground floor plans and front elevations	1219/P2/104	A	13th May 2014
Rear houses - first floor & roof plans	1219/P2/105	A	13th May 2014
Rear houses - rear & side elevations	1219/P2/106	A	13th May 2014

BH2014/01024

63 Marine Drive Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, and 8 of application BH2010/02093.

Applicant: Keith Pryke

Officer: Sue Dubberley 293817

Split Decision on 02/01/15 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4, 5, 6, and 8 and subject to full compliance with the submitted details.

1) UNI

Condition 3. Insufficient information submitted

BH2014/01533

12 Court Ord Road Rottingdean Brighton

Erection of two storey rear extension with juliette balcony at first floor rear, enlargement of existing front porch and other associated works.

Applicant: Mr & Mrs P Daniels

Officer: Christine Dadswell 292205

Approved on 05/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with 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, Location and Block Plans	148COR12/01		12 May 2014
Existing First Floor and Roof Plans	148COR12/02		12 May 2014
Existing Front and Rear Elevations	148COR12/03		12 May 2014
Existing Side Elevations and Sections	148COR12/04		12 May 2014

Proposed Ground Floor, Location and Block Plans	148COR12/05	B	02 September 2014
Proposed First Floor and Roof Plans	148COR12/06	B	02 September 2014
Proposed Front and Rear Elevations	148COR12/07	B	02 September 2014
Proposed Side Elevations	148COR12/08	B	02 September 2014

BH2014/01620

St Wulfrans Church Greenways Brighton

Alterations to existing pathway including retarmacing and extending path and timber handrail.

Applicant: Parochial Church Council

Officer: Chris Swain 292178

Approved on 10/12/14 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 replacement timber balustrade hereby permitted shall match the existing balustrade in material, design and scale and be retained as such thereafter.

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

3) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of protection of the retained tree, adjacent to the existing footpath, along with a simple construction method statement for the path (ie, no dig, only layering over, of new top surface).

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
Location plan	Doc 1		15 May 2014
Existing block plan	Doc 2		15 May 1014
Proposed block plan	Doc 3		15 May 2014
Existing pathway plan	Doc 4		15 May 2014
Proposed pathway extension plan	Doc 5		15 May 2014
Existing elevation	Doc 9		9 June 2014

Proposed elevation	Doc 10		9 June 2014
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BH2014/01724

39 Roedean Road Brighton

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

Applicant: Mr R Flavell

Officer: Liz Arnold 291709

Approved on 30/12/14 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	P-238-01	-	27th May 2014
Proposed Basement Floor with Site Setting Out	P-238-02	-	9th December 2014
Proposed Ground Floor with Site Layout	P-238-03	-	9th December 2014
Proposed First Floor	P-238-04	-	6th November 2014
Proposed Second Floor	P-238-05	-	6th November 2014
Proposed South and East Elevations	P-238-06	-	6th November 2014
Proposed North and West Elevations	P-238-07	-	6th November 2014
Proposed Roof Plan and Section AA	P-238-08	-	6th November 2014
Existing House Floor Plans	P-238-09	-	27th May 2014
Existing House Elevations	P-238-10	-	27th May 2014
Proposed and Existing Street Scene View Roedean Road	P-238-11	-	9th December 2014
Block Plan Layout with Proposed and Previous Scheme Outlines	P-238-12	-	7th July 2014
Proposed Rear Garage Wall Infill and Verge Reinstatement Works	P-238-13	-	7th July 2014
Roedean Road Topographical Survey Sheet 2 of 3	13002_TOPO	-	27th May 2014

2) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class 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.

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

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

5) UNI

Within 2 months of the date of the permission hereby approved, the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

6) UNI

Within 2 months of the date of the permission hereby approved, 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.

7) UNI

The first and second floor windows in the east elevation and the second floor window in the 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

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

Within 2 months of the date of the permission hereby approved, the obscure glazed screens to the sides of the first and second floor rear balconies shall be installed as shown on the approved drawings.

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

10) UNI

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

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within 3 months of the date of the permission hereby approved a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

12) UNI

Within 2 months of the date of the permission hereby approved, the applicant shall reinstate the redundant vehicle crossover on the western side of The Cliff frontage, back to a footway by raising the existing kerb and footway.

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

BH2014/02189

Rendezvous Casino Brighton Marina Village Brighton

Display of externally illuminated lettering to roof.

Applicant: London Clubs Mgt Ltd

Officer: Jonathan Puplett 292525

Refused on 27/11/14 DELEGATED

1) UNI

The proposed signage, by reason of its size, illumination and siting, would appear visually incongruous and intrusive and would be detrimental to the visual amenity of the site and wider surrounding area. The proposal would result in significant harm to amenity and is contrary to policy QD12 of the Brighton and Hove Local Plan and the guidance set out in SPD07 'Advertisements'.

BH2014/02387

65 Chichester Drive West Saltdean Brighton

Hip to barn end roof extension with rooflights to side roofslopes and windows to front and rear. Enlargement and conversion of existing garage into habitable living space. Creation of additional hardstanding to front driveway.

Applicant: Mrs Diane Meik
Officer: Chris Swain 292178
Approved on 07/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 rooflights to the side roofslopes hereby permitted shall be obscure glazed and non-opening, unless the parts of the rooflights which can be opened are more than 1.7 metres above the floor of the room in which the rooflight is installed, and thereafter permanently retained as such.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor and roof plan	CDW-01		17 July 2014
Existing elevations	CDW-02		17 July 2014
Proposed floor plans	CDW-03	A	10 November 2014
Proposed roof plan	CDW-04	A	10 November 2014
Proposed elevations	CDW-05	A	10 November 2014
Site location and block plan	CDW-06	A	10 November 2014

BH2014/02452

2 Meadow Close Rottingdean Brighton

Erection of single storey two/three bedroom chalet bungalow with associated off - street parking and landscaping.

Applicant: Martin Investment Management
Officer: Chris Swain 292178

Refused on 02/12/14 DELEGATED

1) UNI

The proposed subdivision to form a building plot would fail to emphasise and or enhance the positive qualities of the local neighbourhood and would result in an overly cramped form of development, contrary to the prevailing plot sizes and layouts within the immediate vicinity and detracting with the appearance and character of the site and the wider surrounding area. The development would therefore be contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

BH2014/02598

28 Marine Drive Rottingdean Brighton

Application for variation of condition 17 of application BH2011/03060 (Original permission BH2010/02745) to allow for changes to the approved scheme including revised fenestration and alterations to internal layout. (Retrospective)

Applicant: G Rafter

Officer: Adrian Smith 290478

Approved on 05/12/14 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the Overview of Ground Investigation and Cliff Stability Reports received on 20 December 2012 under application reference BH2012/04049.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

2) UNI

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

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

3) UNI

The terraces to the rear of the site (north elevation) shall be completed in accordance with the details received on 20 December 2012 under application reference BH2012/04049 and thereafter maintained 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 first and second floor windows serving units 5 and 8 in the north elevation of the development as shown on drawings no. P005 and P016 received on 31/07/2014 and AL(00)204 Rev H received on 11/10/2011 shall be obscure glazed 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, 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.

5) UNI

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	11/09/2014
Site context plan	AL(00)002	A	08/09/2010
Existing site plan	AL(00)100	B	08/09/2010
Proposed site plan	AL(00)200	F	11/10/2011
Proposed floor plans	AL(00)201	H	11/10/2011
	P004		31/07/2014
	P005	H	31/07/2014
	AL(00)204	D	11/10/2011
	AL(00)205		11/10/2011
Proposed elevations	P015		31/07/2014

	P016 AL(00)208 AL(00)209 AL(00)210	A B B	31/07/2014 08/09/2010 09/09/2010 09/09/2010
Landscaping plan	AL(00)211	B	09/09/2010
Constraints Plan	101		20/12/2012
Schedule of key external materials	-	-	20/12/2012
Overview of Ground Investigation and Cliff Stability Reports for resolution of condition 13	-	-	20/12/2012
Access Road Cross Sections (Sheet 1 of 2)	925	P1	04/02/2013
Access Road Cross Sections (Sheet 2 of 2)	926	P1	04/02/2013
Access Road Layout and Long section	920	P1	04/02/2013
External Works Layout	900	P2	04/02/2013

6) UNI

Not used.

7) UNI

The development hereby permitted shall be carried out in accordance with the material samples and schedule received on 20 December 2012 under application reference BH2012/04049.

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

8) UNI

The existing west hedge boundary and east hedge boundary (adjoining the rear garden of no.36) treatment shall be retained. The hedges shall not be removed unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation and to safeguard the existing outlook to the occupiers of adjoining properties and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.

9) UNI

The fences for the protection of the hedges to be retained shall be implemented in accordance with the details received on 20 December 2012 under application reference BH2012/04049. The fences shall be maintained in good repair 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 hedges which are to be retained on the site and to comply with policies QD16, QD17 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The fencing for the protection of the SSSI shall be implemented in accordance with the details received on 20 December 2012 under application reference BH2012/04049. No vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences. No materials shall be stored or dumped within the SSSI boundary and there should be no access (pedestrian or vehicular) to the site from within the SSSI boundary.

Reason: To prevent damaging impacts on the adjacent nature conservation features and their setting and to comply with policy NC2 of the Brighton & Hove

Local Plan.

11) UNI

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

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

12) UNI

Not used.

13) UNI

The construction of the proposed road[s], surface water drainage, outfall disposal and crossover hereby permitted shall be carried out in accordance with the details received on 20 December 2012 under application reference BH2012/04049.

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

14) UNI

The development hereby permitted shall be carried out in accordance with the cycle parking details received on 20 December 2012 under application reference BH2012/04049. The cycle parking shall be implemented in full prior to first occupation in strict accordance with the approved details.

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

15) UNI

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

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

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority within 3 months of the date of this decision a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units shall be submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

17) UNI

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

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

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority the development shall not be occupied until a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details prior to first occupation of the development and shall thereafter be maintained.

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.

BH2014/02687

21 Bazehill Road Rottingdean Brighton

Erection of single storey front extension incorporating replacement garage, single storey rear extension with first floor Juliet balconies, alterations to fenestration and other associated alterations.

Applicant: Mr & Mrs M Gunn

Officer: Chris Swain 292178

Approved on 25/11/14 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

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

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

3) UNI

No development to the rear of the building shall take place until details of screening to the shared boundary with 19 Bazehill Road have been submitted to and agreed in writing by the Local Planning Authority. The hereby permitted rear extension shall not be brought into use until the agreed boundary screening has been installed in its entirety. The screening shall be 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.

4) UNI

The hereby permitted rooflight to the south-west (side) roofslope shall be obscure glazed and, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The window 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.

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
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Site plan, block plan and proposed roof plan	14/27		11 August 2014
Proposed plans	14/27/1		11 August 2014
Proposed elevations and section	14/27/2		11 August 2014
Proposed elevations and section	14/27/3		11 August 2014
Existing plans and elevations	14/27/4		11 August 2014

6) UNI

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

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

BH2014/02871

Land Rear of Sussex Mansions 39-40 Sussex Square Brighton

Erection of three bedroom house to rear, utilising existing basement space located under garden.

Applicant: Ian Barr & Susan Jacobs

Officer: Andrew Huntley 292321

Refused on 08/12/14 DELEGATED

1) UNI

Insufficient information has been submitted regarding the historic and architectural significance and structural integrity of 39 and 40 Sussex Square, the basement and surrounding walls to demonstrate the structural stability would not be undermined by the proposed development. Notwithstanding the lack of information, the proposal is considered unacceptable in heritage terms as it would lead to the complete loss of the basement structure which would have a substantial harmful impact on the significance of this Grade I Listed Building. The proposal is therefore contrary to policies HE1 and HE3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed subdivision of the existing and original townhouse plots would result in further and in all probability permanent loss of the original proportions of the plots, and their original relationship with the heritage asset. The resultant plot sizes would also be of an insufficient size in relation to the character and status of the main listed buildings. As such the proposals would have a detrimental impact upon the setting and historic character of the Listed Building and adjoining listed assets contrary to policy HE3 of the Brighton & Hove Local Plan.

3) UNI3

The proposed alterations to the rendered masonry boundary wall would result in the loss of the original form of the historic wall which rises to the rear of the plot and is characteristic in the area. The proposal would therefore have a harmful impact on the significance of the heritage asset contrary to policies HE1 and HE3 of the Brighton & Hove Local Plan.

4) UNI4

The proposed development would provide an unsatisfactory residential environment for the future occupiers of the proposed dwellings by virtue of poor level of outlook, direct overlooking by adjoining occupiers and potential noise and disturbance from the adjoining electrical substation contrary to policies QD27,

SU9 and SU10 of the Brighton & Hove Local Plan.

5) UNI5

The proposed roof terrace by virtue of its size and siting, would adversely affect the amenities of the occupiers of Nos. 40A Sussex Square resulting in loss of privacy, and interlocking, contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02876

39 Grand Crescent Rottingdean Brighton

Erection of two storey side extension at lower ground floor and ground floor level with associated roof extensions. Removal of front steps and relocation of front entrance, alterations to existing rear dormer, installation of solar panels, alterations to fenestration and associated works.

Applicant: Mr & Mrs Giles Henry

Officer: Wayne Nee 292132

Refused on 21/11/14 DELEGATED

1) UNI

The proposed rear mono-pitched roofs are of an inappropriate design and thus would fail to integrate effectively with the existing dwelling. Furthermore, the proposed front balcony glazed screen, front elevation flat roof, and fenestration are considered inappropriate additions to the dwelling that would appear at odds with the character of the surrounding area. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan, and SPD12: Design guide for extensions and alterations.

2) UNI2

The proposed extended dormer, by reason of its size, bulk and design, is considered to form an over dominant alteration to the rear roof slope that would adversely affect the character and appearance of the dwelling. As such, the proposal is contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan, and SPD12: Design guide for extensions and alterations.

BH2014/02901

5-8 West Street Rottingdean Brighton

Application for variation of condition 5 of application BH2004/02617/FP (Demolition of existing buildings. Erection of single storey building for class A1 retail use) to state that the premises shall not be open for customers or in use except between the hours of 06:00 and 23:00.

Applicant: Tesco Stores Ltd

Officer: Chris Swain 292178

Withdrawn on 01/12/14 DELEGATED

BH2014/02952

Flat 11 Bristol Mansions 19 - 20 Sussex Square Brighton

Internal alterations to layout of flat including new and replacement doors and repair works. (Part retrospective).

Applicant: Mr John Lovell

Officer: Sue Dubberley 293817

Approved on 01/12/14 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.

BH2014/03010

17 Chichester Drive East Saltdean Brighton

Demolition of existing garage, erection of single storey side and rear extension with associated roof extensions and alterations including side rooflights and raising of ridge height and erection of raised rear decking with glazed balustrade.

Applicant: Steve Jones

Officer: Tom Mannings 292322

Approved on 07/01/15 DELEGATED

1) BH01.01

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan and proposed floor plans and elevations	599/01	A	28/10/2014
Existing floor plans and elevations	599/02	-	08/09/2014

BH2014/03110

151 & 151A Marine Drive Brighton

Application for variation of condition 2 of application BH2012/01545 (Demolition of existing houses and erection of 3no detached dwellings.) to allow for minor material amendments.

Applicant: Allbeck Homes Ltd

Officer: Jonathan Puplett 292525

Approved on 23/12/14 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 shall be constructed using facing materials in accordance with the samples during the course of the application which consist of:

- Render sample (Monocouche XF)
- Freshfield Lane Stock brick sample
- Window sample and RAL 7040 colour sample (grey)
- Weatherboard sample (Colour proposed: Blue Grey)
- Natural Slate sample

Reason: To ensure an acceptable appearance to the scheme and to comply with policies QD1 and QD2 of the Brighton and Hove Local Plan.

3) UNI

Unless otherwise agreed in writing, the rainwater goods (drainpipes and guttering) shall be of white to match the walls to which they are attached, and shall be retained as such thereafter.

Reason: To ensure an acceptable appearance to the scheme and to comply with policies QD1 and QD2 of the Brighton and Hove Local Plan.

4) UNI

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

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

5) UNI

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

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

6) UNI

The development hereby permitted shall not be occupied until the noise mitigation measures which consist of the installation of triple glazing (Model: Rationel Aldus) to all windows, and the installation of an acoustic ventilation system (Model: Roytons Cowled Super Accoustic LookRyt AirCore vents) to all habitable rooms, shall be installed and shall be retained as such thereafter.

Reason: To ensure that future residents of the development do not suffer harmful noise disturbance and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

7) UNI

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

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

Hove Local Plan.

8) 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.

9) UNI

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

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

10) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans and details 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

All planting, seeding or turfing comprised in the approved scheme of landscaping and all nature conservation enhancement measures set out in drawing no. DWG-NDJ-14-22 A and RW Green Limited Arboricultural Horticultural and Ecological Management Report received 17/09/2014 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

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

13) UNI

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

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN AND BLOCK PLAN	P01		17/09/2014
BLOCK PLAN	P03	A	17/09/2014
SITE LAYOUT	P04	A	17/09/2014
GROUND FLOOR PLAN	P05	C	04/11/14
FIRST FLOOR PLAN	P06	B	17/09/2014
SECOND FLOOR PLAN	P07	A	17/09/2014
STREET ELEVATIONS	P08	B	13/11/2014
PROPOSED ELEVATION	P10	A	17/09/14
PROPOSED ELEVATIONS	P11	B	04/11/14
PROPOSED ELEVATIONS	P12	C	13/11/14
PROPOSED ELEVATIONS	P13	A	17/09/14
SITE SURVEY	P14		17/09/14
LANDSCAPE PLAN	22	A	17/09/14
WINDOW DETAILS	R-001A		17/09/14
WINDOW DETAILS	R-001B		17/09/14
WINDOW DETAILS	R-001C		17/09/14
CYCLE STORE DETAILS			31/10/14

14) UNI

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

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

BH2014/03137

Flat 1 43 Sussex Square Brighton

Application for Approval of Details Reserved by Conditions 2, 3, 4, 5, 6 and 7 of application BH2014/01532.

Applicant: Mr & Mrs Yoram Allon

Officer: Andrew Huntley 292321

Split Decision on 01/12/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 4 and 7 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 2, 3, 5 and 6 are NOT APPROVED for the reasons set out in section 6.

2) UNI2

1. The details submitted pursuant to compliance with condition 2 are not acceptable because they show a boxed in extract run is proposed at high level in bedroom 3, which is unacceptable. If the extract cannot be housed within existing floor or ceiling voids (without notching through historic joists or similar), then a re-circulating extract should be used. As such, the proposed extraction system would be harmful to the historic fabric and character of the listed building contrary to policy HE1 of the Brighton and Hove Local Plan.

3) UNI3

The details submitted pursuant to compliance with condition 3 are not acceptable because the proposed flush plywood doors are not acceptable. Traditionally, the

doors to a basement of a Regency townhouse would have been traditionally-constructed 4 panelled timber doors. These would have had plain panels with no mouldings and the architraves should have a simple moulding. As such, it is considered that the proposed doors and architraves would be harmful to the historic character and appearance of the listed building contrary to policy HE1 of the Brighton and Hove Local Plan.

4) UNI4

The details submitted pursuant to compliance with condition 5 are not acceptable as the proposed finish to the fireplace is inappropriate and is not sympathetic to the traditional character of the building. As such, it is considered that the proposed details for the fireplace and hearth would be harmful to the historic character and appearance of the listed building contrary to policy HE1 of the Brighton and Hove Local Plan.

5) UNI5

The details submitted pursuant to compliance with condition 6 are not acceptable as the proposal provides no information on what evidence was revealed to either side of the fireplace (the original arrangement of the recesses to either side of the chimney breast). As such, the proposal has failed to demonstrate that it would preserve the historic character and appearance of the listed building contrary to policy HE1 of the Brighton and Hove Local Plan.

BH2014/03149

2 Perry Hill Saltdean Brighton

Erection of single storey side extension.

Applicant: Mr & Mrs Izzard

Officer: Tom Mannings 292322

Refused on 21/11/14 DELEGATED

1) UNI

The proposed development would visually unbalance the semi-detached pair of dwellings and would have a detrimental impact on the uniform character and appearance of the Perry Hill street scene. The proposal would therefore fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guide for extensions and alterations.

BH2014/03162

45 Roedean Crescent Brighton

Erection of a part one part two storey rear extension with roof terrace at first floor level and solar panels to new pitched roof.

Applicant: Mr Geoff Austen

Officer: Andrew Huntley 292321

Approved on 30/12/14 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 & Elevations	2656/01	B	18.09.2014
Proposed Plans & Elevations	2656/02	B	18.09.2014
Site Location & Block Plans	2656/03		18.09.2014
Site Photos	2656/04		18.09.2014

BH2014/03185

Flat 2 23 Sussex Square Brighton

Internal and external alterations including installation of slate roof with rooflights to rear conservatory and alterations to layout of flat.

Applicant: Mr & Mrs A Meredith

Officer: Tom Mannings 292322

Refused on 15/12/14 DELEGATED

1) UNI

The proposed alterations would result in a vastly more substantial structure and appearance than currently exists. The existing sense that the space was originally part of the garden would be lost and the relationship between garden and building would be compromised. As a result the proposal would be harmful to the special architectural and historic character and appearance of the listed building and is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/03186

Flat 2 23 Sussex Square Brighton

Alterations to rear conservatory including installation of slate roof incorporating rooflights.

Applicant: Mr & Mrs A Meredith

Officer: Tom Mannings 292322

Refused on 28/11/14 DELEGATED

1) UNI

The proposed alterations would result in a vastly more substantial structure and appearance than currently exists. The existing sense that the space was originally part of the garden would be lost and the relationship between garden and building would be compromised. As a result the proposal would be harmful to the special architectural and historic character and appearance of the listed building and is contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2014/03205

15 Lenham Avenue Saltdean Brighton

Demolition of existing dwelling and erection of 2no detached dwellings (C3). (Part retrospective)

Applicant: Ms Kathryn O Connell

Officer: Sue Dubberley 293817

Approved on 15/12/14 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 plans, elevations and site plan	1124-30	B	20/10/2014
Proposed floor plans and elevations	1124-40	A	20/10/2014

2) UNI

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

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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

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

6) UNI

The hereby approved dwellinghouses shall not be occupied until details demonstrating that the dwellings have been built to Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The dwellings 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.

BH2014/03278

46 Wivelsfield Road Saltdean Brighton

Change of use of part of ground floor from residential dwelling (C3) to mixed use residential dwelling and Pilates studio (C3/D1). (Retrospective)

Applicant: Oliver Armfield

Officer: Robert Hermitage 290480

Approved on 16/12/14 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 use hereby permitted shall not be operational except between the hours of 09:00 and 21:00 and shall only be operational for a maximum number of 15 hours in any consecutive 7 day period.

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

3) UNI

The pilates/exercise studio use shall be confined solely to the lower ground floor room annotated as 'studio' on block plan received on 29 September 2014 and 'garden room/pilates studio' on lower ground plan received on 21 October 2014. This aforementioned room shall only be used as a D1 pilates/exercise studio 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 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 this building in the interests of protecting the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	-	-	29th September 2014
Existing and Proposed Floor Plan	-	-	21st October 2014
Tabulated Car Parking Records	-	-	29th September 2014

5) UNI

The D1 pilates/exercise studio use hereby permitted shall be carried on only by Mr & Mrs Armfield and by no other person and upon the cessation of occupation

of 46 Wivelsfield Road by Mr & Mrs Armfield the D1 use hereby permitted shall cease.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant and the arrangement within this building and in the interests of protecting the amenities of the occupiers of adjoining properties and to comply with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2014/03295

5 Rowan Way Rottingdean Brighton

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension to both sides, rear dormer and side windows.

Applicant: Mr Jason Steele

Officer: Tom Mannings 292322

Approved on 02/01/15 DELEGATED

BH2014/03296

5 Rowan Way Rottingdean Brighton

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Jason Steele

Officer: Tom Mannings 292322

Approved on 02/01/15 DELEGATED

BH2014/03338

The Outlook 2 Roedean Path Brighton

Non material amendment to BH2010/01264 for the replacement of a window to the rear elevation with an obscure glass door.

Applicant: Mrs Andrea Bennett

Officer: Jonathan Puplett 292525

Approved on 02/01/15 DELEGATED

BH2014/03415

Saltdean Lido Saltdean Park Road Saltdean Brighton

Erection of pool plant building, alterations to pool to create a single pool, new volley ball court with mesh fencing, re-instatement of paddling pool with canopy over. Five year consent for 4no portakabins (changing facilities, WC's), with timber deck around, entrance kiosk and beach huts.

Applicant: Saltdean Community Interest Company

Officer: Kathryn Boggiano 292138

Approved on 08/12/14 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 with regard to the relining of the pool until samples of the materials to be used in the relining of the pool 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 pool and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the pool

lighting shall be carried out fully in compliance with the details contained within Conran & Partners document titled '2260 Saltdean Lido - Specification of items including within Listed Building and Full Planning Applications. Proposed underwater swimming pool lighting' received on 9 October 2014 and plan referenced 'Section AA + BB as proposed PL104 revision A' received on 3 December 2014.

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

4) UNI

The slide shown on plan referenced 'Plan as Proposed PL103 revision B' received on 8 December 2014 shall not be installed until full details of the slide including the design, size, materials and method of fixing to the pool, have been submitted to approved in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

5) UNI

No works shall take place until a Phasing Plan which details the timeframe for the delivery of the works approved as part of this planning permission, has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure that works to improve the historical character and setting of the Lido occur within an appropriate timeframe and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place on the southern access gate and associated steps and ramp hereby approved until full details of the colour of the gates and fencing, and full details of the surface materials for the steps, ramp and paths leading to the volleyball court, pool and portacabins hereby approved, 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 agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place on the Pool Plant Building until details of the construction of the green roof of the Pool Plant Building have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roof shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and to protect the setting of the Lido and to comply with policies QD17 and HE3 of the Brighton & Hove Local Plan.

8) UNI

No works shall take place on the Paddling Pool and Soft Play Area until details of the lining of the Paddling Pool and samples of the material for the Soft Play area have been submitted to and approved in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

9) UNI

The canopy shown on plan no. PL111 referenced 'Proposed section through shade sail canopy over children's paddling pool' received 13 October 2014 shall not be installed until full details of the canopy including the design, size and materials 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 retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

10) UNI

Notwithstanding the submitted plans, no fencing surrounding the volleyball court shall be installed until full details of the fencing including the height, design and colour 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 retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

11) UNI

No works shall take place on the installation of the beach huts until a colour scheme for the beach huts has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

12) UNI

The temporary portacabins, associated decking surround and fencing and temporary beach huts and associated paths leading to these structures hereby permitted and shown on plans referenced PL106 received on 13 October 2014 and PL- 103 Revision B received on 8 December 2014 shall be permanently removed from the site before 8 December 2019 and the land reinstated in accordance with a landscape scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: As the structure hereby approved is not considered suitable as a permanent form of development within the grounds of the Lido, permission is granted for a temporary period and to comply with policy HE3 of the Brighton & Hove Local Plan.

13) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan	PL-100		9 October 2014
Block Plan existing and proposed	PL109		9 October 2014

Site Survey as existing	PL - 101		9 October 2014
Section AA + BB as existing	PL102		13 October 2014
Section AA + BB as proposed	PL104	A	3 December 2014
Proposed temporary changing and WC facilities	PL106		13 October 2014
Proposed section through volleyball court	PL107		9 October 2014
Proposed + Existing Section + Elevation of new entrance to under-cliff walk	PL108		9 October 2014
Proposed Section through shade sail canopy over children's paddling pool	PL111		13 October 2014
Proposed elevations of beach hut	PL110		13 October 2014
Detail section through proposed pool plant room	PL105	1	17 November 2014
Plan as proposed	PL103	B	8 December 2014

14) UNI

No works shall take place on the Pool Plant Building hereby approved, until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces and for the doors and windows of the Pool Plant Building and for the external hardsurfaces surrounding the Pool Plant Building 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 the setting of this listed building and pool and to comply with policy HE3 of the Brighton & Hove Local Plan.

BH2014/03416

Saltdean Lido Saltdean Park Road Saltdean Brighton

Works to pool which include removal of subdividing section to create a single pool, relining of the pool, new slide and new lighting to pool.

Applicant: Saltdean Community Interest Company

Officer: Kathryn Boggiano 292138

Approved on 08/12/14 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 a Phasing Plan which details the timeframe for the delivery of the works approved as part of this Listed Building Consent, has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure that works to improve the historical character of the listed pool occur within an appropriate timeframe and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The slide shown on plan referenced 'Plan as Proposed PL103 revision B' received shall not be installed unless and until full details of the slide including the design, size, materials and method of fixing to the pool, have been submitted to approved in writing with the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and retained as such thereafter.

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

4) UNI

No works shall take place with regard to the relining of the pool, unless and until samples of the materials to be used in the relining of the pool 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 pool and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing with the Local Planning Authority, the pool lighting shall be carried out fully in compliance with the details contained within Conran & Partners document titled '2260 Saltdean Lido - Specification of items including within Listed Building and Full Planning Applications. Proposed underwater swimming pool lighting' received on 9 October 2014 and plan referenced 'Section AA + BB as proposed PL104 revision A' received on 3 December 2014.

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

BH2014/03422

4 Challoners Cottages Falmer Road Rottingdean Brighton

Replacement of existing double glazed UPVC windows with UPVC sash windows to front elevation.

Applicant: Miss Jean Barrett

Officer: Robert Hermitage 290480

Refused on 19/12/14 DELEGATED

1) UNI

The replacement windows to the front elevation, by virtue of their material and detailing, represent a harmful alteration that would fail to preserve the character and appearance of the building or wider Rottingdean Conservation Area. The proposal is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 9 Architectural Features, and Supplementary Planning Document 12 Design Guide for Extensions and Alterations.

BH2014/03463

21 Lustrells Vale Saltdean Brighton

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

Applicant: Mr & Mrs R Milton

Officer: Andrew Huntley 292321

Approved on 08/12/14 DELEGATED

BH2014/03465

St Wulfrans Church Greenways Brighton

Application for Approval of Details Reserved by Condition 5 and 6 of application BH2013/04102.

Applicant: St Wulfrans Church Ovingdean

Officer: Chris Swain 292178

Approved on 08/12/14 DELEGATED

BH2014/03513

Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton

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

Applicant: Mr Vincent Goldstein

Officer: Jason Hawkes 292153

Prior Approval is required and is approved on 11/12/14 DELEGATED

BH2014/03517

Flat 7 15 Sussex Square Brighton

Installation of wall hung gas boiler in kitchen with flue to rear elevation. (Part retrospective).

Applicant: Mr & Mrs Sattin

Officer: Allison Palmer 290493

Approved on 15/12/14 DELEGATED

1) UNI

Informatives:

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

Plan Type	Reference	Version	Date Received
Site location & block plan	823/slp		20/10/2014
Elevations	823/07		20/10/2014
Floorplan existing	823/01/A		20/10/2014
Floorplan proposed	823/08		20/10/2014
Roof plan & section	823/03/B		20/10/2014

2. This decision to grant Listed Building Consent has been taken:

(i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and

(ii) for the following reasons:-

The works would not cause harm to the character or an unacceptable loss of fabric to this Grade 1 Listed Building.

2) UNI

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

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

BH2014/03520

60 Greenways Brighton

Demolition of existing conservatory and garage and erection of two storey rear extension and single storey garage to rear. Alterations to existing porch and roof alterations including insertion of rooflights. Erection of single storey outbuilding in

rear garden.

Applicant: Mr A Patel
Officer: Tom Mannings 292322
Approved on 15/12/14 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 window within the south-east facing elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter 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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed within the south-eastern elevation of the property 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
Location Plan	03-1014g		20/10/14
Existing Block Plan	03-1014h		20/10/14
Proposed Block Plan	03-1014i		20/10/14
Existing Layouts	05/07/10a		20/10/14
Existing Roof Plan	05/07/10d		20/10/14
Existing Elevations	05/07/10e		20/10/14
Proposed Ground Floor Layout	03-1014		20/10/14
Proposed First Floor	03-1014a		20/10/14
Proposed Second Floor and Roof	03-1014b		20/10/14
Proposed Elevations	03-1014c		20/10/14
Proposed Side Elevations	03-1014d		20/10/14

Contextual Rear Elevation	03-1014e		20/10/14
Layouts, Section and Elevations	03-1014f		20/10/14

BH2014/03530

1 & 3 The Cliff Brighton

Application for approval of details reserved by conditions 8, 9, 11, 12, 13, 15 and 16 of application BH2011/03634.

Applicant: Sussex Transformations Ltd

Officer: Andrew Huntley 292321

Split Decision on 08/12/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 9, 12, 13 and 15 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 8, 11 are NOT APPROVED

2) UNI2

The details submitted pursuant to compliance with Condition 8 are not acceptable as no information has been given on precise species, size at planting, or a planting specification. In addition, no mention has been made of protecting any trees or shrubs that are already on site. The proposed grassed area should also be to BS 3969, the British Standard regarding lawn laying. Therefore, the proposed details fail to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

3) UNI3

The details submitted pursuant to compliance with Condition 11 are not acceptable as whilst the Ecological Scoping Assessment gives recommendations for the species to be used for the hedgerow, it is unclear whether these recommendations have been incorporated into the design. The Landscape Site Plan states that at least three species will be used in the hedgerow and at least 15 species of wildlife value will be used in the wildlife planting areas, but no detail of the species is given. Therefore, the details provided fail to comply with Policy QD17 of the Brighton & Hove Local Plan.

BH2014/03574

66 Lustrells Crescent Saltdean Brighton

Erection of single storey extension and raised terrace to rear elevation.

Applicant: Mr & Mrs Myles

Officer: Joanne Doyle 292198

Approved on 31/12/14 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 obscure glazed screen to the terrace hereby approved adjacent to 64 Lustrells Crescent shall be installed in accordance with the details shown on plan referenced 1535/1803c received on 16 December 2014 prior to the terrace being first brought into use and shall be retained as such thereafter.

Reason: To protect the privacy of adjacent residents and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing Plans & Elevations	1535/1801		22 Oct 2014
Proposed Plans & Elevations	1535/1803c	C	16 Dec 2014

BH2014/03618

28 Nevill Road Rottingdean Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.235m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.8m.

Applicant: Ms Louise Ramsay

Officer: Wayne Nee 292132

Prior approval not required on 08/12/14 DELEGATED

BH2014/03622

12 Arlington Gardens Brighton

Erection of single storey rear extension and roof alterations including hip to gable roof extensions and installation of roof lights.

Applicant: Mr & Mrs Rowe

Officer: Andrew Huntley 292321

Refused on 31/12/14 DELEGATED

1) UNI

The proposed roof alterations, by reason of scale, design and mass, would significantly alter the character and appearance of the host building and would result in the building appearing over-dominant and incongruous within the street scene. As such the proposal would harm the character and appearance of the existing building and the uniformity of the street scene and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

BH2014/03801

137 Marine Drive Rottingdean Brighton

Removal of existing porch and front bay at ground floor level. Roof alterations including raising of ridge height and balcony with pitched roof to front elevation.

Applicant: Jamie & Laura Malpass

Officer: Joanne Doyle 292198

Refused on 06/01/15 DELEGATED

1) UNI

The proposed extension, by reason of it's excessive height in relation to adjacent properties, would have an overdominant impact on the character and

appearance of the wider street, contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design guidance for extensions and alterations.

2) UNI2

The proposed roof extension by reason of its excessive bulk and massing would result in an unneighbourly impact on the occupiers of 135 Marine Drive by way of overshadowing and sense of enclosure, contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.

BH2014/03923

9 Ainsworth Avenue Brighton

Non Material Amendment to BH2013/01738 to additional skylight in rear existing extension. Change double door to single front door and glass panel to right. Removal of proposed side extension and entrance hall. Change downstairs ensuite to storage cupboard and two upstairs ensuites to family bathroom. Removal of proposed balustrade in centre of landing. Removal of proposed wardrobe to make space to move bedroom door.

Applicant: DMB Solutions

Officer: Tom Mannings 292322

Approved on 17/12/14 DELEGATED

WOODINGDEAN

BH2014/01857

1 The Ridgway Brighton

Conversion of surgery (D1) to residential dwelling incorporating formation of side porch, revised fenestration, parking and revised access.

Applicant: Dr Jeremy Sagar, Dr Ashley Crichton & Rosemary Crichton

Officer: Wayne Nee 292132

Approved on 18/12/14 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 vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

4) UNI

The development hereby permitted shall not be occupied 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 SU2 of the Brighton & Hove Local Plan.

5) UNI

Prior to the first occupation of the development hereby permitted the redundant vehicle crossover at 1 The Ridgway Brighton shall be reinstated back to a footway and verge by raising the existing kerb and footway and replacing redundant crossing and footpath materials across the verge with soil and grass in accordance with a specification that has been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policies TR7, TR8 and QD15 of the Brighton and Hove Local Plan.

6) UNI

No development shall commence until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a BREEAM Domestic Refurbishment rating of 'pass' as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) UNI

The residential units hereby approved shall not be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of 'pass' as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing floor plans	244TR01/01		05 June 2014
Existing elevations	244TR01/02		05 June 2014
Existing site plans	244TR01/03		05 June 2014
Proposed floor plans	244TR01/04		05 June 2014
Proposed elevations	244TR01/05		05 June 2014
Proposed site plans	244TR01/06		29 August 2014

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 policy TR14 of the Brighton & Hove Local Plan.

BH2014/02531

106 Downs Valley Road Brighton

Erection of building for use as cattery.

Applicant: Marie Smith

Officer: Chris Swain 292178

Approved on 10/12/14 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 use hereby permitted shall be carried on only by Mrs Marie Smith and by no other person and upon the cessation of occupation by Mrs Marie Smith the use hereby permitted shall cease.

Reason: This permission is granted exceptionally and only in view of the personal circumstances of the applicant.

3) UNI

The cattery use shall be confined solely to the hereby permitted outbuilding.

Reason: To protect the amenities of the occupiers of adjoining 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			4 August 2014
Existing plan at 1:100			4 August 2014
Existing plan at 1:200			28 July 2014
Proposed plan at 1:100			4 August 2014
Proposed plan at 1:200			28 July 2014
Proposed Pod elevations	3/14		4 August 2014
Proposed Pod plan	3/14		4 August 2014

BH2014/02852

472 Falmer Road Brighton

Gable ended roof extension with barn hip over existing ground floor side extension incorporating double rooflight to front roofslope and dormer to rear

Applicant: Ms Catrina Hey

Officer: Chris Swain 292178

Refused on 02/12/14 DELEGATED

1) UNI

The proposed roof enlargement, in conjunction with the front rooflight and rear dormer window, by virtue of its design, which includes a large flat roof section, massing and close proximity to the adjoining property to the south, 1 Briarcroft Road, 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

with 1 Briarcroft Road. The proposal would harm the appearance and character of the building and the visual amenity of the wider surrounding area and is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02869

2 Littleworth Close Brighton

Conversion of existing single dwelling into 2no detached houses, incorporating sub-division of the plot, replacement of existing single storey side extension with two storey side extension with pitched roof and associated alterations.

Applicant: Mr D Simson

Officer: Andrew Huntley 292321

Approved on 10/12/14 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 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.

4) 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.

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
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Location & Block Plan	whi01	A	02.09.2014
Existing Ground Floor Plan	whi05	C	27.08.2014
Existing First Floor & Roof Plans	whi06	B	27.08.2014
Existing Elevations	whi07	B	27.08.2014
Proposed Ground Floor Plan	whi10	D	02.09.2014
Proposed First Floor & Roof Plans	whi11	C	02.09.2014
Proposed Elevations	whi15	C	02.09.2014

6) 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.

BH2014/03086

3-9 Warren Way Brighton

Display of internally-illuminated fascia and hanging sign. (Retrospective)

Applicant: Co-operative Food Group

Officer: Joanne Doyle 292198

Approved on 09/12/14 DELEGATED

1) BH10.02

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

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

2) BH10.03

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

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

3) BH10.04

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

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

4) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

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

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

6) 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.

BH2014/03113

2 Baywood Gardens Brighton

Demolition of garage and erection of 1no. three bedroom, detached dwelling.

Applicant: Mr & Mrs Paul Simson

Officer: Wayne Nee 292132

Refused on 16/12/14 COMMITTEE

1) UNI

The proposed dwelling, by virtue of its excessive scale, mass, bulk, footprint and site coverage, is considered an inappropriate visually intrusive development that would represent an incongruous form of development that would be out of character with the pattern of surrounding development. Consequently the proposal represents an over-development of the site to the detriment of the surrounding area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by virtue of its excessive scale, mass, bulk and positioning, would represent an overbearing development that would have an un-neighbourly impact to the detriment of the amenities of the occupiers of neighbouring properties. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03129

29 Brownleaf Road Brighton

Erection of single storey rear extension with associated alterations including installation of new window to side elevation. (Retrospective)

Applicant: Mr James Griffiths

Officer: Tom Mannings 292322

Approved on 02/12/14 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	1127 PL001		17/09/14
Existing Block Plan	1127 PL002		17/09/14
Proposed Block Plan	1127 PL003	A	18/11/14
Existing Ground Floor Plan	PL004		17/09/14

Existing Roof Plan	PL005		17/09/14
Existing Section A	PL006		17/09/14
Existing Side Elevation	PL007		17/09/14
Existing Front Elevation	PL008		17/09/14
Existing Rear Elevation	PL009		17/09/14
Proposed Ground Floor Plan	PL010	A	17/09/14
Proposed Roof Plan	PL011	A	17/09/14
Proposed Section A	PL012	A	17/09/14
Proposed Side Elevation	PL013	A	18/11/14
Proposed Front Elevation	PL014		17/09/14
Proposed Rear Elevation	PL015		17/09/14

BH2014/03241

100 Downs Valley Road Brighton

Proposed garden structure for habitable accommodation ancillary to the host dwelling.

Applicant: M West

Officer: Andrew Huntley 292321

Refused on 03/12/14 DELEGATED

1) UNI

The development, by reason of its physical detachment, internal layout and proposed access arrangement would create a self-contained dwellinghouse at the site. The proposed site layout would not reflect the original development of the area and the backland location would fail to create a sense of place and integrate with existing development. Consequently, the proposal is out of keeping with its surroundings to the detriment of the character of the area. This harm is considered to outweigh the benefit provided by the additional dwelling. As such it would be contrary to policies QD1, QD2, QD3 and HO5 of the Brighton and Hove Local Plan and the design objectives set out in the NPPF.

BH2014/03254

3-9 Warren Way Brighton

Repainting of existing shopfront and new roller shutters (Retrospective).

Applicant: The Co-operative Group

Officer: Robert Hermitage 290480

Approved on 17/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing and Proposed Plans and Elevation, and Site Block Plan	2543-1	A	8th December 2014

BH2014/03308

1 Downs Valley Road Brighton

Alterations to existing garage to facilitate erection of single storey side extension incorporating garage, erection of single storey rear extension with associated roof extensions, installation of rooflights to side elevations and associated works.

Applicant: Mr T Cucciniello

Officer: Chris Swain 292178

Approved on 19/12/14 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 rooflights in the south facing roofslope 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			2 October 2014
Existing block plan			2 October 2014
Proposed block plan			2 October 2014
Existing ground floor plans	08-0714		2 October 2014
Existing first floor plans	08-0714a		2 October 2014
Existing elevations	08-0714b		2 October 2014
Proposed ground floor plans	08-0714c		2 October 2014
Proposed first floor plans	08-0714d		2 October 2014
Proposed elevations	08-0714e		2 October 2014
Proposed roof plan	08-0714f		2 October 2014

BH2014/03529

12 Warren Way Brighton

Prior approval for change of use of ground floor from retail (A1) to residential (C3) to form 1no studio flat.

Applicant: First Charterhouse LLP

Officer: Wayne Nee 292132

Prior Approval is required and is refused on 11/12/14 DELEGATED

BH2014/03611

6 Newells Close Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 4.525m, and for which the height of the eaves would be 3.161m.

Applicant: Mrs Sharon Webb

Officer: Tom Mannings 292322

Prior Approval is required and is refused on 08/12/14 DELEGATED

BH2014/03619

3 Hylden Close Brighton

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 3m.

Applicant: Mrs Patricia Cobb

Officer: Joanne Doyle 292198

Prior approval not required on 08/12/14 DELEGATED

BH2014/03655

3-9 Warren Way Brighton

Removal of existing air conditioning units and replacement with new units to rear of building with associated works and formation of new access path at rear from goods in entrance to delivery area (part retrospective).

Applicant: The Co-operative Group

Officer: Robert Hermitage 290480

Approved on 31/12/14 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

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

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Site and Block Plan	2543-2	-	30th October 2014
Existing and Proposed Plans and Elevations	2543-3	-	30th October 2014

BRUNSWICK AND ADELAIDE

BH2014/02321

21A Upper Market Street Hove

Change of use from flat (C3) to doctors surgery (D1).

Applicant: Mr Gary Toyne

Officer: Helen Hobbs 293335

Approved on 02/12/14 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 premises shall be used for the provision of a doctors' surgery 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 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.

3) UNI

The use hereby permitted shall not be operational except between the hours of 08.00 to 21.00 Mondays to Saturdays.

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan			6th October 2014
Existing floor plan			1st October 2014
Proposed floor plan			1st October 2014

BH2014/02606

Flat 1 18 Brunswick Place Hove

Internal and external alterations including replacement of existing window with timber door, installation of extract grilles to external wall and alterations to layout.

Applicant: Ms Alison Tucker

Officer: Tom Mannings 292322

Approved on 20/11/14 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 1:20 scale sample elevations and 1:1 scale joinery profiles of the external door 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.

BH2014/02608

Flat 1 18 Brunswick Place Hove

Replacement of existing window with timber door.

Applicant: Ms Alison Tucker

Officer: Tom Mannings 292322

Approved on 06/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the external door 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
Site Location Plan			04/08/14
Block Plan			04/08/14
Plan on Flat 1 as Existing	192/S01		29/08/14
Part Elevations to Flat 1 as Existing	192/S02		29/08/14
Plan on Flat as Proposed	192/D01		29/08/14
Part Elevations to Flat 1 as Proposed	192/D02	C	13/11/14

BH2014/02992

35 Holland Road Hove

Removal of existing fire escape to rear elevation.

Applicant: Mr Barry Hill

Officer: Lorenzo Pandolfi 292337

Approved on 03/12/14 DELEGATED

1) BH01.01

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

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

unimplemented permissions.

2) UNI

All new 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 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
Block Plan			08/09/2014
Existing Rear Elevation			08/10/2014
Proposed Rear Elevation			08/10/2014
Existing Basement Flat			08/10/2014
Proposed Basement Flat			08/10/2014
Existing Ground Floor Flat			08/10/2014
Proposed Ground Floor Flat			08/10/2014
Existing First Floor Flat			08/10/2014
Proposed First Floor Flat			08/10/2014
Existing Second Floor Flat			08/10/2014
Proposed Second Floor Flat			08/10/2014
Existing Third Floor Flat			08/10/2014
Proposed Third Floor Flat			08/10/2014

BH2014/03183

Flat 1 10-11 Palmeira Square Hove

Internal alterations to layout of flat.

Applicant: Filby Builders Limited

Officer: Helen Hobbs 293335

Approved on 03/12/14 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.

BH2014/03236

First Floor Flat 45 Lansdowne Street Hove

Replacement double glazed UPVC windows to rear.

Applicant: Mr Antao

Officer: Tom Mannings 292322

Approved on 06/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

The window hereby approved shall be a white, double glazed sash window and shall be retained as such thereafter.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Map	AKW 300/75152		25/09/14
Block Plan			25/09/14
Existing & Proposed Elevations	30082723		01/12/14
Window Specifications (2 pages)	300/75152	A	01/12/14

BH2014/03276

Flat 5 2 Brunswick Square Hove

Replacement of 3no existing UPVc windows with timber casement windows.

Applicant: Peter Ditch

Officer: Tom Mannings 292322

Approved on 05/12/14 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 shall be double glazed timber casement windows painted white. 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 and Block Plan	34		26/09/14
Proposed Elevations - Option 3	12		26/09/14
Existing Plan	14		26/09/14
Existing Elevations	15		26/09/14
Window Details Type 2	22		26/09/14
Window Details Type 3	23		26/09/14
Window Joiner Details	33		26/09/14

BH2014/03277

Flat 5 2 Brunswick Square Hove

Replacement of 3 no existing UPVc windows with timber casement windows.

Applicant: Peter Ditch

Officer: Tom Mannings 292322

Approved on 05/12/14 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 windows shall be double glazed timber casement windows painted white. 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.

BH2014/03408

74 Western Road Brighton

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

Applicant: Robert Dyas Ltd

Officer: Mark Thomas 292336

Approved on 04/12/14 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.

BH2014/03420

Flat 2 19 Brunswick Terrace Hove

Internal alterations to layout of flat incorporating relocation of boiler flue.

Applicant: Myles Dacre

Officer: Paul Earp 292454

Approved on 03/12/14 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 existing vent within the kitchen window shall be removed and replaced with a new glass pane to match the remainder of the window frame before the proposed kitchen is brought into use.

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

4) UNI

The existing kitchen flue within the external wall shall be removed, and the masonry made good to match the surrounding finishes and colour, before the proposed kitchen is brought into use.

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

BH2014/03439

Basement Flat 2 29 Brunswick Terrace Hove

Internal alterations to layout of flat. (Part retrospective)

Applicant: Mr Stephen McNee
Officer: Jason Hawkes 292153
Approved on 19/12/14 DELEGATED

1) UNI

Within 3 months of the date of this permission, full details of the new door, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections, shall be submitted to and approved in writing by the Local Planning Authority. The new door shall be of timber construction with recessed panels. Any fireproofing to the door should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type. 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.

BH2014/03452

36 Waterloo Street Hove

Replacement of existing front windows with double-glazed timber sliding sash windows, with associated alterations to rendered corner mullions.

Applicant: Seadragon
Officer: Liz Arnold 291709

Approved on 09/12/14 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 all new sash window(s) 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 with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

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

3) UNI

The cills of the windows hereby approved shall be constructed of masonry.

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
Pre-Existing, Existing and Proposed Elevations	01	-	4th October 2014
Pre-Existing, Existing and Proposed Elevations	02	-	14th October 2014

Proposed Plans			
Large Scale Window Details	03	-	14th October 2014

BH2014/03556

46A York Road Hove

Replacement of existing single glazed timber door, sash and casement windows with double glazed timber patio doors and sash windows.

Applicant: Miss Kajsa Ingvarsson

Officer: Mark Thomas 292336

Approved on 05/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	-	-	10th November 2014
Window schedule, photographs and block plan	58-01_46YR	Rev. B	10th November 2014
Existing and proposed elevations	58-02_46YR	Rev. A	10th November 2014
Existing and proposed floor plan	58-04_46YR	Rev. A	10th November 2014
Window specification and sections	-	-	10th November 2014

BH2014/03795

Flat 4 48 Brunswick Place Hove

Application for Approval of Details Reserved by Condition 3 of application BH2014/02918

Applicant: Mr Jos Jorgensen

Officer: Joanne Doyle 292198

Approved on 31/12/14 DELEGATED

BH2014/03828

18 Salisbury Road Hove

Removal of existing metal fire escape and blocking up of 3no doors and replacement of 1no timber door with timber window to south elevation.

Applicant: 18 Salisbury Road Ltd

Officer: Liz Arnold 291709

Approved on 07/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 window hereby permitted in the south elevation shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter 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 Plan	-	-	13th November 2014
Block Plan	-	-	13th November 2014
South Elevation as Existing	14042/11.001	-	13th November 2014
South Elevation as Proposed	14042/11.002	-	13th November 2014

CENTRAL HOVE

BH2014/02540

Flat 5 Royal Court 8 Kings Gardens Hove

Internal alterations to layout of fourth floor flat.

Applicant: Ms K Auguste

Officer: Mark Thomas 292336

Approved on 08/12/14 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 artificial ventilation runs and vents including scaled floor plans, 1:20 scale sample elevations and large scale vent details have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

3) UNI

No works shall take place until full details of the proposed doors 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.

BH2014/02637

40 Albany Villas Hove

Erection of single storey detached garage to replace existing with associated alterations. Installation of new railings and gates to front and rear boundaries and widening of vehicular access.

Applicant: Mr & Mrs Houlbrook

Officer: Helen Hobbs 293335

Refused on 09/12/14 DELEGATED

1) UNI

The proposed garage, by reason of design, siting and its excessive footprint would result in an unsympathetic and visually harmful addition to the rear of the property. The proposal would therefore significantly harm the character and appearance of the existing property, street scene and surrounding conservation area, contrary to policy QD14 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

2) UNI2

The proposed alterations to both the front and rear boundary walls, would result in the boundaries appearing out of character with the adjoining properties and the general character of the surrounding conservation area. The introduction of the railings would form an incongruous addition to the property. The proposal would therefore significantly harm the character and appearance of the existing property, street scene and surrounding conservation area, contrary to policy QD14 and HE6 of the Brighton and Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/02698

1 Hove Street Hove

Application for Approval of Details Reserved by Conditions 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of application BH2014/00735

Applicant: John Robinson

Officer: Liz Arnold 291709

Split Decision on 15/12/14 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 11, 12, 13, 14, 15, 16, 17, 18 i) (a) i) (b) and 19 of approved application BH2014/00735 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 18 i) (c), 18 ii), 20 and 21 are NOT APPROVED

BH2014/02839

Basement Rear Flat 55 Tisbury Road Hove

Replacement of existing rear bay window with timber french doors.

Applicant: Miss Rebekah Elliott

Officer: Robert Hermitage 290480

Approved on 24/11/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Block Plan	-	-	29th September 2014
Existing Floor Plan	-	-	16th September 2014
Proposed Floor Plan	-	-	16th September 2014
Existing Elevations	-	-	16th September 2014
Proposed Elevations	-	-	16th September 2014
Resulting Impression	-	-	21st August 2014

BH2014/03093

Flat 1 53 Osborne Villas Hove

Replacement of existing timber windows and door to rear with UPVC units.

Applicant: Ms Claire Bourdin

Officer: Mark Thomas 292336

Approved on 31/12/14 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

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

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

Plan Type	Reference	Version	Date Received
Site Location plan	-	-	29th September 2014
Window schedule	-	-	15th September 2014
Brochure by 'Anglian'	-	-	29th September 2014

Photographs	-	-	15th September 2014
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BH2014/03116

9 Blatchington Road Hove

Installation of rooflights to front and rear roof slopes and new window to front elevation.

Applicant: Eric Barnard

Officer: Jason Hawkes 292153

Approved on 24/11/14 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
Planning	01		17th September 2014

BH2014/03258

Second Floor Flat 21 Medina Villas Hove

Infill roof extension between two existing pitched roofs, creation of internal courtyard with retractable roof over and insertion of 2no rooflights to rear.

Applicant: Ms Sophia Jones

Officer: Mark Thomas 292336

Refused on 05/12/14 DELEGATED

1) UNI

The submitted drawings are not an accurate representation of the existing dwellinghouse and do not therefore allow proper consideration of the impact of the proposed development on the character and appearance of the building or wider Cliftonville Conservation Area. In the absence of such detail the proposal cannot be properly assessed against policies QD14 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03282

1a Brooker Street Hove

Change of use from retail (A1) to leisure facility/swimming school (D2).

Applicant: Mr Rob Harper

Officer: Christopher Wright 292097

Approved on 09/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The premises shall be used for the provision of swimming lessons and training only and for no other purpose (including any other purpose in Class D2 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 policies QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied or brought into use until a scheme for the soundproofing of the premises has been submitted to and approved in writing by the Local Planning Authority. The soundproofing measures shall be completed in accordance with the agreed details prior to the development being first brought into use and shall be maintained as such thereafter.

Reason: In order to safeguard the amenities of the occupiers of adjoining residential properties, in particular the residential unit on the first floor above the premises, and to comply with policies SU10 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
Site Location Plan			30 Sep 2014
Ground Floor Plan & Elevations (as existing)	14500E02		30 Sep 2014
Ground Floor Plan & Elevations (as proposed)	14500P02	E	3 Dec 2014

6) UNI

Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014.

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.

BH2014/03298

83 Church Road Hove

Application for Approval of Details Reserved by Condition 1 of application BH2014/00471

Applicant: Mr F Asghari

Officer: Christopher Wright 292097

Refused on 25/11/14 DELEGATED

BH2014/03406

Flat D 63 Tisbury Road Hove

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2014/00328.

Applicant: Sparks Property Developments

Officer: Helen Hobbs 293335

Approved on 09/12/14 DELEGATED

BH2014/03494

Flat 9 6 Fourth Avenue Hove

Replacement of 2no existing windows on front elevation with inward opening doors and use of existing roof area as balcony with installation of railing.

Applicant: Mr Paul Hiily

Officer: Helen Hobbs 293335

Refused on 23/12/14 DELEGATED

1) UNI

The proposed development would result in the loss of two original sash windows and the introduction of replacement doors of an inappropriate design and style. The development would therefore disrupt the uniformity of the front elevation and would unbalance the pair of semi detached properties, to the detriment of the character and appearance of the existing property, street scene and the surrounding Conservation Area. The development is therefore contrary to policy HE6 of the Brighton and Hove Local Plan.

2) UNI2

The formation of a balcony and addition of a balustrade would form an incongruous and alien feature to the front elevation and would be out of keeping with the adjoining properties in the street. The proposal would therefore result in significant harm to the character and appearance of the existing property, street scene and surrounding Conservation Area. The development is therefore contrary to policy HE6 of the Brighton and Hove Local Plan.

3) UNI3

The proposed balcony, due to its close proximity to adjoining properties, would result in a perceived sense of overlooking and loss of privacy as well as a unacceptable levels of noise and disturbance, to the detriment of the amenity of the neighbouring properties. The development is therefore contrary to policy QD14 and QD27 of the Brighton and Hove Local Plan.

BH2014/03544

8 Vallance Road Hove

Erection of single storey rear extension , excavation to create basement floor, new balustrade to rear and new steps to garden.

Applicant: Mr & Mrs B Carden

Officer: Lorenzo Pandolfi 292337

Refused on 11/12/14 DELEGATED

1) UNI

The development, by reason of the screening height, associated with the raised patio, along the shared boundary with 10 Vallance Road, would result in a significant loss of light and outlook to a ground floor side facing window at no. 10. The development would therefore result in significant harm to neighbouring amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03614

4 Grand Avenue Hove

Replacement of stone paving to front entrance to match existing and new stone kerb.

Applicant: Four Grand Avenue (Hove) Man Co Ltd

Officer: Helen Hobbs 293335

Approved on 02/01/15 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 replacement York Stone shall match the appearance and laying pattern of the existing path.

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

BH2014/03654

32 Third Avenue Hove

Conversion of roof space to form 2no studio flats incorporating rooflights to north elevation and dormers to south elevation.

Applicant: Mr G Jasper

Officer: Christopher Wright 292097

Refused on 07/01/15 DELEGATED

1) UNI

The proposal would constitute an over-development of the roof space and would create a cramped layout to each flat with unsatisfactory outlook to bedrooms. The proposal would not provide the standard of accommodation reasonably expected by the Local Planning Authority and future residents' amenity and living conditions would be compromised. This harm is considered to outweigh the benefit provided by the additional residential units. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03656

Goldstone Business Centre 2 Goldstone Street Hove

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

Applicant: Perth Securities

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 23/12/14 DELEGATED

BH2014/03657

143-145 Church Road Hove

Installation of new and replacement aluminium windows and door to side and rear

elevations at first and second floor level.

Applicant: Avon City Ltd
Officer: Helen Hobbs 293335
Approved on 31/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

Plan Type	Reference	Version	Date Received
Existing plans, sections and elevations	0303.EXG.100	A	7th November 2014
Proposed plans and elevations	0303.PL.100	A	7th November 2014

BH2014/03696

143-145 Church Road Hove

Prior approval for change of use from offices (B1) to residential (C3) to form 2no one bed flats and 3no studio flats.

Applicant: Avon City Limited
Officer: Christopher Wright 292097

Prior Approval is required and is approved on 15/12/14 DELEGATED

GOLDSMID

BH2014/02678

84-86 Denmark Villas Hove

External alterations including revisions to fenestration following prior approval for change of use at first, second and third floor levels from offices (B1) to residential (C3) to form 15no flats.

Applicant: The Baron Homes Corporation
Officer: Andrew Huntley 292321

Refused on 10/12/14 DELEGATED

1) UNI

The proposed alterations, by reason of their design and detailing, would significantly dilute the uniformity and horizontal emphasis of the building and would further emphasise the poor unsightly contrast with the Hove Station Conservation Area. The proposal would not therefore be sympathetic to the appearance of the existing building and would cause further harm to the character and appearance of the wider Conservation Area, contrary to policies QD14 and HE6 of the Brighton and Hove Local Plan.

BH2014/02944

Flat 18 Gainsborough House 4-6 Eaton Gardens Hove

Replacement of timber windows and aluminium door with UPVC windows and door.

Applicant: T Roberts
Officer: Lorenzo Pandolfi 292337
Approved on 28/11/14 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	08/14/14		02/09/2014
Proposed windows	08/14/14		02/09/2014
Location plan and proposed single door	08/14/14		02/09/2014

BH2014/03246

St Annes Convent Rear of 3 Lansdowne Road Hove

Application for Approval of Details Reserved by Condition 12 of application BH2012/01702.

Applicant: Poor Servants of the Mother of God

Officer: Adrian Smith 290478

Approved on 21/11/14 DELEGATED

BH2014/03260

67 Wilbury Crescent Hove

Certificate of lawfulness for proposed roof alterations with front rooflights and rear dormer.

Applicant: Mrs Sian Lye

Officer: Sonia Gillam 292265

Approved on 25/11/14 DELEGATED

BH2014/03263

67 Wilbury Crescent Hove

Erection of single storey rear extensions.

Applicant: Mrs Sian Lye

Officer: Sonia Gillam 292265

Approved on 25/11/14 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 brickwork finish of the development hereby permitted shall match those of the existing building.

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

3) UNI

The rooflights in the side elevations 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 and block plan	CH628/001		29/09/2014
Existing plans	CH628/002		29/09/2014
Existing elevations and sections	CH628/003		29/09/2014
Proposed plans	CH628/004		29/09/2014
Proposed elevations and sections	CH628.005		29/09/2014

BH2014/03280

40 Livingstone Road Hove

Replacement of existing window with timber doors and installation of external timber staircase to rear at ground floor level.

Applicant: Ronan Whittaker

Officer: Mark Thomas 292336

Approved on 05/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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

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

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

Plan Type	Reference	Version	Date Received
Site location plan	-	-	26th September 2014
Block plan	-	-	26th September 2014
Existing and proposed plans and elevations	01	-	26th September 2014
Photographs	-	-	8th December 2014

BH2014/03289

44 Hove Park Villas Hove

Creation of lightwells and installation of windows to side elevations at lower ground floor level.

Applicant: Mr Ben Hatch

Officer: Lorenzo Pandolfi 292337

Approved on 05/12/14 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 Plans	CH611/001		30/09/2014
Existing Plans	CH611/002		10/10/2014
Existing Plans, Elevations and Sections	CH611/003		30/09/2014
Existing Plans, Elevations and Sections	CH611/004		10/10/2014
Proposed Basement and Elevations	CH611/015		30/09/2014
Proposed Sections	CH611/016		30/09/2014

BH2014/03364

Beresford Court Somerhill Road Hove

Change of use from basement storage (B8) to offices (B1) with associated alterations.

Applicant: Geneva Investment Group

Officer: Adrian Smith 290478

Approved on 04/12/14 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 premises shall be used for the provision of B1(a) offices only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan and block plan	2962-loc	-	07/10/2014
Existing plans and elevations	2962-01	-	01/10/2014
Proposed plans and elevations	2962-03	A	17/10/2014

BH2014/03409

19 The Upper Drive Hove

Application for variation of condition 2 of application BH2014/00421 to permit amendments to the approved drawings to vary internal and external layout.

Applicant: Cotes Developments

Officer: Jason Hawkes 292153

Approved on 02/01/15 DELEGATED

1) UNI

Not used

2) UNI

The 1.8 obscure glazed screen for the approved second floor terrace, as indicated on drawing no.GD357/GA104E, shall be installed prior to the first occupation of Apartment 9. The screen shall be retained as such thereafter.

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

3) UNI

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

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

4) UNI

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

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

5) UNI

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.

6) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities approved under BH2014/00959 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.

7) UNI

The development shall be implemented using the materials approved under BH2014/00959 and shall thereafter be retained as such.

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

8) UNI

The development shall be implemented in accordance with the Code for Sustainable Homes certificates (submitted at the Design Stage) indicating Level 3 approved under BH2014/00959.

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

9) UNI

The development shall be implemented in accordance with green roof details approved under BH2014/00959. The green roofs shall be implemented as approved before the dwellings are occupied and maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: To ensure a satisfactory appearance to the development and enhance nature conservation and to comply with policies QD1, QD2 and QD15 of the Brighton and Hove Local Plan.

10) UNI

The development shall be implemented in accordance with cycle parking details approved under BH2014/00959. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

11) UNI

The development shall be implemented in accordance with the landscaping details approved under BH2014/00959 and thereafter retained as such.

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

12) UNI

The development shall be implemented in accordance with the method statement demonstrating how trees in close proximity to proposed hardsurfaces are to be treated as approved under BH2014/00959. The works shall be implemented in

strict accordance with the approved details and thereafter maintained.

Reason: To ensure satisfactory care of trees and to comply with policies QD15 & QD16 of the Brighton and Hove Local Plan.

13) UNI

The vehicular crossovers onto the public highway shall be constructed in accordance with the Council approved Manual for Estate Roads and under licence from the Highway Operations Manager.

Reason: To ensure the safety of persons and vehicles entering and leaving the site and proceeding along the highway and to comply with policy TR7 of the Brighton and Hove Local Plan.

14) UNI

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

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

15) UNI

The development shall be implemented in accordance with the landscaping details approved under BH2014/00959 and thereafter retained as such.

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

16) UNI

The development shall be implemented in accordance with the details of fences for tree protection measures approved under BH2014/00959. The fences shall be retained until the completion of the development and no vehicles, plant or machinery shall be driven or placed within the areas enclosed by such fencing.

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.

17) UNI

The development shall not be occupied until the parking areas have been provided in accordance with the approved plans or details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles belonging to residents of the development or their visitors.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR7 and TR19 of the Brighton and Hove Local Plan.

18) UNI

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

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

Plan Type	Reference	Version	Date Received
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Proposed Site Plan	GD355/P/100		10th February 2014
Proposed Lower Ground Floor Plan	GD355/P/101	A	9th October 2014
Proposed Ground Floor Plan	GD355/P/102	A	9th October 2014
Proposed First Floor Plan	GD355/P/103	A	16th December 2014
Proposed Third Floor Plan	GD355/P/105		10th February 2014
Proposed Elevations	GD355/P/200	A	9th October 2014
Existing & Proposed Street Elevations	GD355/P/201		10th February 2014
Proposed Site Sections	GD355/P/300		10th February 2014
Elevation C (Rear Gardens)	GD357/GA203	C	18th August 2014
Elevation A (The Upper Drive)	GD357/GA201	B	18th August 2014
Elevation D (Neighbouring No.17)	GD357/GA204	C	18th August 2014
Proposed Second Floor Plan	GA104	E	18th August 2014
Existing Site Survey	TA407/02	A	19th January 2014
Existing Site Location Plans	TA407/01	B	19th January 2014

BH2014/03418

28 Denmark Villas Hove

Erection of single storey side extension and insertion of 2no rooflights.

Applicant: Mr & Mrs Dalley

Officer: Lorenzo Pandolfi 292337

Refused on 08/12/14 DELEGATED

1) UNI

The proposed extension would not respect the original form and layout of the semi-detached pair, would not preserve its traditional character and would alter the visual rhythm of the east side of Denmark Villas. As such the scheme would detrimentally impact on the character of the host building and the appearance of the Denmark Villas Conservation Area and would be contrary to Policies QD14 and HE6 of the Brighton and Hove Local Plan.

BH2014/03429

84 Goldstone Villas Hove

Change of use from retail (A1) to public house (A4).

Applicant: Mrs Ruth Evans

Officer: Christopher Wright 292097

Approved on 18/12/14 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 an acoustic report indicating that external plant will not cause unreasonable noise or vibration disturbance to local residents and businesses has been submitted to and approved in writing by the Local

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

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

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 12.00 and 21.00 on Mondays to Thursdays and 12.00 and 23.00 on Fridays and Saturdays and 12.00 and 15.00 on Sundays.

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

4) UNI

There shall be no preparation/cooking/heating-up of hot or cold food on the premises. No hot or cold food shall be served to customers on the premises other than bar snacks.

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

No vehicular movements nor any loading or unloading of vehicles associated with the use hereby permitted shall take place in the vicinity of the application site except between the hours of 08.00 and 18.00 Mondays to Fridays and 09.00 and 18.00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

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

6) UNI

There shall be no live music, amplified music or playback of recorded music in association with the approved use of the premises at any time.

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

7) UNI

The areas of the premises to be used by customers shall be limited to the areas marked W.C. and within the front room (marked Micro Pub) of the premises as shown on drawing 84GV-P1 hereby approved. Customers shall not be permitted in the other parts of the premises.

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.

8) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			13 Oct 2014
Planning Application (Existing and Proposed Floor Plans)	84GV-P1		13 Oct 2014
Proposed Rear Elevation			23 Oct 2014

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

BH2014/03652

Land to South of 32 Cambridge Grove Hove

Variation of conditions 8 and 12 of application BH2014/00332 (Erection of 1no 3 bedroom dwelling (C3)) to require the development to achieve level 4 rather than 5 of the code for sustainable homes.

Applicant: Putensen Properties

Officer: Helen Hobbs 293335

Approved on 02/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A and E and Part 40 Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The decorative brickwork elements and the profile for the coping of the boundary wall shall match the existing walls identified in the application at the east side of Cambridge Grove.

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

4) UNI

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

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

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final / Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 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.

6) UNI

No development shall commence on site until a scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant sizes and proposed numbers / densities and an implementation programme. At least one or two replacement trees should be marked on these plans to replace the juvenile Elm that will be removed to facilitate the development. Limited space means these trees may only be fruit trees on dwarf rooting stock.

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

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

8) UNI

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

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

9) UNI

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

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

10) UNI

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

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

11) UNI

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

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

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

12) UNI

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

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

BH2014/03720

35 Lyndhurst Road Hove

Certificate of lawfulness for proposed creation of rear dormer.

Applicant: Mrs Susan Lytle

Officer: Tom Mannings 292322

Approved on 31/12/14 DELEGATED

HANGLETON & KNOLL

BH2014/01013

94 Sunninghill Avenue Hove

Erection of single storey rear extension to replace existing conservatory.

Applicant: Richard Clatton
Officer: Robert Hermitage 290480
Approved on 07/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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	-	-	12th May 2014
Block Plan	-	-	12th May 2014
Proposed Ground Floor Plan	13/16-02	-	16th April 2014
Existing Ground Floor Plan	13/16-03	-	16th April 2014
Proposed Elevations	13/16-01	A	7th July 2014

BH2014/01097

5 The Parade Hangleton Road Hove

Display of non illuminated projecting sign and vinyls.

Applicant: Co-Operative Group Building

Officer: Robert Hermitage 290480

Approved on 09/12/14 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) BH10.05

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

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

5) BH10.06

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

6) UNI

Within three months of the date of this decision, the existing projecting oval-shaped "Post Office" sign located to the left of the fascia sign should be removed and any damage incurred by its removal repaired.

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

BH2014/02489

Land to Rear of Harmsworth Crescent Hardwick Road Hove

Erection of 4no three bedroom houses.

Applicant: Brighton & Hove City Council

Officer: Jason Hawkes 292153

Approved on 30/12/14 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 hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

3) UNI

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

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

4) UNI

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

Reason: To ensure satisfactory provision of homes for people with disabilities

and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) UNI

No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B, C, D & 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: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

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

(a) a 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,

(b) 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) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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) (b).

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

7) UNI

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

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

8) UNI

No development shall take place until a 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 policy SU13 of the Brighton & Hove Local Plan, policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

9) UNI

No development shall commence until a Arboricultural Method Statement outlining protection measures for trees and hedges adjoining the site during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details to protect the root protection area of trees adjoining the site during construction works. The scheme shall be implemented in accordance with the agreed details.

Reason: To protect the trees and hedges adjoining 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.

10) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed 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.

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

11) UNI

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

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

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 and elevations with datum levels clearly marked. 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 and Hove Local Plan.

13) UNI

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

14) UNI

No development shall take place until a full scheme including layout and constructional drawings, setting out the highway works to the site access on Harmsworth Crescent and the associated footway works and the access road within the site has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved highway works have been carried out in accordance with the approved scheme.

Reason: To ensure that there suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

15) 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.

16) 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 the residential units 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.

17) UNI

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

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

18) UNI

The development hereby permitted shall be carried out in accordance with 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	PL01	A	30th July 2014
Existing Site Plan	PL02		23rd July 2014

Proposed Site Plan	PL03	C	5th 2014	November
Proposed House Types A & B	PL04	A	5th 2014	November
Proposed East & West Elevations	PL06	B	5th 2014	November
Cross Section A-A	PL07	B	5th 2014	November
Cross Section B-B	PL08	B	5th 2014	November
Proposed East & West Elevations - Material Key	PL09	B	5th 2014	November
Proposed North & South Elevations	PL11		5th 2014	November

BH2014/03119

10 Summerdale Road Hove

Installation of front dormer.

Applicant: Miss Victoria Bean

Officer: Lorenzo Pandolfi 292337

Approved on 08/12/14 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 Layout		A	12/11/2014
Proposed Front Dormer		A	12/11/2014

BH2014/03250

25 Egmont Road Hove

Erection of two storey rear extension with associated roof extensions and alterations.

Applicant: Mr Andrew Stanley

Officer: Mark Thomas 292336

Refused on 12/12/14 DELEGATED

1) UNI

The submitted plans are inaccurate and there are inconsistencies between the different plans with regard to the dimensions and design of the proposal.

Notwithstanding this, the proposal, by reason of its siting, height, scale, massing and design, would be an incongruous and bulky addition which would be harmful to the character and appearance of the host property and the row of terraces. The proposal, also by reason of its siting, height, scale, massing and design would be overbearing to the adjoining property 27 Egmont Road and would be harmful to their residential amenity. As such the proposal is contrary to Brighton & Hove Local Plan policies QD14, QD27 and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'.

BH2014/03305

103 Hangleton Valley Drive Hove

Erection of single storey rear extension and conservatory and alterations to fenestration.

Applicant: Mr Cummins

Officer: Lorenzo Pandolfi 292337

Approved on 18/12/14 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
Drawing 1 Existing & Proposed Floor Plans & Elevations			23/10/2014
Drawing 2 Location and Block Plan			23/10/2014

BH2014/03321

253 Old Shoreham Road Hove

Application for approval of details reserved by conditions 4(a), 4(b) and 5 of application BH2014/00913.

Applicant: Mr R Bascomb

Officer: Helen Hobbs 293335

Approved on 31/12/14 DELEGATED

BH2014/03323

128 Hangleton Way Hove

Erection of single storey rear extension with associated external alterations.

Applicant: Mr M Mitchell

Officer: Lorenzo Pandolfi 292337

Approved on 17/12/14 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 side window hereby approved shall be obscure glazed and, unless any part of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed, non-opening. The windows shall be retained as such thereafter.

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

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
Site Location Plan, Existing and Proposed Floorplans and Elevations	02		03/10/2014

5) UNI

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

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

BH2014/03346

7 Hangleton Lane Hove

Application for Approval of Details Reserved by Condition 4 of application BH2013/00044.

Applicant: Mr Savash Osman

Officer: Helen Hobbs 293335

Approved on 11/12/14 DELEGATED

BH2014/03367

169 Hangleton Way Hove

Change of use from retail (A1) to financial and professional services (A2) (retrospective).

Applicant: ilnsure365

Officer: Adrian Smith 290478

Approved on 10/12/14 DELEGATED

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan, block plan, existing and proposed floor plans	169HW/02	-	16/10/2014

BH2014/03373

37 Elm Drive Hove

Certificate of Lawfulness for proposed single storey side extension.

Applicant: Mr Derek Pickering

Officer: Lorenzo Pandolfi 292337

Approved on 04/12/14 DELEGATED

BH2014/03628

20 Olive Road Hove

Application for approval of details reserved by conditions 5(a), 7 and 8 of application BH2013/03982.

Applicant: Billaway Developments Ltd

Officer: Helen Hobbs 293335

Approved on 22/12/14 DELEGATED

BH2014/03712

165 Hangleton Way Hove

Application for Approval of Details Reserved by Condition 7 of application BH2014/01071

Applicant: Best One

Officer: Liz Arnold 291709

Approved on 24/11/14 DELEGATED

BH2014/03732

19 Godwin Road Hove

Erection of single storey rear extension.

Applicant: Brighton and Hove City Council

Officer: Tom Mannings 292322

Refused on 30/12/14 DELEGATED

1) UNI

The proposed rear extension, by virtue of its scale, bulk, height and design would form an overly dominant addition which would not appear subservient to the existing building and would result in an over-extended appearance to the property. The proposal would result in a significant and harmful change to the property's original plan form, character and appearance and impact upon the visual amenities of neighbouring properties. The proposed development is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and Supplementary Planning Document SPD12: Design guide for extensions and alterations.

BH2014/03868

70 Hallyburton 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 5m, for which the maximum height would be 3.1m and for which the height of the eaves would be 3m.

Applicant: Ms Rachel Grant

Officer: Helen Hobbs 293335

Prior Approval is required and is refused on 22/12/14 DELEGATED

BH2014/04022

28 High Park Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.95m.

Applicant: Mr Behroush Nobakhsh

Officer: Joanne Doyle 292198

Prior approval not required on 07/01/15 DELEGATED

NORTH PORTSLADE

BH2014/02490

Flint Close Portslade

Demolition of existing garages and erection of 4no houses with 6no car parking spaces, cycle and refuse storage.

Applicant: Brighton & Hove City Council

Officer: Adrian Smith 290478

Approved on 21/11/14 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 hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

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

3) UNI

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

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

4) UNI

The first floor windows in the side elevations of each dwellinghouse hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

5) UNI

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.

6) UNI

No development shall take place until a scheme setting out highway works to implement a continuous footway to the rear of the parked vehicles on Flint Close, retaining the existing level of on-street car parking spaces has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved highway works have been carried out in accordance with the approved scheme.

Reason: To ensure that there suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

7) UNI

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate disturbance during demolition and construction works from noise and dust, plant and equipment and transport movements in addition to details of any temporary external lighting to be installed at the site and measures to prevent light spillage. The development shall be carried out in accordance with the approved CEMP unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that construction operations, vehicles, materials and waste do not impact on highway safety and the operation of the school, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

9) 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.

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

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

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study received on 13 August 2014 and update received on 12 September 2014 in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,

(b) 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) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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) (b).

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.

12) UNI

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

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

13) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

14) UNI

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

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

15) UNI

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

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

Plan Type	Reference	Version	Date Received
Site plan	PL01	A	30/07/2014
Existing site plan	PL02	-	23/07/2014
Existing floor plan/topographical survey	L6379/1	0	08/09/2014
Existing elevations	L6379/2 PL10 0		08/09/2014 08/09/2014
Proposed site plan	PL03	B	11/11/2014
Proposed floor plans	PL04	A	11/11/2014
Proposed elevations A & B	PL05	A	11/11/2014
Proposed elevations C & D	PL06	A	11/11/2014
Proposed elevations E & F	PL07	A	11/11/2014
Proposed sections	PL08	A	11/11/2014

BH2014/03663

Former Car Park & Driveway Rowan House Rowan Close Brighton

Outline application for erection of 4no semi-detached houses.

Applicant: Rowan Close Limited

Officer: Adrian Smith 290478

Refused on 22/12/14 DELEGATED

1) UNI

The proposed site layout and proximity of the buildings to the site boundaries represents a cramped form of development out of keeping with the surrounding area. The proposed development is therefore considered to represent an overdevelopment of the site contrary to policies QD1, QD2 & QD3 of the Brighton and Hove Local Plan.

2) UNI2

The proposed development, by virtue of its limited outlook and disproportionately small private amenity space, particularly to units 3 & 4, would result in a poor overall standard of accommodation for future occupiers, contrary to policies QD27 and HO5 of the Brighton and Hove Local Plan.

3) UNI3

The proposed development, by virtue of its cramped layout, would have an overbearing impact on adjacent occupiers at 2-8 Rowan Close, resulting in a

significant loss of outlook and privacy, contrary to policy QD27 of the Brighton and Hove Local Plan.

BH2014/03810

196 Valley 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 3.2m, and for which the height of the eaves would be 3.2m.

Applicant: Ms Jackie Lamont

Officer: Sonia Gillam 292265

Prior Approval is required and is refused on 10/12/14 DELEGATED

BH2014/03956

105 Graham Crescent Portslade

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.2m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3m.

Applicant: Miss H Skilling

Officer: Joanne Doyle 292198

Prior approval not required on 07/01/15 DELEGATED

SOUTH PORTSLADE

BH2013/02772

6 Locks Hill Portslade

Demolition of existing building (D1) and erection of 5 houses fronting Locks Hill with car parking and vehicular access from rear.

Applicant: J B Howard Properties Ltd

Officer: Nicola Hurley 292114

Refused on 24/11/14 DELEGATED

1) UNI

The proposed terrace of five properties by reason of its scale, footprint, height, poor design detailing and materials would appear as an overly dominant form that would have a detrimental impact on the setting of the neighbouring listed building, 8 Locks Hill. The proposed development is therefore contrary to policies QD1, QD2 and HE3 and HE10 of the Brighton and Hove Local Plan.

BH2014/01523

7 Symbister Road Portslade

Demolition of existing building and erection of a part three/part four storey building to form 9no flats incorporating communal garden to rear and 4no off street parking spaces to the front.

Applicant: Nova Developments (UK) Limited

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 05/12/14 COMMITTEE

1) UNI

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

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

unimplemented permissions.

2) UNI

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

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

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

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

5) UNI

Access to the flat roof over the building 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.

6) UNI

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

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

7) UNI

The screen for the approved rear first floor terrace, as indicated on drawing no.(08)005A, shall be installed before the terrace is brought into use. The screen shall be retained as such thereafter.

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.

8) UNI

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

9) 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.

10) UNI

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

11) UNI

No development shall take place until details of a scheme of works to link the existing footway on Symbister Road into the proposed forecourt area in front of the development site, as detailed in drawing number (08)003A shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: To ensure a satisfactory pedestrian access in accordance with policy TR7 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the submitted details, 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.

13) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

14) UNI

No development shall commence until full details of the existing and proposed land levels of the proposed building 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.

15) UNI

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

(a) a 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,

(b) 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) (b) above that any remediation scheme required and approved under the provisions of (i) (b) 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) (b).

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.

16) UNI

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

17) UNI

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

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

18) UNI

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

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

19) UNI

The development hereby permitted shall be carried out in accordance with 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 Site Plan	(08)001	A	1st August 2014
Existing Elevations	(08) 002		9th May 2014
Proposed Floor Plans	(08) 003	A	1st August 2014
Roof Plan and Face to Face Distances	(08) 004	A	1st August 2014
Proposed Elevations	(08) 005	A	1st August 2014

BH2014/02793

Horsfield Court Locks Crescent Portslade

Replacement of existing concrete tiled roof with steel tiled roof.

Applicant: Brighton & Hove City Council

Officer: Joanne Doyle 292198

Approved on 21/11/14 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 roof shall be finished in Decra Classic Pantile Steel Tiles (specification Teak) and shall be retained as such thereafter.

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			15 Aug 2014
Roof Plan			15 Aug 2014

BH2014/03174

47 Fairfield Gardens Portslade

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

Applicant: Mr David Noyes

Officer: Helen Hobbs 293335
Approved on 17/12/14 DELEGATED

BH2014/03221

Brackenbury Primary School Locks Hill Portslade

Erection of lean-to conservatory extension to 4no adjoining classrooms on southern elevation.

Applicant: Brighton & Hove City Council

Officer: Christopher Wright 292097

Approved on 26/11/14 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 & Site Layout Plans	ED220-001		24 Sep 2014
Existing Site Layout	002		24 Sep 2014
Proposed Site Layout New Conservatories to 4no. Classrooms	003		24 Sep 2014
Existing Plan & Playground Elevation	004		24 Sep 2014
Proposed Plan & Elevation	005		24 Sep 2014
Proposed Section/Details	006		24 Sep 2014

BH2014/03257

114 Foredown Drive Portslade

Certificate of lawfulness for proposed loft conversion incorporating hip to gable roof extension, rear dormer, 2no front rooflights and side window. Proposed erection of a single storey rear extension.

Applicant: Stuart Manners & Christine Freeman

Officer: Joanne Doyle 292198

Approved on 24/11/14 DELEGATED

BH2014/03266

Dinnages Ford & Volvo Victoria Road Portslade

Display of 1no externally illuminated pylon, 1no internally illuminated entrance surround, 1no internally illuminated fascia, 1no non-illuminated free standing sign, 1no non-illuminated fascia sign and 3no non-illuminated fascia signs.

Applicant: Ford Motor Company

Officer: Christopher Wright 292097

Approved on 12/12/14 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.

BH2014/03315

9 Sharpthorne Crescent Portslade

Demolition of existing garage and store room to sides and erection of two storey side extension, creation of timber decking to rear and new crossover to front.

Applicant: Mr Steve Wedge
Officer: Helen Hobbs 293335
Refused on 05/12/14 DELEGATED

1) UNI

The proposed two storey side extension, by reason of its scale and siting and the resulting loss of visual separation with the adjoining property (no. 11), would form an overly dominant addition and would encroach on the sense of space and separation between the application site and adjoining property and would appear overbearing for occupants of no. 11. The extension would fail to emphasise or enhance the positive qualities of the local neighbourhood, and would instead cause significant harm to the character and appearance of the street scene, surrounding area and neighbouring amenity. The proposal is therefore contrary to policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12 Design Guide on Extension and Alterations.

BH2014/03332

Vale House Vale Road Portslade

External alterations including new aluminium windows, enlarged window openings, creation of balconies, insulated walls and roof cladding to all elevations, extension of second floor flat, erection of bicycle storage and new electrical substation following prior approval application BH2014/00390 for change of use from offices (B1) to form 42no residential units. (Part retrospective)

Applicant: C.L.T.X. Ltd
Officer: Joanne Doyle 292198
Approved on 12/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Notwithstanding the submitted plans no development shall take place until details of opaque privacy screens to balconies to the south and western elevations have been submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be installed in accordance with the agreed details prior to first occupation and shall be retained as such thereafter.

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

4) UNI

The Party Walls between the stairways and residential units shall be designed to achieve a sound insulation value of 5dB better than Approved Document E performance standard, for airborne sound insulation for walls of purpose built dwelling-houses and flats. Prior to commencement, written details of the scheme with calculations showing that the standard will be achieved, shall be submitted

for approval to the local planning authority.

5) UNI

No works pursuant to this permission shall commence 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;

(Please note that a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below. However, this will be confirmed in writing);

and unless otherwise agreed in writing by the local planning authority,

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

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

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

a) built drawings of the implemented scheme;

b) photographs of the re

6) UNI

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

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

7) UNI

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

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

Plan Type	Reference	Version	Date Received
Plan Type	Reference	Version	Date Received
Site Location Plan	985.09-004		06 Oct 2014
Existing Ground Floor Plan & Site Plan	985.09-001		17 Oct 2014
Existing First Floor Plan	985.09-002		17 Oct 2014
Existing Second & Plant Floor Plan	985.09-003		17 Oct 2014

Proposed Ground Floor Plan & Site Plan	985.09-101	F	24 Nov 2014
Approved Ground Floor Plan	985.09-101	A	06 Oct 2014
Approved First Floor Plan	985.09-102	A	06 Oct 2014
Approved First Floor Plan	985.09-102	B	06 Oct 2014
Approved Second & Third Floor Plan	985.09-103	A	06 Oct 2014
Proposed Second & Plant Floor Plan	985.09-103	C	06 Oct 2014
Existing & Proposed South Elevation	985.09-120		17 Oct 2014
Approved & Proposed South Elevation	985.09-120	C	06 Oct 2014
Existing & Proposed North Elevation	985.09-121		17 Oct 2014
Approved & Proposed North Elevation	985.09-121	C	06 Oct 2014
Existing & Proposed West Elevation	985.09-122		17 Oct 2014
Approved & Proposed West Elevation	985.09-122	C	06 Oct 2014
Existing & Proposed Rear Ext South Elevation	985.09-123		17 Oct 2014
Existing & Proposed East Section/Elevation & Internal Courtyard Elevations	985.09-124		17 Oct 2014
Approved & Proposed East Section/Elevation	985.09-124	C	06 Oct 2014
Proposed Substation & Plans & Elevations	985.09-125	B	06 Oct 2014
Proposed Refuse & Cycle Storage	985.09-126	B	06 Oct 2014

8) 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 10dB below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:2014.

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.

BH2014/03356

Part of Unit 6 Freemans Road Portslade

Change of use to motor cycle repair centre (B2) with ancillary MOT testing.

Applicant: KC Motorcycles

Officer: Helen Hobbs 293335

Approved on 12/12/14 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 use hereby approved shall not operate other than between 09.00 and 18.00 Monday to Friday and 09.00 and 16.00 on Saturdays, and not at any time on Sundays and Bank Holidays.

Reason: To protect the amenity of neighbouring occupiers and to comply with policies SU9, SU10 and QD27 of the Brighton and 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 layout	14-111/02		17th October 2014

BH2014/03470

84 Wolseley Road Portslade

Conversion of ground floor garages and area behind garages to 1no two bedroom flat (C3) with associated alterations including installation of windows and door and creation of lightwells.

Applicant: Mr Gary Ablewhite

Officer: Jason Hawkes 292153

Approved on 18/12/14 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 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

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

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

4) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the

development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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	CH638/001		15th October 2014
Existing Plans & Elevation	CH638/002		15th October 2014
Existing Elevations	CH638/003		15th October 2014
Proposed Plans & Elevations	CH638/004	A	18th November 2014
Proposed Elevations	CH638/005	A	18th November 2014

6) UNI

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

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

BH2014/03502

281 Old Shoreham Road Portslade

Certificate of lawfulness for proposed roof alterations incorporating gable extensions, rear dormer, front rooflight and erection of detached canopy to side.

Applicant: Glenn Doney

Officer: Tom Mannings 292322

Split Decision on 12/12/14 DELEGATED

BH2014/03540

21 Gladstone Road Portslade

Erection of two storey rear extension and roof alterations and extension including rooflights to front elevation.

Applicant: Mrs Suzana Rucaj

Officer: Joanne Doyle 292198

Refused on 16/12/14 DELEGATED

1) UNI

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

Alterations (SPD12).

BH2014/03545

67A Station Road Portslade

Prior approval for change of use from retail (A1) to residential (C3) to form 1no residential dwelling.

Applicant: Mr Faris Wahab

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 17/12/14 DELEGATED

BH2014/03572

15 St Aubyns Road Portslade

Certificate of lawfulness for proposed loft conversion including creation of full width dormer and insertion of rooflights.

Applicant: Ms Sophie Pedlow

Officer: Lorenzo Pandolfi 292337

Approved on 19/12/14 DELEGATED

BH2014/03629

9 Sharpthorne Crescent Portslade

Certificate of lawfulness for proposed dormers to side elevations and alterations to fenestration at the rear and side.

Applicant: Mr Stevie Wedge

Officer: Helen Hobbs 293335

Approved on 05/01/15 DELEGATED

BH2014/04000

13 Vale 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 4.985m, for which the maximum height would be 3.3m, and for which the height of the eaves would be 3m.

Applicant: Mr J Coventry

Officer: Tom Mannings 292322

Prior approval not required on 07/01/15 DELEGATED

HOVE PARK

BH2014/00935

154-158 Sackville Road Hove

Conversion of existing care home (C2) to form 1no four bed dwelling.

Applicant: Mrs Gwen Wells-Brown

Officer: Liz Arnold 291709

Approved on 20/11/14 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 there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the proposed subdivision of the rear garden area and the position, height, design, materials and

type of the new boundary treatment proposed between nos. 154 and 156-158. The boundary treatment shall be provided in accordance with the approved details before the hereby approved dwellinghouse is occupied.

Reason: To ensure a satisfactory appearance in the interest of the visual and residential amenities of the area and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

3) UNI

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

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

4) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Plan	-	-	29th April 2014
Existing Floor Plans	14/03/01	-	20th March 2014
Proposed Floor Plans	14/03/02	-	20th March 2014

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.

BH2014/01338

Land at City Park Orchard Road Hove

Application for variation of condition 2 of application BH2012/01354 (Erection of 6no two bedroom houses with associated landscaping and cycle spaces) to permit material alterations including enlargement of units 1 and 2 and alterations to layout, landscaping and to facilitate disabled access.

Applicant: BCM

Officer: Jason Hawkes 292153

Approved on 01/12/14 DELEGATED

1) UNI

Not used.

2) UNI

The first floor windows (window no.1FW2 indicated on drawing no.Y073-G-008 and window 1FW1(OB) indicated on drawing no.Y073-G-007/3-6A) of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above

the floor of the room in which the window is installed, and thereafter 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

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

4) UNI

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 western elevation of the extension/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.

5) UNI

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

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

6) UNI

The new dwellings shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

7) 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.

8) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of controlled waters (groundwater) as

the site is within a Source Protection Zone 1 area for a public water supply abstraction point and in comply with policies SU9 and SU11 of the Brighton & Hove Local Plan.

9) UNI

Access to the roof 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 policy QD27 of the Brighton & Hove Local Plan.

10) UNI

The development shall be implemented using the materials approved under BH2013/02175 & BH2012/03577 and shall thereafter be retained as such.

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

11) UNI

(a) The development shall be implemented in accordance with the registration evidence and the Code for Sustainable Homes Design Stage Report indicating Code Level 3 approved under BH2013/02175.

(b) Within 3 months of the date of this permission, BRE issued Interim Code for Sustainable Homes Certificates demonstrating that the development will achieve Code Level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

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

12) UNI

The development shall be implemented in accordance with cycle parking details indicated on the approved Site Plan drawing no.Y073-G-010 received on the 24th April 2014. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

13) UNI

The development shall be implemented in accordance with the landscaping details indicated on the approved Planting Plan drawing no. ORD-ND-03 received on 5th November 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.

14) UNI

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

Reason: To enhance the appearance of the development in the interest of the

visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

15) UNI

The development shall be implemented in accordance with the details outlining method of piling approved under BH2013/02175.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

16) UNI

The development shall be implemented in accordance with the details of solar panels approved under BH2013/02175 and shall thereafter be retained as such.

Reason: To protect residential amenity and the appearance of the building in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.

17) UNI

The development shall be implemented in accordance with the Arboricultural Statement approved under BH2013/02175. The statement shall be implemented in accordance with the agreed scheme during construction of the development and the trees retained thereafter.

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

18) UNI

The development shall be implemented in accordance with the details of boundary wall and fence details as indicated under drawing nos. ORD-ND-07 & ORD-ND-08 received on the 14th October & 12th November 2014 and shall thereafter be retained as such.

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

19) UNI

The development shall be implemented in accordance with green wall details approved as indicated on the approved plan named 'Facade Greening' drawing no. ORD-ND-03. The green walls shall be implemented as approved before the dwellings are occupied and maintained to the satisfaction of the Local Planning Authority thereafter. Any plants which within a 5 year period 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 interests of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

20) UNI

The development shall be implemented in accordance with the approved details indicating finished floor levels as approved under BH2013/02175. The development shall be constructed in strict accordance with agreed details.

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

21) 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.

22) UNI

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

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

23) UNI

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

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

Plan Type	Reference	Version	Date Received
Location and Block Plans	TA647/01		12th November 2012
Proposed Contextual Plan	TA647/P02	E	24th January 2013
North and East Elevations	TA647/P12	E	24th January 2013
Sections A-A & B-B	TA647/P13	E	24th January 2013
North Elevation (South elevation superseded)	TA647/P18	E	24th January 2013
Comparison Study - Residential	TA647/P20	F	24th January 2013
Comparison Study - Crèche	TA647/P21	F	24th January 2013
Comparison Study - Residential	TA647/P22	E	24th January 2013
Sections and Details Sheet 1 of 2	13-015/04 BR1		18 th September 2013
Sections and Details Sheet 2 of 2	13-015/05 BR1		18th September 2013
Arboricultural Report			11th October 2013
Code for Sustainable Homes Registration Form & Design Stage Report			21st November 2013
Tree Protection Plan	ORD-ND-01		5th November 2014
Hardscaping Plan	ORD-ND-02		5th November 2014
Planting Plan	ORD-ND-03		5th November 2014
Façade Greening	ORD-ND-03		14th October 2014
Technical Details	ORD-ND-05		14th October 2014
Technical Details	ORD-ND-06		14th October 2014
Technical Details 2	ORD-ND-06		14th October 2014
Boundary Wall Details	ORD-ND-07		14th October 2014
Eastern Elevation	ORD-ND-08		12th November 2014
Basement Floor Plan	Y073-G-001		19th June 2014

Mezzanine & First Floor Plan	Y073-G-003		24th April 2014
Roof Plan (Units 1 &2)	Y073-G-004/1-2		24th April 2014
Elevation B-B (West Elevation)	Y073-G-006/1-2		24th April 2014
Elevation C-C (East Elevation)	Y073-G-007/3-6A		24th April 2014
Elevation	Y073-G-008		14th October 2014
Site Plan	Y073		24th April 2014
Section A-A	Y073-G-005A		24th April 2014

BH2014/02412

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 (Part Retrospective).

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Approved on 27/11/14 COMMITTEE

1) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location	468(PL)2b		18.07.2014
Existing & Proposed Floor Plan & Elevations	468(PL)3k		19.11.2014

2) UNI

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

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

3) UNI

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

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

4) UNI

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.

5) 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.

6) UNI

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

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

BH2014/02932

Flat 1 168A Old Shoreham Road Hove

Installation of rooflight to rear elevation.

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Refused on 08/12/14 DELEGATED

1) UNI

The proposed rooflight on the rear roof slope by reason of positioning and size would create an overly dominant and cluttered appearance to the roofscape. The rooflight would be contrary to policy QD14 of the Brighton and Hove Local Plan and the guidance contained in SPD12 Design Guide for Extensions and Alterations.

BH2014/03008

6 The Spinney Hove

Remodelling of existing chalet bungalow to create a two storey 5no bedroom house with associated alterations including erection of first floor extensions to sides and rear and creation of rear terrace.

Applicant: Miss Margaret Rignell

Officer: Liz Arnold 291709

Approved on 25/11/14 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
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Site Plan	-	-	16th 2014	September
Block Plan (As Existing)	-	-	5th 2014	September
Block Plan (As Proposed)	-	-	5th 2014	September
Existing - Ground Floor Plan	1	-	5th 2014	September
Existing - 1st Floor Plan	2	-	5th 2014	September
Existing - Front & Rear Elevations	3	-	5th 2014	September
Existing - Side Elevations	4	-	5th 2014	September
Proposed Alterations- Ground Floor Plan	5	-	5th 2014	September
Proposed Alterations - 1st Floor Plan	6	B	5th 2014	September
Proposed Alterations - Front and Rear Elevations	7	B	5th 2014	September
Proposed Alterations - Side Elevations	8	C	2nd October 2014	
Rear Elevation (with outline of BH2010/03560)	9	-	5th 2014	September
Front Elevation (with outline of BH2010/03560)	10	-	5th 2014	September

3) 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.

4) UNI

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

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

5) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed [in the south-east and north-west elevation/roofslope 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.

BH2014/03111

317-319 Dyke Road Hove

Application for Approval of Details Reserved by Conditions 7, 8, 9, 10, 11, 12, 13, 14, 15 and 20 of application BH2013/03802.

Applicant: Mr & Mrs Spiers

Officer: Andrew Huntley 292321

Split Decision on 04/12/14 DELEGATED

1) UNI

The details pursuant to conditions 7, 11, 12, 13, 14 and 15 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 8, 9 and 10 for the reason(s) set out below:

1. The details submitted pursuant to compliance with condition 8 are not acceptable as a Construction Specification/Method Statement for the foundations of the front boundary wall has not been submitted as part of this application. As such, the application has failed to demonstrate that the proposed boundary wall would not harm the adjacent tree on Dyke Road. Therefore, the proposal is contrary to policies QD1 and QD16 of the Brighton & Hove Local Plan.

2) UNI2

2. The details submitted pursuant to compliance with condition 9 are not acceptable as the submitted drawings do not show the finished floor levels and nor is there any information in regard to the existing levels to enable a comparison. Therefore, the application has failed to demonstrate that the proposal would not be harmful to neighbouring amenity or safeguard the character and appearance of the area. As such, the proposal is contrary to policies QD2 and QD27 of the Brighton and Hove Local Plan.

3) UNI3

3. The details submitted pursuant to compliance with condition 10 are not acceptable as the submitted plans do not provide finished floor levels and it would appear that the screening of the second floor rear terrace would be between 1.5m and 1.7m in height. The 1.5m high screen is not considered sufficient to protect the amenity of neighbours in this instance. In addition, there should be a screen for part of the front terraces in order to prevent the loss of privacy to 315 and 321 Dyke Road. Therefore, the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/03227

4 Barrowfield Close Hove

Erection of 1no four bedroom detached dwelling (C3).

Applicant: Mr & Mrs J T Platt

Officer: Liz Arnold 291709

Approved on 24/11/14 COMMITTEE

1) 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 and Hove Local Plan.

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 or other operations shall commence on site until a scheme which provides for the retention and protection of the hedges growing on or adjacent to the site, has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme. No hedges within the site which are shown as being retained within the approved information in respect of condition 6 shall be wilfully damaged or destroyed or removed without the prior written consent of the Local Planning Authority. Any hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To protect the hedges 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

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.

5) UNI

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

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

6) UNI

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

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

7) UNI

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.

8) 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.

9) 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.

10) UNI

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

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

Plan Type	Reference	Version	Date Received
Block & Location Plan	001	-	24th September 2014
Proposed Floor Plans	002	-	24th September 2014
Proposed Elevations	003	-	24th September 2014
Proposed Site Plan	004	-	24th September 2014
Proposed Street Scene	005	-	24th September 2014

11) 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.

12) UNI

The first floor windows in the eastern elevation, facing no. 4 Barrowfield Close, 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.

13) UNI

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

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

14) UNI

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

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

15) UNI

No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details.

Reason: To ensure that wild birds building or using their nests are protected, in accordance with QD18 of the Brighton & Hove Local Plan.

16) UNI

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Site Waste Management Statement submitted on the 23rd May 2014 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.

17) 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.

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.

BH2014/03229**151 Nevill Road Hove**

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

Applicant: Mr E Villenna

Officer: Tom Mannings 292322

Approved on 20/11/14 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			24/09/14
Block Plan			24/09/14
Proposed Single Storey Extension with Balcony and Steps	14/962/01		24/09/14

BH2014/03248**29 Hove Park Way Hove**

Erection of single story rear extension with associated alterations including changes to fenestration.

Applicant: Ms Maria Higgins

Officer: Tom Mannings 292322

Approved on 01/12/14 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	1096/01		26/09/14
Site Plan	1096/02	A	04/11/14

Existing Floor Plans & Elevations	1096/03		26/09/14
Proposed Floor Plans	1096/04	A	04/11/14
Proposed Elevations	1096/05	A	04/11/14

BH2014/03297

Dykelands 17 Meadow Close Hove

Formation of front and side boundary wall with entrance gates and erection of detached summer house in rear garden.

Applicant: Roger Noel

Officer: Lorenzo Pandolfi 292337

Refused on 16/12/14 DELEGATED

1) UNI

The proposed boundary treatment, by reason of its height and design, would have an unduly dominant appearance that would not relate sympathetically to the existing layout or character of the surrounding area. The proposal would therefore fail to emphasise or enhance the positive qualities of the local neighbourhood and is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2014/03299

154 Old Shoreham Road Hove

Display of internally illuminated fascia signs.

Applicant: Furniture Village Ltd

Officer: Lorenzo Pandolfi 292337

Approved on 10/12/14 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.

BH2014/03358

Land to rear of 7 Woodland Drive Hove

Erection of 1no two bedroom dwelling with off street parking accessed from Bennett Avenue

Applicant: Mr John Regan

Officer: Jason Hawkes 292153

Refused on 22/12/14 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 a cramped overdevelopment of the site. For these reasons the development would fail to emphasise and enhance the positive qualities of the local neighbourhood and is contrary to policies QD1, QD2 and HO4 of the Brighton and Hove Local Plan.

2) UNI2

The proposal results in a small outside amenity area which would not be adequate for the need of a family dwelling. This would be to the detriment of the living conditions of the future occupiers of the proposed dwelling. The scheme is therefore contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2014/03392

168 Old Shoreham Road Hove

Application for Approval of Details Reserved by condition 4 of application BH2014/01988.

Applicant: Dr Harjinder Heer

Officer: Andrew Huntley 292321

Approved on 23/12/14 DELEGATED

BH2014/03402

6 Hove Park Gardens Hove

Erection of detached garage with pitched roof.

Applicant: John Foot

Officer: Jason Hawkes 292153

Approved on 31/12/14 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 hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

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

3) UNI

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

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

Plan Type	Reference	Version	Date Received
Location Plan			7th October 2014
Block Plan			7th October 2014
Landscape Plan	9531/3D		7th October 2014
Proposed Garage	9531/3B		7th October 2014

BH2014/03441

46 Elizabeth Avenue Hove

Erection of single storey rear and side extensions.

Applicant: Shaun Manley

Officer: Joanne Doyle 292198

Approved on 08/12/14 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
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			Received
Site Location Plan	EAV/1A		13 Oct 2014
Block Plan	EAV/2A		13 Oct 2014
Existing Elevations	EAV/3A		13 Oct 2014
Proposed Elevations	EAV/4A		13 Oct 2014
Existing & Proposed Floor Plans	EAV/5A		13 Oct 2014
Proposed Site Layout Plan	EAV/6A		13 Oct 2014

BH2014/03469

140 Woodland Drive Hove

Erection of a single storey front extension and a single storey rear extension.

Applicant: Mr Vincent O'Rourke

Officer: Tom Mannings 292322

Approved on 12/12/14 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 and Block Plans	TA848/01		15/10/14
Existing Floor Plans	TA848/02		15/10/14
Existing Elevations	TA848/03	A	15/10/14
Proposed Floor Plans	TA848/10	A	15/10/14
Proposed Elevations	TA848/11	C	12/12/14

BH2014/03493

133 Woodland Avenue Hove

Erection of part two, part three storey rear extension with terrace and balustrading to ground floor, erection of single storey front extension and other associated works.

Applicant: Samantha Malinsky

Officer: Helen Hobbs 293335

Refused on 09/12/14 DELEGATED

1) UNI

The proposed three storey rear extensions, by reason of its siting, design, height, scale and massing, would have an unduly dominant, discordant and unsympathetic relationship to the form and character of the host building, to the

detriment of visual amenity and the appearance of the street scene. As such the proposal is contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for extensions and alterations.

BH2014/03518

124 Nevill 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 5.5m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 2.785m.

Applicant: Mr & Mrs Maxwell

Officer: Guy Everest 293334

Prior approval not required on 03/12/14 DELEGATED

BH2014/03528

124 Nevill Road Hove

Certificate of lawfulness for proposed loft conversion incorporating hip to barn end roof extension, insertion of 2no front roof lights, side window and creation of rear dormer with juliette balcony.

Applicant: Mr & Mrs Maxwell

Officer: Joanne Doyle 292198

Approved on 17/12/14 DELEGATED

BH2014/03531

92 Shirley Drive Hove

Erection of part one part two storey rear extension with balcony to replace existing with associated external alterations. Installation of timber gates and brick piers to front boundary.

Applicant: Mr & Mrs Hughes

Officer: Tom Mannings 292322

Approved on 05/01/15 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The hereby approved first floor terrace shall not be brought into use until a 1.8 metre high obscure glazed privacy screen has been erected in accordance with drawing no. 2666-01 Rev A. The screen 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.

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 & Proposed Floor Plans & Elevations	2666-01	A	20/09/14
Front Boundary Details	2666-02		10/11/14

BH2014/03669

6 Nevill Road Hove

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

Applicant: Mrs A Sityaeva

Officer: Lorenzo Pandolfi 292337

Approved on 31/12/14 DELEGATED

BH2014/03691

6 Nevill 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 4, for which the maximum height would be 3.6m, and for which the height of the eaves would be 2.6m.

Applicant: Mrs A Sityaeva

Officer: Mark Thomas 292336

Prior Approval is required and is approved on 16/12/14 DECISION ON APPEAL

BH2014/03704

8 Meadway Crescent Hove

Erection of single storey rear extension and roof alterations incorporating rooflights to front and rear.

Applicant: Mr John Harrington

Officer: Helen Hobbs 293335

Refused on 07/01/15 DELEGATED

1) UNI

The proposed extension, by virtue of its height, depth, positioning and proximity to the shared boundary with no. 10 Meadway Crescent, would have an overbearing impact on occupiers of this neighbouring property, resulting in a loss of outlook, overshadowing and an increased sense of enclosure. As such, the proposed development would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

2) UNI2

The proposed extension would extend beyond the rear wall of the outrigger, detracting from the original plan of the building. The footprint of the extension in combination with its excessive projection would result in the recipient property having an overextended appearance, detracting from the character and appearance of the recipient dwelling. Furthermore the detailing and materials of the extension would poorly relate to the main dwelling and would be out of keeping with the surrounding area. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

3) UNI3

The proposed rooflights by virtue of their size, orientation and appearance as well

as the number proposed to the rear roofslope, would represent unsympathetic additions to the property, appearing overly dominant and giving the roofslope a cluttered appearance. The proposal would therefore harm the character and appearance of the existing property, street scene and surrounding area. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan, and to guidance within Supplementary Planning Document (SPD12): Design Guide for Extensions and Alterations.

BH2014/03713

Goldstone Retail Park Newtown Road Hove

Application for variation of Condition 2 of application BH2014/01440 to permit alterations to the approved single storey restaurant.

Applicant: Nandos Chickenland Ltd

Officer: Liz Arnold 291709

Approved on 02/01/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 26/09/2016.

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

2) UNI

The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 15 and that provision for analysis, publication and dissemination of results and archive deposition has been secured.

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

3) UNI

The hereby unit, as indicated on drawing no. GA00PL1, received on the 4th November 2014, shall only be used within Class A3 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) unless prior planning permission is obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of the premises in the interests of safeguarding the amenities of the area, protecting the vitality and viability of existing shopping centres, and to comply with policies SR1 and SR2 of the Brighton & Hove Local Plan.

4) UNI

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

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

5) UNI

The premises shall not be open for customer trading except between the hours of 08:00 to 23:00 Monday to Saturdays; and 09:00 to 22:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and

to comply with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

Deliveries of goods to and collection of goods / refuse from the site shall not take place other than between the hours of 08:00 and 18:00 on Mondays to Saturdays. There shall be no such deliveries or collections on Sundays or Public Holidays.

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

7) UNI

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.

8) UNI

The external finishes of the approved development shall be in accordance with the materials approved under application BH2014/01413.

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

9) UNI

The use of the building shall not commence until the 3 disabled parking spaces have been marked out in accordance with the details approved under application BH2014/01760 and thereafter the parking spaces shall be retained and not used other than for the parking of vehicles.

Reason: To ensure that satisfactory facilities for the parking of vehicles are provided and to comply with policies TR1, TR7 and TR18 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 4 (SPGBH4 - Parking Standards).

10) UNI

No development shall commence until the fences for the protection of trees to be retained have been erected in accordance with the details submitted and approved in respect of application BH2014/02235. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

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

11) UNI

Within three months of the commencement of development a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM assessment within overall 'Good' and that a minimum of 9 credits to be scored in BREEAM Energy Category ENE1 (as Proposed) for all non-residential development has been achieved shall be submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

12) UNI

The odour control measures shall be implemented in strict accordance with the details approved under application BH2014/01760 prior to occupation of the development and shall thereafter be retained as such.

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

13) UNI

The sound insulation measures shall be implemented in strict accordance with the details approved under application BH2014/01760 prior to the occupation of the development and shall thereafter be retained as such.

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

14) UNI

The external lighting associated with the development hereby approved shall be installed in accordance with the external lighting details approved under application BH2014/01773 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.

15) UNI

The development hereby permitted shall be carried out in full accordance with the details set out in the Written Scheme of Archaeological Investigation approved under application BH2014/01758.

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.

16) UNI

Within three Months of occupation a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of overall 'Good and that a minimum of 9 credits to be scored in BREEAM Energy Category ENE1 (as Proposed) has been achieved shall be submitted to, and approved in writing by, the Local Planning Authority.

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

17) UNI

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.

18) UNI

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

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

Plan Type	Reference	Version	Date Received
Site Location and Block Plan	SP 00	PL1	4th November 2014
External Details - External	ED 01	PL1	4th November

Gabion Planter			2014	
External Details - Water Pipe Table and Oildrum Planters	ED 03	PL1	4th 2014	November
External Details - Timber Cladding	ED 05	P1	4th 2014	November
External Details - External Gabion Planter Box	ED 06	PL1	4th 2014	November
Proposed Ground Floor Plan	GA 00	PL1	4th 2014	November
Proposed Elevations	GE 01	PL1	4th 2014	December
Proposed Elevations	GE 02	PL1	4th 2014	December
Proposed Roof Plan	GA RF	PL1	4th 2014	December

BH2014/03714

Goldstone Retail Park Newtown Road Hove

Display of 2no externally illuminated fascia signs and 1no non-illuminated cockerel motif sculpture sign to restaurant approved on previous application BH2013/02445.

Applicant: Nandos Chickenland Ltd

Officer: Liz Arnold 291709

Approved on 30/12/14 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.

BH2014/03761

17 Goldstone Crescent Hove

Application for variation of condition 2 of application BH2013/02613 (Demolition of existing three bedroom single dwelling and erection of part three/part four storey block of 7 no flats) to allow for alterations to roof incorporating removal of mansard roof and creation of flat roof and revised fenestration to rear.

Applicant: JB Howard Properties Ltd

Officer: Adrian Smith 290478

Approved on 06/01/15 DELEGATED

1) UNI

The development hereby permitted shall be commenced before 06/03/2017.

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

2) UNI

No development shall commence until a survey of the site to identify the presence or otherwise of badgers been submitted to and approved in writing by the Local Planning Authority in accordance with the details submitted in the Preliminary Ecological Appraisal received on 31 July 2013. The survey shall be carried out no earlier than six months prior to the commencement of works and in the event badger setts are found to be present within the site no development shall commence until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved mitigation strategy.

Reason: To ensure the protection of any protected species and to comply with Policy QD18 of the Brighton & Hove Local Plan.

3) 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.

4) 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.

5) UNI

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

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

6) UNI

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

7) UNI

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

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

8) 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.

9) UNI

Other than the balcony areas identified in the approved drawings, access to the flat roofs to the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

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

10) UNI

The vehicle parking areas shown on the approved plans shall not be used

otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

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

11) UNI

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

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

12) 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.

13) UNI

The development hereby permitted shall not be occupied until the privacy screens to the roof terrace as detailed on drawing no.TA725/14 rev G received on 07 November 2014 have been installed. The screens shall be retained at all times.

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

14) UNI

The development hereby permitted shall at all times be undertaken in accordance with the arboricultural method statement contained within the Arboricultural Report received on the 25 September 2013. All trees identified for retention within the submitted Arboricultural Report shall be protected to BS5837 (2005) in accordance with the approved method statement throughout all development works.

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.

15) UNI

The windows in the north elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

16) 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.

17) 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.

18) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development including replacement tree planting, indications of all existing trees to be retained 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.

19) UNI

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

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

20) UNI

The development hereby permitted shall be carried out in accordance with 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 block plan and site location plan	TA725/09	F	07/11/2014
Proposed site layout	TA725/10	G	07/11/2014
Proposed ground floor plan	TA725/11	F	07/11/2014
Proposed first floor plan	TA725/12	F	07/11/2014
Proposed second floor plan	TA725/13	F	07/11/2014
Proposed third floor plan	TA725/14	G	07/11/2014
Street elevations	TA725/15	D	07/11/2014
Proposed sections	TA725/16	F	07/11/2014
Proposed front (west) elevation	TA725/17	F	07/11/2014
Proposed rear (east) elevation	TA725/18	J	07/11/2014
Proposed side elevation	TA725/19	F	07/11/2014

Proposed side elevation	TA725/20	H	07/11/2014
Contextual street scene elevations	TA725/21	D	07/11/2014

BH2014/03851

32 Hove Park 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 6m, for which the maximum height would be 3.1m, and for which the height of the eaves would be 3m.

Applicant: Catherine Moore

Officer: Tom Mannings 292322

Prior approval not required on 22/12/14 DELEGATED

WESTBOURNE

BH2014/01990

Garages 1-6 Rear of 187 Kingsway Hove

Demolition of existing garages and erection of four storey building containing 4no one bedroom flats and 2 no two bedroom maisonettes.

Applicant: Welstead Properties

Officer: Sue Dubberley 293817

Refused on 31/12/14 DELEGATED

1) UNI

1. The proposed development, by reason of its siting, form and scale, would result in the loss of visually important openness between the rear elevations of properties in Kingsway and properties in Sackville Gardens. Furthermore, the proposed detailing, form and materials coupled with the lack of separation from shared boundaries would appear incongruous and would create a poor contrast with adjoining buildings. The proposal would fail to emphasise and enhance the positive qualities of the local neighbourhood, and, would fail to preserve or enhance the character or appearance of the Sackville Gardens Conservation Area. The proposal is therefore contrary to policies QD1, QD2, QD3, QD5 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposal, by virtue of its scale, height and bulk in close proximity to the south and eastern boundaries of the site, represents an unneighbourly form of development which would lead to a significant loss of light and outlook, resulting in an increased sense of enclosure, for occupants of adjoining properties on Kingsway. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2014/02479

14 Princes Crescent Hove

Replacement of existing metal windows to the rear.

Applicant: Mrs Samantha Bailey

Officer: Robert Hermitage 290480

Approved on 21/11/14 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 colour of the frames of the windows hereby approved shall match those existing to the rear ground floor elevation.

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
Block Plan	-	-	24th July 2014
Proposed Window Details	-	-	26th September 2014
"Alitherm" Window Specifications	-	-	1st August 2014

BH2014/02708

55 Pembroke Crescent Hove

Certificate of lawfulness for proposed conversion of 2no existing flats into single dwelling house.

Applicant: Mrs Dolores Milonas

Officer: Lorenzo Pandolfi 292337

Approved on 20/11/14 DELEGATED

BH2014/02847

Flat 1 4 Aymer Road Hove

Replacement of existing wooden window with UPVC door to side elevation. (Retrospective)

Applicant: Mr John Hynam

Officer: Robert Hermitage 290480

Approved on 02/12/14 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 and Location Plan	1033.00	-	19th September 2014
Existing and Proposed Plans and Elevation	1033.01	-	19th September 2014

BH2014/02925

5 & 6 Westbourne Grove Hove

Conversion of existing property (B1) to form 2no three bedroom residential dwellings incorporating formation of pitched roof and associated works.

Applicant: Mrs Pauline Denyer-Baker

Officer: Christopher Wright 292097

Refused on 07/01/15 DELEGATED

1) UNI

The proposed change of use is not acceptable in principle because the existing commercial uses are not vacant and have not been demonstrated to be no longer viable or detrimental to the amenities of the area. As such the proposal would result in the loss of employment generating uses which have not be demonstrated to be genuinely redundant, contrary to the requirements of policy EM6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed roof extensions would, by reason of their design, detailing, bulk and massing, have an incongruous and unduly dominant appearance in relation to the form and character of the buildings to be extended, and would be detrimental to visual amenity and the character of the prevailing townscape. The proposal is thereby contrary to policies QD1, QD2, QD3 and QD14 of the Brighton & Hove Local Plan and SPD12: Design guidance for alterations and extensions.

3) UNI3

The proposed development would, by reason of the height and bulk of the proposed roof extensions, and the position of the rear facing first floor windows, give rise to overlooking and an overbearing impact that would be detrimental to neighbour amenity and thereby contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2014/03279

118 Montgomery Street Hove

Erection of first floor rear extension supported by steel posts.

Applicant: Angela Page

Officer: Tom Mannings 292322

Approved on 03/12/14 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 Plan	M120PC/HP/0 1		29/09/14
Block Plan	M120PC/HP/0 2		29/09/14
First Floor Plans as Existing & Proposed	M120PC/HP/0 3		29/09/14
Elevations as Existing &	M120PC/HP/0		29/09/14

Proposed	4		
East & West Elevations as Existing & Proposed	M120PC/HP/0 5		08/10/14

BH2014/03325

Flat 4 165-167 Kingsway Hove

Loft conversion to create additional floor space to flat, incorporating rooflights to front and rear and rear dormer.

Applicant: Mr A Barrett

Officer: Helen Hobbs 293335

Refused on 17/12/14 DELEGATED

1) UNI

The proposed front rooflight would form an unsympathetic addition which would compromise the uniformity of the terrace and would harm the character and appearance of the building and surrounding Sackville Gardens Conservation Area. The development is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03344

94 Cowper Street Hove

Certificate of lawfulness for proposed loft conversion incorporating front rooflights and rear dormer and alterations to fenestration on side elevation.

Applicant: Mrs Mary Jackets

Officer: Joanne Doyle 292198

Approved on 04/12/14 DELEGATED

BH2014/03407

Flat 1 36 Carlisle Road Hove

Erection of single storey rear extension.

Applicant: J Bacon

Officer: Lorenzo Pandolfi 292337

Approved on 18/12/14 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be constructed in the southern elevation 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.

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 Works	2346/01		24/11/2014

BH2014/03480

10 Princes Crescent Hove

Application for Approval of Details Reserved by Conditions of application BH2013/04233 (allowed on appeal).

Applicant: Mr Stuart Forbes

Officer: Christopher Wright 292097

Approved on 08/12/14 DELEGATED

BH2014/03577

16 Wordsworth Street Hove

Certificate of lawfulness for proposed loft conversion , creation of dormer to rear and insertion of rooflight to front.

Applicant: Mr & Mrs Bowcock

Officer: Mark Thomas 292336

Approved on 17/12/14 DELEGATED

BH2014/03668

4 Montgomery 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 4m, for which the maximum height would be 3.2m, and for which the height of the eaves would be 2.5m.

Applicant: Mr John Tomkinson

Officer: Lorenzo Pandolfi 292337

Prior approval not required on 10/12/14 DELEGATED

BH2014/03737

92 Portland Road Hove

Certificate of lawfulness for proposed change of use from offices (B1) to 2no residential units (C3).

Applicant: Mr James Summers

Officer: Liz Arnold 291709

Approved on 05/12/14 DELEGATED

BH2014/03757

51 New Church Road Hove

Non Material Amendment to BH2014/02663 to alteration of top floor dormer to form recessed balcony space.

Applicant: AMF Property investments Ltd

Officer: Jason Hawkes 292153

Refused on 09/12/14 DELEGATED

BH2014/03758

51 New Church Road Hove

Non Material Amendment to BH2014/00766 to internal alterations to provide separate W.C on ground floor and change in dimensions to western balcony/bedroom.

Applicant: AMF Property investments Ltd

Officer: Jason Hawkes 292153

Refused on 09/12/14 DELEGATED

WISH

BH2014/03054

16 Welbeck Avenue Hove

Removal of existing garage and erection of two storey side extension. Hip to gable roof extension with 3no. front rooflights and rear dormer.

Applicant: Mr J Heal

Officer: Lorenzo Pandolfi 292337

Refused on 21/11/14 DELEGATED

1) UNI

The proposed two-storey side extension and extended gable-end would appear incongruous additions which would harmfully unbalance the semi-detached pair of properties. The siting and form of the extensions would also infill the visually important open space which provides separation from the adjoining properties to the north. The proposed extensions are 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 rear dormer, by virtue of its size, design and siting, would relate poorly to lower levels of the building and would detract from its existing character and appearance. The proposed extension is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12, Design Guide for Extensions and Alterations.

BH2014/03076

70 Portland Villas Hove

Roof alterations including installation of front rooflight and side and rear dormers.

Applicant: Mr & Mrs Ibekwe

Officer: Mark Thomas 292336

Refused on 09/12/14 DELEGATED

1) UNI

The proposed dormer would be excessively large, constituting a bulky and incongruous form of development and an over-extension of the rear roofslope. Furthermore, the dormer would be poorly detailed, featuring inappropriate levels of tile hung cladding. As such, the proposed development would be contrary to policy QD14 of the Brighton & Hove Local Plan and SPD12: Design Guide for Extensions and Alterations.

BH2014/03313

141 New Church Road Hove

Demolition of existing garage and erection of two storey two bedroom house.

Applicant: Mr & Mrs A Heath

Officer: Jason Hawkes 292153

Refused on 01/12/14 DELEGATED

1) UNI

The proposal, by virtue of its scale, footprint and design relates poorly to adjacent properties, fails to respect the local context and would be a prominent and unsympathetic addition in the street scene. The proposed plot size is too small to adequately accommodate the proposed dwelling which would appear a cramped overdevelopment of the site. The proposal is therefore contrary to policies QD1, QD2 and HO4 of the Brighton and Hove Local Plan, which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2) UNI2

The proposal, by virtue of its scale in close proximity to the gardens of the host property and the garden of 139 New Church Road, would form an unduly prominent addition which would result in an increased sense of enclosure and represents an unneighbourly addition. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposal, by virtue of the small outside amenity areas for the dwelling, would not be adequate for the needs of a family dwelling. This would be to the detriment of the living conditions of the future occupiers of the proposed dwelling. The proposal is therefore contrary to policy HO5 of the Brighton & Hove Local Plan.

BH2014/03316

19 Glebe Villas Hove

Erection of part one part two storey rear extension with associated roof alterations, erection of glazed canopy to rear and associated works.

Applicant: Mr & Mrs D Francis

Officer: Christopher Wright 292097

Approved on 09/12/14 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
As Existing Ground and First Floor Plans and Location Plan	164GV19/01		2 Oct 2014
As Existing Elevations	164GV19/02		2 Oct 2014
As Existing Roof Plan,	164GV19/03		24 Nov 2014

Section and Block Plan			
Proposed Ground and First Floor Plans	164GV19/04		2 Oct 2014
Proposed Elevations	164GV19/05		24 Nov 2014
Proposed Roof Plan, Section and Block Plan	164GV19/06		24 Nov 2014

BH2014/03322

33 Woodhouse Road Hove

Certificate of lawfulness for proposed single storey rear extension and single storey side extension.

Applicant: Ms Deborah Tallon

Officer: Tom Mannings 292322

Approved on 09/12/14 DELEGATED

BH2014/03353

40A Payne Avenue Hove

Certificate of lawfulness for proposed single storey extension to south elevation and alterations to fenestration.

Applicant: Ms Francesca McCready

Officer: Lorenzo Pandolfi 292337

Approved on 10/12/14 DELEGATED

BH2014/03370

10 Boundary Road Hove

External alterations for raising the pitch of the rear extension roof and installation of new rooflight following prior approval application BH2014/02554 for change of use from retail unit (A1) to self contained studio flat (C3) with external alterations to front and rear.

Applicant: Football 1X2 Ltd

Officer: Christopher Wright 292097

Approved on 19/12/14 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			07 Oct 2014
Existing & Proposed Floor Plans & Elevations	14494-02		20 Oct 2014

BH2014/03612

51 Berriedale Avenue Hove

Certificate of lawfulness for proposed single storey side extension.

Applicant: Mrs Jenny Jones

Officer: Lorenzo Pandolfi 292337
Approved on 22/12/14 DELEGATED

BH2014/03672

Maritime House Basin Road North Portslade

Prior approval for change of use from offices (B1) to residential (C3) to form 14no flats.

Applicant: Atlantic Marine & Aviation LLP

Officer: Christopher Wright 292097

Prior Approval is required and is approved on 23/12/14 DELEGATED

BH2014/03759

Heversham House 18-22 Boundary Road Hove

Change of use from retail/office (A1/A2) to offices (B1) and/or retail (A1) at ground floor level with alterations to shopfront and demolition of single storey rear projection to provide space for 4no additional car parking spaces, cycle storage and refuse/recycling storage facilities. Alterations to fenestration following prior approval application BH2013/01948 for change of use of upper floors (first, second and third) to residential units to provide 4no 2 bed flats and 11no 1 bed flats.

Applicant: Selits Ltd

Officer: Christopher Wright 292097

Approved on 07/01/15 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 all new windows and their reveals and sills including 1:20 scale elevation 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 a satisfactory appearance to the development and to comply with policy QD14 of the Brighton & Hove Local Plan.

3) UNI

The ground floor of the premises shall only be used for either retail (Use Class A1) or office (Use Class B1) purposes only, and for no other purpose (including any other purpose in Classes A1 and B1 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 not be commenced until additional details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby

permitted and shall thereafter be retained for use at all times.

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

5) UNI

The development hereby permitted shall be carried out in accordance with 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 and Block Plan	14-142/10		7 Nov 2014
Proposed Ground Floor North	14-142/11		7 Nov 2014
Front Elevation	14-142/12		7 Nov 2014
Rear Elevation	14-142/13		7 Nov 2014

6) UNI

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

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

BH2014/03818

81 Marine Avenue Hove

Certificate of lawfulness for proposed single storey rear extensions and removal of chimney stack.

Applicant: J Azad

Officer: Tom Mannings 292322

Approved on 05/01/15 DELEGATED

BH2014/03999

15 Coleman Avenue Hove

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.05m, and for which the height of the eaves would be 2.9m.

Applicant: Mr Torres

Officer: Christopher Wright 292097

Prior approval not required on 07/01/15 DELEGATED

BH2014/04001

2 Roman 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 4m, for which the maximum height would be 3m, and for which the height of the eaves would be 2.5m.

Applicant: Miss Jill Finzi

Officer: Robert Hermitage 290480

Prior Approval is required and is refused on 07/01/15 DELEGATED

Withdrawn Applications

BH2014/03453

Ground Floor Shop 9 Boundary Road Hove

Application for removal of condition 2 of application BH2014/02247 (prior approval for change of use from retail (A1) to 2no bedroom dwelling (C3) at ground floor level) which states that cycle parking facilities need to be provided for the occupants and visitors.

Applicant: Lindsay Kirby

Officer: Andrew Huntley 292321

WITHDRAWN ON 17/12/14

BH2014/03603

13 Glebe Villas Hove

Certificate of lawfulness for proposed single storey rear extension.

Applicant: Mr Peter Orpen

Officer: Robert Hermitage 290480

WITHDRAWN ON 10/12/14

