

**BRIGHTON & HOVE CITY COUNCIL**  
**LIST OF APPLICATIONS DETERMINED**

**PATCHAM**

**BH2009/00079**

**15 Warmdene Road Brighton**

Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, front rooflight and rear dormer with Juliet balcony.

**Applicant:** Mr Steve Chambers

**Officer:** Helen Hobbs 293335

**Approved on 22/04/09 DELEGATED**

**BH2009/01506**

**Patcham House School 7 Old London Road Brighton**

Creation of a dual-purpose part digital interactive outdoor play area (Part Retrospective).

**Applicant:** Patcham House School

**Officer:** Ray Hill 293990

**Approved on 11/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/01718**

**Land Adjacent To 1 Warmdene Way Brighton**

Demolition of existing garage and erection of a two bedroom detached bungalow.

**Applicant:** Mr Robert Walters

**Officer:** Aidan Thatcher 292265

**Refused on 12/11/09 DELEGATED**

**1) UNI**

The proposed development is considered to be an overdevelopment of the site and would have an overbearing presence on the parent dwelling, which would be detrimental to the living conditions of the occupiers of the parent dwelling contrary to policies QD27 and HO4 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed development, by reason of the limited separation to the parent dwelling, design and massing, would be an unsympathetic development that would appear incongruent with the parent dwelling, contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

**BH2009/01921**

**41 Ladies Mile Road Brighton**

Change of use from a betting shop (A2) to a hot food takeaway (A5) with the erection of a rear extension, new shopfront and extract duct.

**Applicant:** Domino Pizza Group Ltd

**Officer:** Jonathan Puplett 292525

**Refused on 11/11/09 PLANNING COMMITTEE**

**1) UNI**

The proposal would result in increased pressure on parking, increased traffic flow and resulting vehicle noise, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposal would result in the generation of anti social behaviour by reason of the congregation of youths and resulting noise, contrary to policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

**BH2009/01968**

**16 Beechwood Close Brighton**

Creation of lower ground level and single storey rear extension to provide an ancillary granny annex. Creation of balcony at ground floor level.

**Applicant:** Ms Karen Phillips

**Officer:** Helen Hobbs 293335

**Approved on 16/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02082**

**43 Highfield Crescent Patcham Brighton**

Erection of two storey rear extension.

**Applicant:** Mr Kevin Bebb

**Officer:** Sonia Kanwar 292359

**Approved on 11/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH03.03**

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

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

**BH2009/02088**

**100 Denton Drive Brighton**

Certificate of Lawfulness for a proposed dormer at first floor level on east elevation.

**Applicant:** Mr & Mrs Walker

**Officer:** Helen Hobbs 293335

**Approved on 06/11/09 DELEGATED**

**BH2009/02164**

**66 Graham Avenue Brighton**

Certificate of Lawfulness for proposed hip to gable loft conversion, rear dormer and associated works.

**Applicant:** Mr Mark Wickham

**Officer:** Helen Hobbs 293335

**Approved on 20/11/09 DELEGATED**

**BH2009/02250**

**13 Ditchling Crescent Brighton**

Certificate of lawfulness for the proposed development of a loft conversion incorporating rear dormer and rooflights.

**Applicant:** Miss Deryn Allen

**Officer:** Chris Swain 292178

**Approved on 16/11/09 DELEGATED**

**BH2009/02317**

**25 Baranscraig Avenue Brighton**

Certificate of Lawfulness for a proposed single storey rear extension and roof conversion including hip to barn end extension, rear dormer and roof lights.

**Applicant:** Mr Brett Smith

**Officer:** Louise Kent 292198

**Approved on 11/11/09 DELEGATED**

**BH2009/02339**

**140 Mackie Avenue Brighton**

Replacement shop front.

**Applicant:** Mr M Patel

**Officer:** Sonia Kanwar 292359

**Approved on 19/11/09 DELEGATED**

**1) BH01.01**

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

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

**PRESTON PARK**

**BH2009/01265**

**London Gate 72 Dyke Road Drive Brighton**

Display of 2no external non-illuminated hoarding signs.

**Applicant:** London Gate Ltd

**Officer:** Chris Swain 292178

**Refused on 20/11/09 DELEGATED**

**1) UNI**

The proposed advertisement hoardings to the south eastern elevation of the building by reason of their height, siting and excessive size would be detrimental to the appearance and character of the building, the surrounding area and the setting of the grade II\* listed viaduct, contrary to QD13 and HE3 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Advertisements (SPD07).

**BH2009/01761**

**21A Campbell Road and Unit 2, 2 Argyle Villas Brighton**

Certificate of Lawfulness for the existing use as a residential dwelling.

**Applicant:** Geneva Investment Group

**Officer:** Kate Brocklebank 292175

**Approved on 05/11/09 DELEGATED**

**BH2009/01887**

**Flat B4 Belvedere 152-158 Dyke Road Brighton**

Replacement of 3no. existing wooden windows with new UPVC windows.

**Applicant:** Mr Andrew Robinson

**Officer:** Chris Swain 292178

**Approved on 06/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/01905**

**138 Preston Drove Brighton**

Installation of new air conditioning and associated condenser.

**Applicant:** Alliance Boots

**Officer:** Chris Swain 292178

**Approved on 06/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02066**

**76 Rugby Road Brighton**

Erection of single storey rear extension.

**Applicant:** Peter & Louise Shuttleworth

**Officer:** Chris Swain 292178

**Approved on 12/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH12.05**

The rooflights in the approved development shall be of 'conservation style' 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 external finishes of the development hereby permitted (other than the aluminium framed patio doors) 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.*

**BH2009/02126**

**16 Beaconsfield Villas Brighton**

Demolition of garage and erection of a single storey annex.

**Applicant:** Mr & Mrs Uwe Hirschberg

**Officer:** Sonia Kanwar 292359

**Approved on 19/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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, two trees shall be planted within the site and shall be of a species, size and location as specified on plan referenced 841/02 and the Design and Access Statement both submitted on 4 September 2009.

*Reason: To mitigate the impact of the loss of the Walnut tree on site in the interest of the visual amenities of the area and to comply with policies QD1, QD16 and HE6 of the Brighton & Hove Local Plan.*

**3) UNI**

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

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

**4) UNI**

The extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 16 Beaconsfield Villas as a dwelling and shall not be used as a separate planning unit.

*Reason: The establishment of an additional independent planning unit in this form would give rise to an over-intensive use of the site and would lead to harm to the amenity of neighbouring occupiers contrary to policies QD3 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02149**

**22 Stanford Road Brighton**

Erection of a single storey rear conservatory with balcony over at first floor level.

**Applicant:** Mr Meadows & Mr Garbutt

**Officer:** Helen Hobbs 293335

Report from:

05/11/2009 to: 25/11/2009

**Approved on 09/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02200**

**36 Edburton Avenue Brighton**

Erection of single storey side extension and loft conversion incorporating roof-lights.

**Applicant:** Mr Sean Garrick

**Officer:** Liz Arnold 291709

**Approved on 18/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) BH12.05**

The rooflights in the approved development shall be of 'conservation style' 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**

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 17th September 2009 shall be implemented in strict accordance with the approved details.

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

**BH2009/02274**

**Rear of 4-14 Florence Road Brighton**

Demolition of existing single storey nursery and erection of a new single storey playgroup.

**Applicant:** Brighton & Hove City Council Early Years & Childcare

**Officer:** Aidan Thatcher 292265

**Approved on 17/11/09 DELEGATED**

**1) BH01.04**

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.*

**BH2009/02392**

**22 Hamilton Road Brighton**

Erection of second floor rear extension.

**Applicant:** A Harris & S Barton

**Officer:** Jonathan Puplett 292525

**Refused on 19/11/09 DELEGATED**

**1) UNI**

The proposed second floor rear extension, projecting from the rear roofslope of the dwelling would appear as an incongruous and bulky addition, detracting from the character and appearance of the property. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

**REGENCY**

**BH2009/01504**

**The Coach House Western Terrace Brighton**

Demolition of existing single storey rear extension and erection of a new single storey rear extension.

**Applicant:** Mr & Mrs R Nevill

**Officer:** Charlotte Hughes 292321

**Approved on 10/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 samples of the materials to be used in the construction of the external surfaces of the works hereby permitted have been submitted too and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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



**BH2009/01521**

**The Coach House Western Terrace Brighton**

Demolition of existing single storey rear extension and erection of a new single storey rear extension. Other internal and external alterations including creation of living accommodation in roof space.

**Applicant:** Mr & Mrs R Nevill

**Officer:** Charlotte Hughes 292321

**Approved on 06/11/09 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 proposals have been submitted to and approved by the local planning authority in writing, including:

i) 1:20 scale internal elevations showing the raised opening on the north side of the entrance hall and the unblocked high level glazing on the south side of the entrance hall, the unblocked opening in the south kitchen wall as seen from the living room staircase side, and the relocated butt and beaded boarding on the ground floor and the relocated timber panelling on the first floor in the eastern part of the building, and the retention, restoration and reinstatement of the butt and beaded boarding in the ground floor utility room and workshop in the western part of the building;

ii) 1:20 elevations and sections, and 1:1 joinery sectional profiles of all new joinery works including all new and replacement windows and doors including their internal panelling, shutters and architraves, the staircase to the basement and their balustrading and handrails, skirting boards, dado rails and picture rails;

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 proposals have been submitted to and approved by the local planning authority in writing, including:

i) 1:1 sectional profiles of any new internal and external decorative plasterwork and renderwork mouldings;

ii) the new and replacement fireplaces which are proposed to be installed in the building, including 1:10 scale drawings and if available, photographs;

iii) the method of fire protection of the walls, floors, ceilings and doors that may be required to meet fire regulations, including 1:5 sections through walls and ceilings, and smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes;

iv) the method of any sound and thermal insulation of the floors and walls that may be required, including 1:5 sections through walls and ceilings;

The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **4) UNI**

No works shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

- i) samples of materials, including new flooring and external paving materials;
  - ii) details of the final landscaping and paving scheme, including final ground levels and plantings, including a 1:50 scale layout plan and section showing site levels, following trial excavations to establish the original paving levels, materials and layout pattern;
  - iii) large scale details at 1:5 scale of the metal grillwork in the large archway entrance gates;
  - iv) details of the new window cills and door steps including 1:5 scale sections;
- The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

#### **5) UNI**

The retained part of the building and the boundary walls shall be protected and supported during the demolition, excavation and reconstruction works in respect of the rear extension.

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

#### **6) UNI**

All existing original fabric and architectural features including floors, lathe and plasterwork, 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, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences. The walls and ceilings shall not be skimmed over and only defective lathe and plaster shall be removed and shall be replaced exactly like for like using timber lathes and lime plaster.

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

#### **7) UNI**

The butt and beaded tongue and grooved board partition which is concealed within the partition wall between the front and rear rooms of the ground floor of the east part of the building shall be salvaged and relocated and reused on the ground floor of the building, and the timber panelled partitioning on the first floor shall be salvaged and relocated and reused on the new partition wall between the Summer Room and the new bathroom.

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

**8) UNI**

The king post trusses in the attic shall be left exposed on the bedroom sides of the walls.

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

**9) UNI**

The new railings to the west of the front entrance arch and around the lightwell at the rear of the building shall match exactly the existing original railings at the front of the building.

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

**10) UNI**

All roof ventilation and extract outlets shall use flush, concealed slate or tile vents, to match the roof covering, and concealed ridge and eaves ventilators.

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

**11) UNI**

All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

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

**12) UNI**

No works shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

i) Details of the rooflights;

ii) a revised structural report in respect of the conversion of the attic space and drawings of the structural supporting work to the ridged roof including 1:50 scale plans and sections showing the existing and proposed timber work, including all beams, joists, rafters, purlins, braces and strengthening of the altered king post trusses;

iii) A method statement and detail of the piling, the excavation and the foundation works to the boundary walls and the rear wall of the house, following the excavation of trial holes; 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.*

**13) UNI**

The overboarding of the fireplace mantelshelf in the Utility Room shall be removed and the fireplace shall be restored to its original condition.

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

**BH2009/01655**

**Cafe Birdcage Bandstand Kings Road Brighton**

Display of signage above East & West doors and 4no windows (part-retrospective)

**Applicant:** La Fourchette

**Officer:** Clare Simpson 292454

**Approved - no conditions on 05/11/09 DELEGATED**

Report from:

05/11/2009 to: 25/11/2009

**BH2009/01883**

**3 Powis Villas Brighton**

Alterations to internal lighting.

**Applicant:** Mr Jonathan Sharpe

**Officer:** Charlotte Hughes 292321

**Approved on 10/11/09 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 downlights hereby permitted shall be white to match the existing ceilings unless otherwise agreed 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.*

**BH2009/01897**

**63 Regency Square Brighton**

Reconstruction of 1st floor balcony to front elevation and reinstatement of existing iron balustrade to match existing lines.

**Applicant:** Queensbury & Regency Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 06/11/09 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 cast iron railings shall be reinstated and painted gloss black 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 leadwork shall be carried out in accordance with the technical guidance of the Lead Sheet Association.

*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 works for which Listed Building Consent is hereby granted shall be carried out using the materials specified in the submitted plans, the specification and the amending letter dated 29th September 2009, and no variation shall be made without the prior written consent 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.*

## **5) UNI**

The brackets and the underside of the decking shall be gloss painted in pale cream (BS 10 C 31 of the BS 4800 standard colour range) to match the existing and 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.*

## **BH2009/01998**

### **51 Ship Street Brighton**

Listed building consent for display of external signage (approval BH2009/00983) and for internal alterations.

**Applicant:** Fat Face Ltd

**Officer:** Paul Earp 292193

**Approved on 23/11/09 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 surviving historic architectural features such as doors, architraves, skirtings, dados, picture rails, panel work, arches, cornices, decorative ceilings historic external door furniture and other decorative features shall be retained, and repaired and made good exactly like for like, and shall not be covered over, except where otherwise agreed in writing with the Local Planning Authority before work commences.

*Reason: To ensure the preservation, enhancement the listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **3) UNI**

The steel angle iron shall be removed from the exterior of the ground floor sash windows.

*Reason: To ensure the preservation, enhancement the listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

### **4) UNI**

No works shall take place until full details of the proposals have been submitted to and approved by the local planning authority in writing, including:

- i) a 1:20 elevation and section, and 1:1 joinery sectional profiles of the new door on the west elevation;
- ii) a definitive ground floor ceiling layout plan showing the location of the air conditioning units and the routing of the pipework serving these, together with sectional details of any boxing in of any surface mounted pipework;
- iii) a roof plan and an elevational drawing showing the location of the proposed new replacement air conditioning chiller unit, and the works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure the preservation, enhancement the listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

**BH2009/02025**

**38 Western Road Brighton**

Display of externally illuminated fascia & projecting signs via overhead trough lights, internally illuminated replacement ATM header graphics and two non-illuminated signs.

**Applicant:** Santander

**Officer:** Adrian Smith 01273 290478

**Approved on 24/11/09 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) BH10.04**

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.*

**BH2009/02026**

**63 Western Road Brighton**

Installation & refurbishment of shopfront.

**Applicant:** KFC (GB) Ltd

**Officer:** Adrian Smith 01273 290478

**Approved on 24/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02028**

**Friends Meeting House Cottage Ship Street Brighton**

Application for approval of details reserved by condition 2 and 3 of application BH2009/01244.

**Applicant:** Brighton Quakers

**Officer:** Jason Hawkes 292153

**Approved - no conditions on 05/11/09 DELEGATED**

**BH2009/02175**

**4 Clifton Terrace Brighton**

Application for approval of details reserved by condition 2 of application BH2009/01133 and condition 2 of application BH2009/01134.

**Applicant:** Mr Karl Henry

**Officer:** Jason Hawkes 292153

**Approved - no conditions on 16/11/09 DELEGATED**

**BH2009/02209**

**45 to 46 North Street Brighton**

Change of use of ground floor and basement from building society office (A2) to take-away/restaurant (A3/A5) with new access door to shop front, and alterations to shopfront.

**Applicant:** Mr E Sharanizadeh

**Officer:** Charlotte Hughes 292321

**Approved on 11/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH07.02**

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.*

**3) BH07.03**

No development shall commence until a scheme for the fitting of odour control equipment to 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 policy QD27 of the Brighton & Hove Local Plan.*

**4) BH07.04**

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

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

**5) UNI**

No alcohol shall be served on the premises except to persons seated and consuming food prepared and purchased from the premises or as a result of waiter/ess service.

*Reason: In the interest of public order and crime prevention and to protect neighbouring amenity in accordance with policy QD27 of the Brighton & Hove Local Plan.*

**BH2009/02226**

**4 Temple Street Brighton**

Extension to ground floor rear extension and new timber doors. Internal alterations including formation of bathrooms at basement and first floor levels (Part retrospective).

**Applicant:** Mr Wayne Russell

**Officer:** Jason Hawkes 292153

**Approved on 12/11/09 DELEGATED**

**1) UNI**

The following unauthorised works shall be removed and the following reinstatement and remedial works shall be carried out and completed in their entirety within three months of the date of this permission, unless otherwise agreed in writing;

(i) The skirting boards in the ground floor front room in the curved corners and along the front of the chimney breast and in the ground floor rear room to be removed and replaced with skirting boards to match exactly the original skirting boards in the ground floor front room.

(ii) The architraves on both sides of the opening between the ground floor front and rear rooms and around the door on the room side in the ground floor rear room, and around the ground floor room's rear window to be removed and replaced with architraves to match exactly the original architraves around the ground floor front windows;

(iii) The balusters on the stairs to be removed and replaced with square section balusters;

Report from:

05/11/2009 to: 25/11/2009



(iv) The architraving on the left hand side of the door to the basement on the ground floor below the stairs to be removed and replaced with a new architrave with butt and beaded edge mouldings to match exactly the original one on the right hand side of the door;

(v) The raised glazed enclosure over the rear basement lightwell to be removed and replaced with flush pavement lights;

(vi) The linings and architraves on both sides of the opening from the first floor stair landing to the lobby area of the front bedroom and front bathrooms to be reinstated to match exactly the linings and architraves of the adjacent door to the first floor rear bedroom;

(vii) The raised portion of party wall of the single storey rear extension to be removed and the wall rebuilt in flint bungaroosh using lime mortar to match exactly the existing south elevation's external finish of flint and lime mortar bungaroosh wall below it;

(viii) The coping stones on the parapet walls of the single storey rear extension are to be flush pointed in a matching colour mortar for the south wall and the north wall's coping stones are to be painted to match the painted render walls;

*Reason: So as to ensure that the works hereby approved are carried out and completed in their entirety and the unauthorised works are removed in order to secure the preservation and enhancement of the Listed building in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.*

## **2) UNI**

No works shall take place until the following details have been submitted to and approved by the local planning authority in writing:

(i) Sample sections of the replacement skirting board, the architrave for the ground floor front and rear reception rooms, the architrave for the ground floor door to the basement stairs and the baluster rail;

(ii) Details of the new flush pavement lights including 1:20 scale plan.

The works shall be carried out and completed in strict accordance with the agreed details and maintained as such thereafter.

*Reason: To ensure the preservation and enhancement of the listed building in accordance with policies HE1 and HE4 of the Brighton Hove Local Plan.*

## **BH2009/02256**

### **23 Clifton Terrace Brighton**

Internal alterations to second floor and installation of conservation style roof-light to rear.

**Applicant:** Mrs L Scott

**Officer:** Adrian Smith 01273 290478

**Approved on 16/11/09 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 soil and rainwater pipes shown on the approved plans shall be completed in cast iron and painted black within one month of installation, and shall be retained as such thereafter.

Report from:

05/11/2009 to: 25/11/2009

*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 rooflight hereby approved shall be of 'conservation style' fitted flush with the adjoining roof surface with slim section steel metal frames.

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

**BH2009/02257**

**23 Clifton Terrace Brighton**

Installation of conservation style roof light to rear.

**Applicant:** Mrs L Scott

**Officer:** Charlotte Hughes 292321

**Approved on 16/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02325**

**70-71 Ship Street Brighton**

Display of one non-illuminated projecting sign.

**Applicant:** Nooris Restaurant

**Officer:** Adrian Smith 01273 290478

**Approved on 18/11/09 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) UNI**

Notwithstanding the details submitted with the application, the hanging sign hereby permitted shall at all times be set back a minimum distance of 450mm from the carriageway edge.

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

### **BH2009/02336**

#### **26 East Street Brighton**

Display of 2no. non illuminated fascia signs and 1no. hanging sign.

**Applicant:** Links of London Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 19/11/09 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) BH10.04**

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

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

**4) BH10.05**

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

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

**5) BH10.06**

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

**6) UNI**

No works shall take place until 1:10 scale front and side elevations of the proposed hanging sign and 1:5 scale elevations and sections of the proposed fascia sign have been submitted to and approved in writing by the Local Planning Authority.

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

**ST. PETER'S & NORTH LAINE**

**BH2008/00237**

**52 Kensington Place Brighton**

Internal alterations including the removal of internal walls and the insertion of a fire curtain at basement level (retrospective).

**Applicant:** Mr Nicolas Juba

**Officer:** Chris Swain 292178

**Approved - no conditions on 13/11/09 DELEGATED**

**BH2008/03295**

**53 Buckingham Place Brighton**

Proposed single storey garage in garden to rear.

**Applicant:** Ms Marina Ray

**Officer:** Anthony Foster 294495

**Approved on 16/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

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

**3) UNI**

The approved garage door shall not open outwards onto or over adopted highway land which includes the pavement adjacent to the site.

*Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway to comply with policy TR7 of the Brighton & Hove Local Plan.*

**4) UNI**

Notwithstanding the details on the approved plans, prior to the commencement of development details of the proposed sliding/folding timber garage door are to be submitted to and approved in writing by the Local Planning Authority. The approved door shall be implemented in full before the garage hereby approved is brought into use.

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

**BH2009/01713**

**114 Church Street Brighton**

Formation of second storey with mezzanine level to create a self-contained live/work unit above existing retail.

**Applicant:** John Harrington Design

**Officer:** Kate Brocklebank 292175

**Refused on 11/11/09 DELEGATED**

**1) UNI**

The extension would be prominent in views from Church Street, especially in long oblique views from the west and would therefore be a discordant feature in the wider street scene and would detract from the character of the North Laine conservation area and the setting of the listed Royal Pavilion estate buildings opposite. The applicant has also failed to submit the eastern elevation of the property for consideration as part of this application. The proposal is contrary to policies QD1, QD2, QD4, HE3 and HE6 of the Brighton & Hove Local Plan as well as the policies of the North Laine Conservation Area Study and Supplementary Planning Guidance Note SPGBH01 - Roof Alterations and Extensions.

**BH2009/01947**

**William IV Gateway The Royal Pavilion Church Street Brighton**

Installation of new wrought and cast iron secondary vehicular gates and gate piers with automated electronic control gear and removal of existing central roadway bollard. Re-surfacing of existing tarmac with second-hand yorkstone flags and granite setts. Installation of wrought iron pedestrian gates and rebuilding of boundary wall.

**Applicant:** Brighton & Hove City Council

**Officer:** Aidan Thatcher 292265

**Approved on 25/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH11.02**

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

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

**3) BH11.03**

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

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

**4) BH13.01**

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

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

**5) BH14.01**

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance

with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.*

**6) UNI**

The pedestrian gate to the west of the Gate House shall be open between the hours of 07.30-19.00 seven days a week.

*Reason: To ensure pedestrian access is provided during these hours for those entering the Pavilion from the west and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.*

**7) UNI**

The pedestrian gate to the west of the Gate House shall be re-opened prior to the installation of the new vehicular gates within the main Gate House.

*Reason: To ensure continued legible access for pedestrians entering the site from the west and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.*

**8) UNI**

No development shall commence until full details of the construction methods for the re-building of the boundary wall 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 protect the trees which are to be retained on the site and in the interests of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.*

**9) UNI**

Notwithstanding the details provided on the approved plans, should the Holm Oak tree located to the east of the Gate House be required to be removed due to concern over its health and stability, revised plans shall be submitted to and approved in writing the Local Planning Authority relating to the alignment of the boundary wall and details of a replacement tree, including location, size and specimen. The works shall be carried out in strict accordance with the approved details.

*Reason: In the interests of the visual amenities of the area and to protect the setting of the Grade II\* Listed Gate House and other nearby Listed Buildings and to comply with policies QD1 and HE1 of the Brighton & Hove Local Plan.*

**BH2009/01957**

**10 West Hill Street Brighton**

Loft conversion incorporating rear dormer and roof light to the front roof slope.

**Applicant:** Mr Gregory Shackleton

**Officer:** Helen Hobbs 293335

**Approved on 10/11/09 DELEGATED**

**1) BH01.01**

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

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

## **2) BH12.02**

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

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

## **3) BH12.05**

The rooflights in the approved development shall be of 'conservation style' 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.*

## **BH2009/01972**

### **9 Terminus Place Brighton**

Erection of first floor rear extension.

**Applicant:** Mr Mark Sekula

**Officer:** Chris Swain 292178

**Refused on 05/11/09 DELEGATED**

#### **1) UNI**

The length, siting and height of the proposal would, by reason of loss of light and outlook, overshadowing and its overbearing impact, adversely impact on the residential amenity currently enjoyed by the adjoining property at No.10 Terminus Place and would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

#### **2) UNI2**

The proposed glass blocks, by reason of their scale, siting and design would result in an feature that relates poorly to the existing building, introduces an incongruent element to the rear of Terminus Place and is detrimental to the appearance and character of the building and the West Hill conservation area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

## **BH2009/01986**

### **12 York Place Brighton**

Installation of new shopfront to ground floor and alterations to first and second floors to the front facade. Change of use of upper floors to form 2 no. two bedroom flats and 1 no. one bedroom flat, incorporating rear dormer to third floor.

**Applicant:** Denizen Estates Ltd

**Officer:** Aidan Thatcher 292265

**Approved on 18/11/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH04.01**

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.*

**3) BH05.03**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating 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.*

**4) BH05.04**

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 and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**5) BH06.03**

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

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

**6) BH07.02**

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.*

**7) BH07.03**

No development shall commence until a scheme for the fitting of odour control equipment to the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance

Report from:

05/11/2009 to: 25/11/2009

with the approved details prior to the occupation of the development and shall thereafter be retained as such.

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

**8) BH07.04**

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

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

**9) BH07.07**

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

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

**10) BH12.01**

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

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

**11) BH12.03**

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

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

**12) BH12.04**

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

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

**13) UNI**

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority: Section joinery profiles at 1:1 scale of the new front windows and doors; The details of the front entrance ramp and threshold, including details of paving/tiling. The works shall be carried out in strict accordance with the approved details and thereafter retained as such.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10, QD14 and HE6 of the Brighton & Hove Local Plan.*

**14) UNI**

Notwithstanding the details provided on the submitted plans, specifically drawing no. 265/09-17B, a revised proposed section A-A showing the proposed shopfront flush

Report from:

with the adjoining units shall be submitted to and approved in writing prior to development commencing. The development shall be constructed in strict accordance with the approved details.

*Reason: To ensure a satisfactory appearance to the development and to comply with policies QD10, QD14 and HE6 of the Brighton & Hove Local Plan.*

**15) UNI**

The Class A3 (restaurant) use hereby approved at ground floor level shall not be in use except between the hours of 08.00 and 00.00 hours Monday to Sunday.

*Reason: To safeguard the amenities of the area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02021**

**104 London Road Brighton**

New shopfront.

**Applicant:** Albemarle & Bond Pawnbrokers & Jewellers LTD

**Officer:** Helen Hobbs 293335

**Refused on 12/11/09 DELEGATED**

**1) UNI**

The shopfront, by reason of its design, proportions, materials and black glazing would be visually intrusive in the street scene and would therefore detract from the appearance of the building and adversely affect the visual amenity of the surrounding area. The proposal is therefore contrary to policy QD10 of the Brighton & Hove Local Plan and Supplementary Planning Document on Shop Front Design (SPD02).

**BH2009/02023**

**104 London Road Brighton**

Display of 2no. externally illuminated fascia signs and 1no. non-illuminated hanging sign

**Applicant:** Albemarle & Bond Pawnbrokers & Jewellers LTD

**Officer:** Helen Hobbs 293335

**Refused on 12/11/09 DELEGATED**

**1) UNI**

The fascia sign, by reason of its size, appearance and method of illumination would be visually intrusive in the street scene and therefore detract from the appearance of the building and adversely affect the visual amenity of the surrounding area. The proposal is therefore contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document (SPD07) on Advertisements.

**BH2009/02080**

**Flat 1 14A Buckingham Road Brighton**

Replacement of UPVC access window with wooden/glass door.

**Applicant:** Mrs Katharina Jarrette

**Officer:** Liz Arnold 291709

**Approved on 20/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 measures set out in the Waste Minimisation Statement submitted on the 12th October 2009 shall be implemented in strict accordance with the approved details.

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

**BH2009/02089**

**The Royal Pavilion 4 -5 Pavilion Buildings Brighton**

Temporary ice rink on the Royal Pavilion eastern lawns. Structure to include ancillary buildings for a café, toilet facilities and skate hire. Proposed dates are 1st November 2009 to 23rd January 2010 including set up and break down.

**Applicant:** Brighton & Hove City Council

**Officer:** Sonia Kanwar 292359

**Approved on 11/11/09 PLANNING COMMITTEE**

**1) UNI**

The use hereby permitted shall be discontinued and the buildings hereby permitted removed from the site on or before 23 January 2010. The land shall be restored to its condition immediately prior to the buildings being situated on the land within two months of 23 January 2010 in accordance with a scheme of work to be submitted and approved in writing by the Local Planning Authority.

*Reason: The use and buildings hereby approved are not considered suitable as a permanent form of development, to safeguard the setting of the Royal Pavilion and its Estate, to protect the character and appearance of the Valley Gardens conservation area and to comply with policies HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*

**2) UNI**

The ice rink hereby permitted shall not be open to customers except between the hours of 10.00 and 22.15.

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

**3) UNI**

The café hereby permitted shall not be open to customers except between the hours of 09.00 and 24.00 each day.

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

**4) UNI**

The total number of people on the ice rink at any one time shall not exceed 200.

*Reason: To ensure provision of an appropriate amount of ancillary facilities, and to protect the amenity of its users and neighbouring residents in compliance with policies TR14, SU9 and QD27 of the Brighton & Hove Local Plan.*

#### **5) UNI**

The main floodlighting illuminating the rink hereby permitted, shown on the Isolux Diagram received on the 2nd October 2009, shall be switched off between the hours of 23.00 and 09.00 the following day.

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

#### **6) UNI**

Prior to commencement of any works hereby approved, a photographic record of the site and its immediate surroundings, including the east steps to the Royal Pavilion, the eastern boundary wall, the paths and ponds and all affected trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority. All photographs shall be clearly marked or labelled to enable identification.

*Reason: To ensure the satisfactory preservation of the listed building and grounds and to comply with policies HE1, HE3 and HE11 of the Brighton & Hove Local Plan.*

#### **7) UNI**

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

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

#### **8) UNI**

Prior to the floodlights hereby approved being brought into use, they shall be tested and adjusted to minimise light spillage and impact upon nearby residential properties to the satisfaction of the Local Planning Authority. The lights shall be maintained in the approved position thereafter.

*Reason: To safeguard the amenities of the occupiers of neighbouring properties with regard to light pollution and to comply with policies SU10, QD26 and QD27 of the Brighton & Hove Local Plan.*

#### **9) UNI**

No development shall commence until an Arboricultural Statement regarding the trees / shrubberies / herbaceous borders, including the shrubberies / trees to the south of the proposed development as well as at the proposed entrance, has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Statement shall include details of protection of these trees to BS5837 (2005) Trees on Development Sites during the development, as well as any pruning works that need to be undertaken. All pruning operations shall be carried out to BS 3998 (1989) Tree Pruning Operations. The works shall be implemented fully in accordance with the approved details.

*Reason: To safeguard the character and appearance of the area and to ensure the protection of the trees in accordance with Policies QD16 and HE11 of the Brighton & Hove Local Plan.*

#### **10) UNI**

The development hereby permitted shall not be open to customers until the measures, proposed to protect the steps leading to the eastern elevation of the Royal Pavilion and specified in the Method Statement and the Photo of the De Boer barriers received on the 20th October 2009, have been fully implemented. The steps

Report from:

05/11/2009 to: 25/11/2009

shall thereafter be protected at all times for the duration of the development including during de-rigging of the structures.

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

**11) UNI**

The development hereby permitted shall not be 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 staff and visitors to the development and shall be removed from the site following the ice rink use ceasing and no later than 23 January 2010.

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

**12) UNI**

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

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

**BH2009/02127**

**The Ocean Building 102 Queens Road Brighton**

Replacement of existing front entrance doors and windows with aluminium framed doors and windows.

**Applicant:** Ocean Building (Freehold) Limited

**Officer:** Chris Swain 292178

**Approved on 24/11/09 DELEGATED**

**1) BH01.01**

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

**BH2009/02160**

**126 Queens Road Brighton**

Display of 1no non-illuminated fascia sign and 1no non-illuminated projecting sign.

**Applicant:** Mountain Warehouse

**Officer:** Liz Arnold 291709

**Approved on 19/11/09 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.*

**BH2009/02173**

**14-15 Queens Road Brighton**

Erection of second floor rear extension incorporating installation of balustrade to form terrace area.

**Applicant:** Selits Ltd

**Officer:** Ray Hill 293990

**Refused on 12/11/09 DELEGATED**

Report from:

05/11/2009 to: 25/11/2009

### **1) UNI**

The proposed extension, by virtue of its unsympathetic materials and external finish, would be out of keeping with the host property and would constitute an incongruous element in the street scene, detrimental to the visual amenity of the locality, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

### **2) UNI2**

The proposed roof terrace would adversely affect the amenities of adjoining and nearby residential occupiers, resulting in overlooking, loss of privacy and potential noise and disturbance, contrary to policies SU10, QD14 and QD27 of the Brighton & Hove Local Plan.

## **BH2009/02198**

### **88A Buckingham Road Brighton**

Erection of conservatory extension to rear of basement flat.

**Applicant:** Mr Tim Harrison

**Officer:** Jonathan Puplett 292525

**Approved on 19/11/09 DELEGATED**

#### **1) BH01.01**

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

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

## **BH2009/02206**

### **Sovereign House Church Street Brighton**

Display of 1no halo illuminated fascia sign to front façade.

**Applicant:** H02 Property Ltd

**Officer:** Jonathan Puplett 292525

**Approved on 19/11/09 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.*

**BH2009/02360**

**Undercroft East Building Brighton Station Queens Road Brighton**

Application for approval of details reserved by conditions 1 to 9 of application BH2009/00917.

**Applicant:** Gin Gin Group

**Officer:** Aidan Thatcher 292265

**Approved on 24/11/09 DELEGATED**

**WITHDEAN**

**BH2009/02000**

**101 Wayland Avenue Brighton**

Removal of existing porch and replacement with new glazed porch with pitched roof. Widening of existing crossover.

**Applicant:** Mr Peter & Mrs Anita Gavin

**Officer:** Wayne Nee 292132

**Approved on 17/11/09 DELEGATED**

**1) BH01.01**

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

During construction of the approved scheme, the tree on the verge outside the property shall be protected from construction works to British Standard BS 5837 (2005).

*Reason: In order to protect and retain a substantial tree in accordance with Policy QD16 of the Brighton & Hove Local Plan.*

**4) UNI**

The hardsurfaced area created in conjunction with the development hereby permitted shall either be made of porous materials or suitable provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

*Reason: To reduce surface water runoff in accordance with Policy SU4 of the Brighton & Hove Local Plan.*

**BH2009/02005**

**127 Valley Drive Brighton**

Widen both crossovers to match existing driveways.

**Applicant:** Mr David Rowland

**Officer:** Wayne Nee 292132

**Approved on 11/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02086**

**9 Green Ridge Brighton**

Certificate of Lawfulness for the proposed conversion of roof incorporating part hip to gable extension and flat roof rear dormer.

**Applicant:** Mr & Mrs Currier

**Officer:** Adrian Smith 01273 290478

**Refused on 13/11/09 DELEGATED**

**BH2009/02380**

**4 Herbert Road Brighton**

Two storey rear extension.

**Applicant:** Mrs Rebecca King

**Officer:** Steven Lewis 290480

**Refused on 25/11/09 DELEGATED**

**1) UNI**

The proposed would result in a harmful loss of residential amenity to the occupiers of 6 Herbert Road from an overbearing presence and loss of outlook. This is contrary to policies QD1, QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed extension is considered poorly designed and fails to relate well to the host building. The proposed ground floor window is poorly scaled and sited in relation to the existing fenestration harming the character and appearance of the dwelling. This is contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

**EAST BRIGHTON**

**BH2009/02033**

**Flat 5 Surrey House Eaton Place Brighton**

Replacement of existing wooden windows with UPVC windows.

**Applicant:** Worwick Property Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 10/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02240**

**Second Floor Flat 2A 5 Chesham Place Brighton**

Internal Works: Removal of existing plasterwork and replace with dry lining.

**Applicant:** 5 Chesham (Brighton) Ltd

**Officer:** Chris Swain 292178

**Approved on 12/11/09 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**

Within one month of the installation of the dry wall lining the architraves shall be reinstated and the alterations to the window cill implemented in accordance with the approved drawing No.7256/8.

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

## **HANOVER & ELM GROVE**

### **BH2009/01239**

#### **148 Elm Grove Brighton**

First floor extension and conversion of existing shop and garage to form 1no flat and 1no maisonette. Retention and improvements to existing first floor flat.

**Applicant:** Mr Paul Sherman

**Officer:** Anthony Foster 294495

#### **Approved on 05/11/09 PLANNING COMMITTEE**

##### **1) BH01.01**

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

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

##### **2) BH02.07**

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

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

##### **3) BH03.03**

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

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

##### **4) BH05.03**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating 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) BH05.04**

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 and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes rating has been submitted to, and approved in writing by, the Local Planning Authority.

Report from:

05/11/2009 to: 25/11/2009

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**6) BH06.03**

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

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

**7) UNI**

The windows located on the western elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**8) UNI**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking that Order with or without modification), no window other than expressly authorised by this permission shall be constructed to either of the side (west and east facing) elevations of the approved extension without Planning Permission obtained from the Local Planning Authority.

*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.*

**9) UNI**

The new dwelling 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.*

**10) UNI**

The measures set out in the waste minimisation statement received 22 May 2009 shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

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

**BH2009/01906**

**Phoenix Halls of Residence Southover Street Brighton**

Alterations to perimeter boundary railings and fencing at East boundary wall.

**Applicant:** University of Brighton

**Officer:** Chris Swain 292178

**Approved on 13/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 bricks and capping stones to be used in the construction 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.*

**BH2009/02084**

**Flat 3 Finsbury Lodge Finsbury Road Brighton**

Replacement of existing windows to front and rear with black UPVC windows.

**Applicant:** Mr Markku Lehtonen

**Officer:** Helen Hobbs 293335

**Approved on 16/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02150**

**38 Southover Street Brighton**

Erection of a two-storey side and rear extension.

**Applicant:** Mr Mat Smith

**Officer:** Ray Hill 293990

**Refused on 09/11/09 DELEGATED**

**1) UNI**

The proposed extension, by virtue of its size and siting, would be detrimental to the amenities of the occupiers of the adjoining residential property, resulting in loss of light, poor outlook and visual intrusion contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**HOLLINGDEAN & STANMER**

**BH2009/01594**

**Stanmer Link Road Falmer Brighton**

Outline application for amendments to layout of Sportcentre Road and proposed Stanmer Link Road (as proposed by BH2001/02418/FP) on the section within the University of Sussex boundary. To include widening, bollard lighting, bus stop and new access into sports centre car park. Reserved Matter Approval sought for access, appearance, layout and scale.

**Applicant:** University of Sussex

**Officer:** Maria Seale 292322

**Approved on 13/11/09 PLANNING COMMITTEE**

**1) B01.02**

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

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

**2) BH01.03**

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

(i) landscaping.

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

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

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

**3) BH05.08**

No development shall take place until a written Waste Minimisation Statement, 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 for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**4) BH11.03**

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

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

**5) BH15.06**

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 works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

*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.*

Report from:

05/11/2009 to: 25/11/2009

#### **6) UNI**

The landscaping associated with the development hereby permitted shall incorporate measures to ensure biodiversity is enhanced on the site. Details of the measures shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented within the first planting season following completion of the development.

*Reason: To ensure biodiversity is enhanced, to comply with policies QD17 and NC3 of the Brighton & Hove Local Plan.*

#### **7) UNI**

The works to the section of Stanmer Link Road hereby permitted shall only be implemented in conjunction with the implementation of the whole Stanmer Link Road as approved as part of planning permission BH2001/02418/FP.

*Reason: To ensure this part of the Link Road is not carried out in isolation from the remainder of the Link Road or the stadium development, in the interests of the amenity of the locality, to comply with policies QD1, QD4, QD15, QD16, QD17, NC3, NC5, NC6, NC7, NC8, HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No development shall take place until details of levels, sections and construction have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

*Reason: In the interests of highway safety and to protect the character and appearance of the locality, to comply with policies TR7, QD1, QD4, NC5, NC6, NC7, NC8, HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*

#### **9) UNI**

No development shall take place until details of the external lighting bollards have been submitted to and approved in writing by the Local Planning Authority. The details shall include an assessment of the impact the lighting would have on the behaviour of bats in the locality and demonstration that the findings and recommendations have been incorporated into the design and level of luminance. 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 character, appearance and ecology of the surrounding area to comply with policies QD25, NC3, NC5, NC6, NC7, NC8, QD17, QD18, HE3, HE6 and HE11 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 completion of the development; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to enhance biodiversity, to comply with policies QD1, QD4, QD15, QD16, QD17, NC3, NC5, NC6, NC7, NC8, HE3, HE6 and HE11 of the Brighton & Hove Local Plan.*



### **11) UNI**

The kerb adjacent to the bus stop hereby approved shall be designed and implemented to a standard which allows for use by wheelchair users and those with pushchairs, such as a Kassel kerb design. Details of the kerb shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the bus stop hereby permitted is first brought into use.

*Reason: To ensure the development is accessible for the wider population, to comply with policy TR1 of the Brighton & Hove Local Plan.*

### **12) UNI**

No development shall take place until details of the bus shelter have been submitted to approved in writing by the Local Planning Authority. Measures to ensure its design and precise location do not harm adjacent trees shall be incorporated. The agreed design shall be implemented before the bus stop hereby permitted is first brought into operation.

*Reason: In the interests of preserving the visual amenities of the locality, protecting trees and encouraging sustainable modes of travel, to comply with policies HE3, QD15, QD16 and TR1 of the Brighton & Hove Local Plan.*

### **13) UNI**

A survey of existing trees and shrubs on the site, including details of any to be lost as a result of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Any trees that are to be lost shall be replaced within the immediate locality of the site. Details of the replacement trees including species, size and location shall be submitted to and approved in writing by the Local Planning Authority. The approved trees shall be planted within the first planting season following the completion of the development hereby permitted.

*Reason: To protect the character and appearance of the locality and encourage biodiversity to comply with policies QD1, QD15, QD16, QD17 and NC3 of the Brighton & Hove Local Plan.*

### **14) UNI**

The proposed works to Sportcentre Road and the sport centre car park hereby approved shall not be carried out until details of new dropped crossing points, including on either side of the road adjacent to the proposed bus stop, and a new pedestrian footway of an appropriate alignment on the south side of Sportcentre Road linking the entire length from the bus stop to the main entrance of the sport centre, have been submitted to approved in writing by the Local Planning Authority. The agreed crossing points and pedestrian footway shall be implemented before the bus stop hereby approved is first brought into operation.

*Reason: To ensure a short, direct route to the entrance to the sport centre to encourage sustainable modes of travel, to comply with policies TR1 and TR8 of the Brighton & Hove Local Plan.*

### **15) UNI**

The existing sports centre car park access shall be blocked off on completion and first use of the new access hereby permitted. The existing access shall be landscaped with soft landscaping within the first planting season following first use of the new access hereby approved. Details of the landscaping shall be submitted to and approved in writing by the Local Planning Authority and the planting shall be carried out in accordance with the approved details.

*Reason: In the interests of preserving the character of the area, to comply with policy QD15 and HE3 of the Brighton & Hove Local Plan.*

**BH2009/01902**

**Library Library Road University of Sussex Brighton**

Internal and external alterations to library including re-organisation of entrance sequence, internal refurbishment, re-location of existing café from basement to ground floor, conversion of external courtyard to an internal library breakout space and new accessible parking area.

**Applicant:** University of Sussex

**Officer:** Liz Arnold 291709

**Approved on 18/11/09 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 doors, windows, roof lantern and acoustic lining to ceiling and walls, including 1:20 scale sample elevations and profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

**3) UNI**

No works shall take place until samples of the materials (including windows, roof, paving and ceiling, walls, doors and light fittings) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

**BH2009/02205**

**Northfield University of Sussex Campus Falmer Brighton**

Construction of single storey water tank and storage building and single storey reception/facilities building to serve the halls of residences approved under application BH2008/01992.

**Applicant:** The University of Sussex

**Officer:** Anthony Foster 294495

**Approved on 19/11/09 DELEGATED**

**1) BH01.01**

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

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

## **2) BH11.01**

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

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

## **3) BH15.01**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

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

## **4) UNI**

No construction works shall take place between sunset and sunrise from the 1 April to 31 October.

*Reason: To minimise the potential disturbance to bats during construction and in the interests of maintaining the bio-diversity and ecological interest of the site and neighbouring SNCI and to accord with policy NC4 of the Brighton & Hove Local Plan.*

## **5) UNI**

Prior to the commencement of development upon site a detailed lighting scheme for the site; including a full lighting diagram of the whole development, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be constructed and operated in strict accordance with the approved details and thereafter retained.

*Reason: In the interests of the character and appearance of the Sussex Downs AONB, to minimise the impact to the ecology of the area and nearby roosting bats and to accord with Policies QD4, QD25, NC4 and NC7 of the Brighton & Hove Local Plan.*

## **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. 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.*

## **7) UNI**

Prior to the commencement of development, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following elements:

- a) A desk top study identifying:
  - All previous uses

- Potential contaminates associated with those uses;
- A conceptual model of the site indicating sources, pathways and receptors; &
- Potentially unacceptable risks arising from contamination at the site

b) A site investigation, based on (a) to provide information for an assessment of the risk to all receptors that may be affected, including those of site

c) The results of the site investigation and risk assessment (b) and a method assessment based on those results giving full details of the remediation measure required and how they are to be undertaken

d) A verification report on completion of the works set out in (c) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting. The works shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

#### **8) UNI**

The works 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 the building work approved under outline permission reference BH2008/01992 is commenced, thereafter the works permitted by this permission shall be carried out in strict accordance with the permission granted.

*Reason: In the interests of the character and appearance of the Sussex Downs AONB and in accordance with Policies QD4, NC4 and NC7 of the Brighton & Hove Local Plan.*

#### **9) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment or STROMA issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum overall BREEAM rating of 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

#### **10) UNI**

Prior to the commencement of the development, details of means of foul sewerage disposal 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 and thereafter maintained.

*Reason: to ensure proper foul sewerage disposal and to prevent discharge of foul sewerage in watercourses and contamination of the Falmer public water supply and to accord with policies SU5 and SU9 of Brighton & Hove Local Plan.*

Report from:

05/11/2009 to: 25/11/2009

### **11) UNI**

Prior to the commencement of development, a scheme for the implementation of archaeological works in accordance with the submitted written scheme of investigation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

*Reason: the development is likely to disturb items of archaeological interest and to accord with policies S1 of the East Sussex and Brighton & Hove Structure Plan and policy HE12 of the Brighton & Hove Local Plan.*

### **12) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, no non-residential development shall commence until a Building Research Establishment or STROMA issued Design Stage Certificate demonstrating that the development will achieve a minimum overall BREEAM rating of 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

### **BH2009/02358**

#### **43 Rushlake Road Brighton**

Erection of a two storey side extension.

**Applicant:** Mr Robin Bush

**Officer:** Helen Hobbs 293335

**Approved on 19/11/09 DELEGATED**

#### **1) BH01.01**

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

### **MOULSECOOMB & BEVENDEAN**

#### **BH2009/02070**

#### **153 Ringmer Road Brighton**

Erection of rear conservatory extension.

**Applicant:** Mr Rebera

**Officer:** Chris Swain 292178

**Approved on 11/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 high level windows in the south west facing side elevation shall not be glazed otherwise than with obscured glass and fixed shut and thereafter permanently retained as such.

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

**BH2009/02116**

**Costcutter 6 Pelham Terrace Brighton**

Display of 1no. internally illuminated fascia sign above proposed ATM.

**Applicant:** Bankmachine Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 10/11/09 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.*

Report from:

05/11/2009 to: 25/11/2009

**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.*

**BH2009/02117**

**Costcutter 6 Pelham Terrace Brighton**

Installation of an Automated Teller Machine (ATM).

**Applicant:** Bankmachine Ltd

**Officer:** Sonia Kanwar 292359

**Approved on 10/11/09 DELEGATED**

**1) BH01.01**

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

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

**QUEEN'S PARK**

**95/0960/LB**

**Palace Pier Madeira Drive Brighton**

Extension to pier deck at root end, erection of 2 storey building. Widening of pier spine by 3.05m.(10ft) each side over complete length.

**Applicant:** Brighton Marine Palace and Pier Co

**Officer:** Kathryn Boggiano 292138

**Finally Disposed of on 16/11/09 DELEGATED**

**95/1102/LB**

**Palace Pier Madeira Drive Brighton**

Demolition of existing buildings at pier head and construction of new pier head building comprising retail, licensed and catering activities on ground floor and multi-purpose auditorium on first floor.

**Applicant:** The Brighton Marine Palace Pier Company

**Officer:** Kathryn Boggiano 292138

**Finally Disposed of on 16/11/09 DELEGATED**

**BH2009/02119**

**Flat 3 5 Atlingworth Street Brighton**

Installation of replacement internal boiler and external flue.

**Applicant:** Ms Eleanor Linwood

**Officer:** Louise Kent 292198

**Approved on 24/11/09 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.02**

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.*

**BH2009/02120**

**31 Upper St James's Street Brighton**

Conversion of existing 3 bed. maisonette to 1no. 1 bed. S/C flat and 1no. 2 bed. S/C maisonette.

**Applicant:** Mr Stephen Williams

**Officer:** Liz Arnold 291709

**Refused on 09/11/09 DELEGATED**

**1) UNI**

The proposed development would result in the loss of a residential unit which has an original floor area of less than 115sqm and was originally built with less than 4 bedrooms. As such the proposal is contrary to policy HO9 of the Brighton & Hove Local Plan.

**BH2009/02304**

**3 Crescent Place Brighton**

Replacement of existing pitched roof behind front parapet wall with roof terrace.

**Applicant:** Mr Herve Guyat

**Officer:** Jonathan Puplett 292525

**Refused on 19/11/09 DELEGATED**

**1) UNI**

The proposed roof terrace would result in the loss of the 'butterfly' roof form of the building, and a loss of uniformity as neighbouring properties to either side are of a similar roof design. The roof terrace area and screening, along with activity associated with the use of such an amenity space, whilst not visible from Crescent Place, would represent a prominent and incongruous addition to the historic roofscape when viewed from neighbouring properties to the rear. The development would harm the character and appearance of the property and the surrounding conservation area, contrary to policies QD1, QD14, HE6, and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.



**BH2009/02350**

**2 Tilbury Way Brighton**

Erection of two storey side extension.

**Applicant:** Mr G Cook

**Officer:** Sonia Kanwar 292359

**Approved on 23/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.01**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

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

**3) 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.*

**ROTTINGDEAN COASTAL**

**BH2009/01107**

**Mullion House 46 Sussex Square Brighton**

Part demolition of lift motor room and removal of roof. Erection of an extension to lift motor room with flat roof over and new fire escape door. Installation of handrail and solar panels to roof of property.

**Applicant:** Mark Harper & Hari Singh Yirk

**Officer:** Liz Arnold 291709

**Approved on 23/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) UNI**

Details of the lead roof, including a 1:5 scale drawing of the fascia details, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. The works shall be implemented in strict accordance with the approved details.

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

**3) UNI**

Notwithstanding the Site Minimisation Statement submitted on the 16th June 2009, no development shall take place until a written statement, consisting of a revised Waste Minimisation Statement, 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 for landfill is reduced, to comply with policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan, policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.*

**4) UNI**

The north party wall and chimney stacks shall be painted white in smooth matt masonry paint to match the front façade, within three months of commencement of the works, unless otherwise agreed 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.*

**5) UNI**

No development shall commence until a scheme for the suitable treatment of the lift motor against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details 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.*

**6) UNI**

Details of the new handrails at roof level shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. The works shall be implemented in strict accordance with the approved details.

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

**7) UNI**

The south, east and north walls, fascias and door of the extended lift and tank room and the new handrails shall be painted in matt dark grey (BS 4800 18.B.25), the smooth masonry paint on the masonry, flat oil paint on the timber work and the east wall shall be painted white to match the rest of the building and the roof of the lift room shall be clad in lead.

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

**BH2009/01109**

**Mullion House 46 Sussex Square Brighton**

Part demolition of and removal of roof of lift motor room. Erection of an extension to lift motor room with flat roof over and new fire escape door. Installation of handrail and solar panels to roof of property. Alterations to layout of ground floor.

**Applicant:** Mark Harper & Hari Singh Yirk

Report from:

05/11/2009 to: 25/11/2009

**Officer:** Liz Arnold 291709

**Approved on 12/11/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

No works shall take place until details and samples of the material to be used for the worktop have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out and completed fully 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.*

**3) UNI**

The kitchen hatch in the wall shall be blocked up and the timber panelling shall be reinstated and the walls made good on both sides to match the existing finishes within three months of the commencement of the works, unless otherwise agreed 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.*

**4) UNI**

The north party wall and chimney stacks shall be painted white in smooth matt masonry paint to match the front façade, within three months of commencement of the works, unless otherwise agreed 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.*

**5) UNI**

The existing doors and fanlights between the ground floor, corridor and existing utility room and WC lobby, which is to become the study, shall be retained, unless otherwise agreed in writing by the Local Planning Authority before work commences.

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

**6) UNI**

A 1:20 scaled sample elevational drawing of the new roof top handrails, showing the detail of the railing and how they will be attached to the building, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. The works shall be implemented in strict accordance with the agreed details and 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.*

**7) UNI**

A 1:5 scale sample drawing of the relationship between the lead roof of the lift room and the fascia, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. The works shall be implemented in strict accordance with the agreed details and 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.*

### **8) UNI**

The south, east and north walls, fascias and door of the extended lift and tank room and the new handrails shall be painted in matt dark grey (BS 4800 18.B.25) smooth masonry paint on the masonry and flat oil paint on the timber work and the east wall shall be painted white to match the rest of the building and its roof shall be clad in lead.

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

### **9) UNI**

The kitchen units installed in the relocated kitchen shall be of timber with panelled doors and drawers with mouldings to match the timber wall panelling of the room and shall be painted in a colour and finish to match the walls of the room and all of the kitchen appliances under the worktop shall be concealed behind panelled doors.

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

### **10) UNI**

The new built-in cupboard to the side of the fireplace in the new kitchen shall have timber panelled doors to match exactly the existing wall panelling and shall be painted in a colour and finish to match exactly that of the walls.

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

## **BH2009/01447**

### **Flat 2 47 Sussex Square Brighton**

Installation of door from lounge to rear garden.

**Applicant:** Ms Carol Jones

**Officer:** Helen Hobbs 293335

**Approved on 09/11/09 DELEGATED**

#### **1) BH01.05**

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

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

#### **2) BH13.12**

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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

#### **3) BH13.13**

All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

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

Report from:

05/11/2009 to: 25/11/2009

#### **4) UNI**

The new external door and sidelight hereby approved shall be constructed in softwood, clear glazed and painted white unless otherwise agreed 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*

#### **BH2009/01934**

##### **28 Greenbank Avenue Saltdean Brighton**

Certificate of Lawfulness for proposed extension of existing dormer to rear and installation of rooflight to front elevation.

**Applicant:** Ms Kate Dowd

**Officer:** Helen Hobbs 293335

**Approved on 25/11/09 DELEGATED**

#### **BH2009/02031**

##### **Flat 1 22 Sussex Square Brighton**

Installation of timber framed glazed doors to lightwell elevation at rear of the property. Reinstatement of vaulted ceiling, installation of new front door and sidelight.

**Applicant:** Beaufort House Ltd

**Officer:** Helen Hobbs 293335

**Approved on 10/11/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH13.11**

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

*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 proposed rear timber doors and front sidelight hereby approved must be painted white prior to occupation of the development unless otherwise 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.*

#### **BH2009/02032**

##### **Flat 1 22 Sussex Square Brighton**

Installation of timber framed glazed doors to lightwell elevation. Internal alterations to layout of flat.

**Applicant:** Beaufort House Ltd

**Officer:** Helen Hobbs 293335

**Approved on 09/11/09 DELEGATED**

**1) BH01.05**

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

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

**2) BH13.11**

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

*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 external joinery hereby approved must be painted white prior to occupation of the development unless otherwise approved in writing by the LPA.

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

**4) UNI**

All new internal doors hereby approved must be of timber construction with plain recessed panels and no mouldings. Any fireproofing to doors must be an integral part of the door construction and self-closing mechanisms, if required, shall be of the concealed mortice type.

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

**BH2009/02111**

**37 Rock Grove Brighton**

Relocation and alterations to existing external staircase.

**Applicant:** Sir Graham Price

**Officer:** Helen Hobbs 293335

**Refused on 12/11/09 DELEGATED**

**1) UNI**

The proposed staircase, by reason of design, siting and relationship to the existing windows on the west elevation, would have a detrimental impact upon the character and appearance of the listed building. The proposed staircase is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

**BH2009/02151**

**27 Saltdean Drive Brighton**

Construction of two storey side/rear extension, single storey rear extension and front porch. Replacement of existing concrete roof and mansard concrete tiles with grey slate. Front garden levelled out and enclosed by rendered masonry walls.

**Applicant:** Mr Kevin Ware

**Officer:** Jonathan Puplett 292525

**Approved on 11/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH03.02**

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

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

**4) UNI**

Access to the flat roof over the single storey section of the rear 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.*

**BH2009/02188**

**40 Saltdean Drive Saltdean Brighton**

Hip to gable loft conversion incorporating dormer to rear and roof-lights. Single storey rear extension at raised ground floor level.

**Applicant:** Mr M Washington

**Officer:** Jonathan Puplett 292525

**Refused on 12/11/09 DELEGATED**

**1) UNI**

The proposed side roof extensions would result in an overly bulky and prominent appearance, detracting from the character and appearance of the property. The extended roof, with its flat roofed area, would appear as an incongruous feature in the street scene. The proposal is therefore contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan and to the provisions of supplementary planning guidance note SPGBHI: roof extensions and alterations.

**2) UNI2**

The proposed side facing bedroom windows to the northern side of the dwelling would result in increased overlooking to no. 42 Saltdean Drive; in particular users of the rear garden area of this neighbouring property would suffer a loss of privacy. Furthermore, the bulk of the roof extensions proposed to the northern side of the bungalow would have an overbearing and overshadowing impact when viewed from no. 42, which is sited on a lower level to the application site. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

Report from:

05/11/2009 to: 25/11/2009

**BH2009/02327**

**16 Roedean Way Brighton**

Construction of porch on front elevation with terrace at first floor level, and front elevation alterations to windows including new glazing to sun lounge.

**Applicant:** Mr Faris Al-Omran

**Officer:** Liz Arnold 291709

**Approved on 18/11/09 DELEGATED**

**1) BH01.01**

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

Unless otherwise agreed in writing with the Local Planning Authority the measures set out in the Waste Minimisation Statement submitted on the 24th September 2009 shall be implemented in strict accordance with the approved details.

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

**BH2009/02334**

**16 Roedean Way Brighton**

Certificate of Lawfulness for a proposed development of the installation of a first floor window to the east elevation and alterations to windows on rear elevation.

**Applicant:** Mr Faris Al Omran

**Officer:** Liz Arnold 291709

**Approved on 18/11/09 DELEGATED**

**BH2009/02347**

**44 Dean Court Road Brighton**

Loft conversion including roof extension to rear with railings to form balcony.

**Applicant:** Mr & Mrs Keith Ashfold

**Officer:** Chris Swain 292178

**Approved on 25/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 shown on drawing referenced 150/01b received on 23 November 2009 shall be fully installed before the roof terrace hereby approved is first brought into use and shall be retained as such thereafter.

*Reason: In order to protect the adjoining property, No.42 Dean Court Road from overlooking and loss of privacy and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.*

## **WOODINGDEAN**

### **BH2009/02131**

#### **103 Crescent Drive North Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Paul Andrew

**Officer:** Chris Swain 292178

**Approved on 19/11/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH02.04**

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

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

#### **3) BH03.03**

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

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

### **BH2009/02225**

#### **20 The Ridgway Brighton**

Erection of single storey rear extension.

**Applicant:** Mr Richard Kennard

**Officer:** Jonathan Puplett 292525

**Approved on 25/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) BH03.03**

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

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

**4) UNI**

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

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

**BH2009/02368**

**28 Falmer Gardens Brighton**

Certificate of Lawfulness for a proposed development of a conservatory to rear.

**Applicant:** Mr S Ahmed

**Officer:** Jonathan Puplett 292525

**Approved on 25/11/09 DELEGATED**

**BRUNSWICK AND ADELAIDE**

**BH2009/01283**

**26 Brunswick Terrace Hove**

Replacement of existing UPVC cladding to west elevation of top floor flat with timber cladding.

**Applicant:** 26 Brunswick Terrace Hove (Freehold) Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 16/11/09 DELEGATED**

**1) BH01.01**

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

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

## **2) UNI**

The timber cladding hereby permitted shall be painted in a colour and finish to be agreed in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

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

## **3) UNI**

The works hereby permitted shall be carried out within three months of the date of this permission.

*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 of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles, showing the timber profile and including the detailing around the openings, has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

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

## **BH2009/01492**

### **26 Brunswick Terrace Hove**

Painting of external elevations of rear extension accessed from Brunswick Street West. (Part-retrospective).

**Applicant:** 26 Brunswick Terrace Hove (Freehold) Ltd

**Officer:** Charlotte Hughes 292321

**Approved on 10/11/09 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 colour sample of the paintwork to be used for the painting of the external elevations has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure 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 render repairs have been submitted to and approved in writing by the Local Planning Authority. Once approved the render repairs shall be carried out in accordance with the approved specification and prior to the painting of the external elevations hereby approved.

*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.*

**BH2009/01856**

**63 Holland Road Hove**

Demolition of existing building and erection of a five storey building accommodating retail/office and restaurant facilities on the ground floor and basement 6no two bedroom and 1no 3 bedroom flats above.

**Applicant:** Mr Dan Fox

**Officer:** Clare Simpson 292454

**Approved on 24/11/09 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) BH02.05**

The window serving rear stairwell shall not be glazed otherwise than with obscured glass fixed shut and thereafter permanently retained as such.

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

**3) BH02.06**

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

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

**4) BH02.08**

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

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

**5) BH04.01**

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.*

**6) BH05.01**

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

(a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve [\*Code level 3 / Code level 4 / Code level 5\*] for all residential units have been submitted to the Local Planning Authority; and

(b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [\*Code level 3 / Code level 4 / Code level 5\*] for all

Report from:

05/11/2009 to: 25/11/2009

residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable. *Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

**7) BH05.02**

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of [\*Code level 3 / Code level 4 / Code level 5\*] has been submitted to, and approved in writing by, the Local Planning Authority.

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

**8) BH05.05**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'standard' BREEAM or a 'bespoke' BREEAM) and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of [\*50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' / 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' / 70% in energy and water sections of relevant BREEAM assessment within overall 'Excellent'\*] for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

**9) BH05.06**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development 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*

Report from:

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

**10) BH05.07**

No development shall take place until a written Site Waste Management Plan, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in strict accordance with the approved details.

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

**11) BH06.03**

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

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

**12) BH12.01**

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

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

**13) BH12.08**

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.*

**14) UNI**

No development shall take place until a scheme for sound insulation of odour control equipment referred to in the condition set out above shall be submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all sound insulation works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**15) UNI**

No development shall take place until details of the external lighting of the site has 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" (dated 2005) for zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person shall be submitted with the details. The approved installation shall be maintained and operated in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**16) 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 neighbouring occupiers and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**17) UNI**

No development shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration is submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all specified works have been carried out in accordance with the agreed details and thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**18) UNI**

Access to the flat roof 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 except for the area shown as a roof terrace on the approved plans.

*Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.*

**19) UNI**

No vehicular movements for the loading or unloading of vehicles to the commercial units at ground floor level shall take place between the hours of 20.00 to 08.00 on Monday to Saturday and not at any time on Sundays and Bank Holidays.

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

**20) UNI**

The commercial units shall not be open or in use except between the hours of 09.00 and 00.00.

*Reason: To safeguard residential amenity and to comply with policy QD27 of the Brighton & Hove Local Plan.*

Report from:

05/11/2009 to: 25/11/2009

## **21) UNI**

- (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: Previous historical activities associated with this site may have potentially caused, or have the potential to cause, contamination of controlled waters and to ensure that the proposed site investigations and remediation will not cause pollution of controlled waters and in accordance with policies SU3 and SU11 of the Brighton & Hove Local Plan.*

## **22) UNI**

- (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:

## **23) 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 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.

## **24) UNI**

No development shall take place until a scheme demonstrating how solar panels will be incorporated into the scheme has been submitted to and approved in writing by the Local Planning Authority. The information will include technical details and profiles of the panels on the roof. The approved scheme shall be implemented prior to the premises opening and shall be retained as such thereafter.

*Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and in accordance with policies S1 of the East Sussex*



*and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan.*

**25) UNI**

Notwithstanding the planning, design and access statement accompanying the application, the commercial premises in the southern section of the ground floor of the building shall be for a retail unit or office unit falling within Class A1 or A2 of the Town and Country Planning (Use Classes) Order 1987 or any subsequent similar re-enactment.

*Reason: To protect the vitality and viability of the Regional Shopping Centre and to comply with policy SR4 of the Brighton & Hove Local Plan.*

**26) 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 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). (Part (a) relating to the desk top study has been received)

(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.

**27) UNI**

No development shall take place until full details of the boundary treatments, including sections and samples, 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 a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**28) UNI**

No development shall take place until full details of the balustrading to the balcony areas, including samples, 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 a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**29) UNI**

No development shall take place until full details of the window and door frames, including sections and samples 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 a satisfactory appearance to the development and to comply with policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.*

**30) UNI**

No development shall take place until a scheme for the fitting of odour control equipment to the building has been submitted to and agreed in writing by the Local Planning Authority. The use of the premises shall not commence until all odour control equipment works have been carried out in accordance with the approved details and thereafter be retained to the satisfaction of the Local Planning Authority.

*Reason: To protect residential amenity and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/01983**

**3b Brunswick Square Hove**

Internal alterations to layout of flat.

**Applicant:** Mr Kevin Shove

**Officer:** Adrian Smith 01273 290478

**Approved on 06/11/09 DELEGATED**

**1) BH01.05**

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

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

**2) UNI**

Notwithstanding the details submitted with the application, following the removal of the boiler extract and sink waste pipe the affected walls shall be made good to match the existing material, finish and colour of the building.

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

**BH2009/02258**

**4 Queens Place Hove**

Internal and external alterations to provide ground and first floor WC's and replacement front and rear windows and doors. (Retrospective).

**Applicant:** Mrs Veronica Craig

**Officer:** Charlotte Hughes 292321

**Approved - no conditions on 16/11/09 DELEGATED**

**CENTRAL HOVE**

**BH2009/01471**

**183-185 Church Road Hove**

Change of use of first floor offices (B1) to two one bedroom flats and one bedsit (C3).

**Applicant:** Marenko Trust

**Officer:** Clare Simpson 292454

**Refused on 19/11/09 DELEGATED**

**1) UNI**

Policy EM6 seeks to retain small business units unless it can be demonstrated that the unit is genuinely redundant. No marketing information has been submitted to demonstrate that the office floor space is genuinely redundant and not suitable for modern office requirements and no other reasoned justification has been put forward with the application to indicate why the loss of office space should be permitted in this instance. The proposed change of use is thereby contrary to policy EM6 of the Brighton & Hove Local Plan.

## **2) UNI2**

The proposal to create two one-bed flats and one studio is considered an overdevelopment of this site that would result in a poor standard of accommodation. Symptomatic of the overdevelopment of the site is the lack of useable outdoor amenity space or alternative provision (for example in the form of balconies), absence of natural light and ventilation to serve bathrooms, insufficient space for refuse and recycling storage, absence of cycle parking provision and the failure to comply with 'Lifetime Homes' Standards. The accommodation is therefore considered below the standard that the council would reasonably expect and contrary to policies HO3, HO4, HO5, SU2, HO13 and QD27 of the Brighton & Hove Local Plan.

## **3) UNI3**

The proposed alterations represent an increase in the number of residential units. Due to the cramped nature of the flat layout, no cycle parking can be provided internally within the flats and there are no details demonstrating how cycle parking can be provided externally to meet the needs of future occupiers. The development fails to encourage sustainable means of transport and would thereby be contrary to policies TR1, TR14 and HO7 of the Brighton & Hove Local Plan.

## **BH2009/02040**

### **2 George Street Hove**

Display of 1no internally illuminated fascia sign, 1no internally illuminated replacement ATM header, 1no externally illuminated projecting sign and replacement letter box cover and window vinyl.

**Applicant:** Abbey National Plc

**Officer:** Adrian Smith 01273 290478

**Approved on 24/11/09 DELEGATED**

### **1) BH10.01**

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

*Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.*

### **2) BH10.02**

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

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

### **3) BH10.03**

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

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

#### **4) BH10.04**

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

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

#### **5) BH10.05**

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

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

#### **6) BH10.06**

No advertisement shall be sited or displayed so as to-

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

#### **7) BH10.07**

The illumination of the advertisement shall be non-intermittent.

*Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.*

#### **8) UNI**

Notwithstanding the details shown on drawing nos. 3606-121A and 3606-110B-348 the maximum level of brightness of the illuminated fascia and hanging signs hereby granted consent shall not exceed 600 candelas per square metre at any time.

*Reason: In the interests of amenity and public safety and in order to comply with policy QD12 of the Brighton & Hove Local Plan and the requirements as set out in the Council's Supplementary Planning Document SPD07: Advertisements.*

### **BH2009/02069**

#### **2 George Street Hove**

Display of 1no externally illuminated fascia sign, 1no internally illuminated replacement ATM header, 1no externally illuminated projecting sign and replacement letter box cover and window vinyl.

**Applicant:** Abbey National Plc

**Officer:** Adrian Smith 01273 290478

**Approved on 24/11/09 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.*

Report from:

05/11/2009 to: 25/11/2009

**2) BH10.02**

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.  
*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.*

**3) BH10.03**

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.  
*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.*

**4) BH10.04**

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.  
*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.*

**5) BH10.05**

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.  
*Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.*

**6) BH10.06**

No advertisement shall be sited or displayed so as to-

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

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

**7) BH10.07**

The illumination of the advertisement shall be non-intermittent.  
*Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.*

**8) UNI**

Notwithstanding the details shown on drawing no. 3606-657 and 3606-110B-348 the maximum level of brightness of the illuminated fascia and hanging signs hereby granted consent shall not exceed 600 candelas per square metre at any time.  
*Reason: In the interests of amenity and public safety and in order to comply with policy QD12 of the Brighton & Hove Local Plan and the requirements as set out in the Council's Supplementary Planning Document SPD07: Advertisements.*

**BH2009/02171**

**Land Rear Of Spa Court Kings Esplanade Hove**

Part demolition of existing storage building and erection of 1no detached two storey welling.

**Applicant:** Mr J Regan

**Officer:** Charlotte Hughes 292321

**Refused on 25/11/09 DELEGATED**

**1) UNI**

Policy EM6 of the Brighton & Hove Local Plan seeks to resist the loss of business floor space unless it has been demonstrated that the use is no longer viable and is unsuitable for alternative employment generating uses. Applicants are expected to demonstrate active marketing of the unit on competitive terms for a period of at least 12 months. Insufficient evidence has been submitted with the application to demonstrate that the use of the site for employment generating uses is no longer viable and the proposal is therefore considered to be contrary to policy EM6 of the Brighton & Hove Local Plan.

**2) UNI2**

Policy QD27 seeks to protect the residential amenity of neighbouring properties and future occupiers of a development. In this backland location, surrounded at close proximity by residential properties, and due to the position and scale of the dwelling, the proposal will result in a significant loss of outlook, overshadowing, loss of privacy and a heightened sense of enclosure for neighbouring properties, particularly those backing onto the development along Medina Terrace and those within 1-2 Victoria Terrace and Spa Court. Furthermore it is considered that the occupants of the proposed dwelling would experience unsatisfactory living conditions due to being enclosed by large residential block of flats on three sides which would result in overshadowing and limited sunlight/light, privacy and outlook. The proposal is therefore contrary to policy QD27 of the Brighton & Hove Local Plan.

**3) UNI3**

Policies QD1 and QD2 state that new development will be expected to demonstrate a high standard of design and make a positive contribution to the environment, taking into account local characteristics including height, scale, bulk and the design of existing buildings. Policy HE6 states that development within conservations areas should preserve or enhance the character or appearance of the area, showing a high standard of design and detailing. The proposed dwelling, due to its height, bulk, scale, design and footprint fails to respond to the context of its setting or make a positive contribution to its environment. The proposal is therefore contrary to policies QD1, QD2 and HE6 of the Brighton & Hove Local Plan.

**4) UNI4**

The proposal would result in an unsatisfactory level of private amenity space which would be to the detriment of the living conditions of any future residents of the scheme and is contrary to policies HO5 and QD27 of the Brighton & Hove Local Plan.

**5) UNI5**

The applicant has failed to demonstrate that the scheme would be efficient in terms of energy, water and materials and does not include any indication of sustainable design and renewable energy features in the scheme. The proposed development is therefore contrary to policy SU2 of the Brighton & Hove Local Plan and SPD08: Sustainable Building Design.

Report from:

05/11/2009 to: 25/11/2009

**BH2009/02191**

**6 Vallance Gardens Hove**

Erection of a single storey extension and conservatory to the rear/side.

**Applicant:** Dr Samy & Mrs Sue Sadek

**Officer:** Adrian Smith 01273 290478

**Approved on 09/11/09 DELEGATED**

**1) BH01.01**

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

**BH2009/02199**

**2nd Floor Flat 4 Kings Gardens Hove**

Internal alterations to layout of flat. (Retrospective).

**Applicant:** Mr Peter Franks

**Officer:** Mark Thomas 292336

**Approved - no conditions on 19/11/09 DELEGATED**

**BH2009/02272**

**2A Blatchington Road Hove**

Erection of single storey vertical extension at 2nd floor to create additional dwelling area incorporating dormer to front and terrace area with balustrade to rear.

**Applicant:** Mr S D A Perry

**Officer:** Steven Lewis 290480

**Approved on 13/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.07**

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

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

**3) BH06.03**

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

**4) BH12.01**

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

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

**5) UNI**

The development hereby permitted shall be carried out in strict accordance with the Waste Minimisation Statement (prepared by Robin Yates) submitted with the application and received on 11/08/2009.

*Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies SU13 of the Brighton & Hove Local Plan, W10 of the East Sussex and Brighton & Hove Waste Local Plan and Supplementary Planning Document 03 (Construction and Waste Minimisation).*

**6) UNI**

The sustainability measures outlined in the sustainability checklist received on 22nd September 2009 shall be implemented in strict accordance with those 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.*

**7) UNI**

No works shall take place until full details of the proposed dormer 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: To ensure a satisfactory appearance to the development, to preserve the setting of the Old Hove conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan and supplementary planning guidance Note 1 (SPGBH1 - roof extension and alterations).*

**8) UNI**

Notwithstanding the approved plans and prior to the commencement of development upon the site, details of a screening balustrade (including materials and height) for the second floor balcony area shall be submitted and approved in writing with the Local Planning Authority. The constructed balustrade shall be implemented in strict accordance with the approved details and thereafter be retained.

*Reason: To protect the privacy and residential amenity of adjacent occupiers and in accordance with policies QD14 and QD27 of the Brighton & Hove Local Plan.*



**GOLDSMID**

**BH2009/01727**

**26 Richmond Court Osmond Road Hove**

Replacement UPVC windows (Retrospective).

**Applicant:** Miss Amanda Fieldsend

**Officer:** Charlotte Hughes 292321

**Approved on 11/11/09 DELEGATED**

**BH2009/01888**

**Sussex County Cricket Club Eaton Road Hove**

Installation of 2 No. new galvanised steel floodlighting columns & 294 new metal Halide floodlights to East & West side of cricket ground.

**Applicant:** Mr Ian Waring

**Officer:** Paul Earp 292193

**Approved on 11/11/09 PLANNING COMMITTEE**

**1) BH01.01**

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

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

**2) UNI**

Prior to the floodlights hereby approved being brought into use, the floodlights shall be tested and adjusted to minimise light spillage and impact upon surrounding dwellings. The lights shall be maintained in the approved position thereafter.

*Reason: To safeguard residential amenity and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.*

**3) UNI**

Notwithstanding the provisions of Condition 4 as attached to this permission, immediately following the end of any cricket matches for which they are in operation, the luminance level of the floodlights hereby permitted shall be reduced to the minimum level required to meet the identified safety requirements of the Cricket Club, in accordance with details that shall first have been submitted to agreed in writing by the local planning authority prior to the first operation of the new floodlighting.

*Reason: To safeguard the amenities of the occupiers of nearby residential properties in accordance with Policies QD26 and QD27 of the Brighton & Hove Local Plan.*

**4) UNI**

The floodlights hereby approved shall not be operated for more than twenty evenings during any calendar year unless with the prior written approval of the Local Planning Authority.

*Reason: To safeguard residential amenity and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.*

**5) UNI**

The floodlights hereby approved shall not be used for any other purpose than illuminating day/night cricket matches and cricket practice directly related to those matches or other occasions with the written approval of the Local Planning Authority.

Report from:

05/11/2009 to: 25/11/2009

*Reason: To safeguard residential amenity and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.*

**6) UNI**

The lighting columns hereby approved shall match the existing in terms of design, material, colour and finish.

*Reason: In the interests of the visual amenity of the area and to comply with policies QD2, QD4 & HE6 of the Brighton & Hove Local Plan.*

**7) UNI**

The floodlights shall be turned off no later than 23.30 hours on the night of the occasions upon which they are permitted to be used.

*Reason: To safeguard residential amenity and to comply with policies QD26 & QD27 of the Brighton & Hove Local Plan.*

**BH2009/01932**

**Flat 9 Brecon Court Selborne Place Hove**

Replacement of existing wooden windows with UPVC windows.

**Applicant:** Miss Kelly English

**Officer:** Steven Lewis 290480

**Refused on 20/11/09 DELEGATED**

**1) UNI**

The windows by reason of their design and materials are considered poorly designed, would lead to a mixed use of materials that fail to maintain a sympathetic and consistent appearance to the property. This would harm the character and appearance of the host property and fail to preserve the setting of the adjacent conservation area contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan

**BH2009/02058**

**89 Holland Road Hove**

Conversion of single dwelling house to form child day care nursery at ground floor level and self-contained flat at first floor level (Retrospective).

**Applicant:** Young Friends Limited

**Officer:** Paul Earp 292193

**Approved on 18/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH06.04**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development provides for the demand for travel it creates and does not put undue pressure on existing on-street car parking in*

*the city and to comply with policies TR1 and SU15 of the Brighton & Hove Local Plan.*

**3) BH07.12**

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

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

**4) UNI**

The use of the nursery is restricted to the ground floor of the premises only and the children must not use the first floor domestic premises at any time.

*Reasons: To safeguard the residential accommodation and to comply with policies HO8 & HO26 of the Brighton & Hove Local Plan.*

**5) UNI**

The secure and covered storage and buggy/pushchair storage area situated to the side of the former garage shall be made available for such use at all times.

*Reasons: To ensure the adequate provision of facilities to comply with policy HO26 of the Brighton & Hove Local Plan.*

**6) UNI**

The number of children at the nursery at any time shall not exceed 12 without the prior approval of the Local Planning Authority.

*Reason: To prevent over intensive use of the premises and consequent adverse effect on the character of the area and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

**7) UNI**

No amplified music or musical equipment shall be used in the outdoor play area at any time.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

**8) UNI**

The outdoor play sessions shall be restricted to within the hours of 09.30 to 17.00 Mondays to Fridays only with no use permitted on Saturdays, Sundays or Bank Holidays.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

**9) UNI**

The use hereby permitted shall not be open except between the hours of 08.00 to 18.00 Mondays to Fridays only, and not at anytime on Saturdays, Sundays or Bank Holidays.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

## **10) UNI**

The use hereby approved shall not commence until a written Management Plan for the outdoor play area shall be produced showing how the outside area is managed, including details of staff supervision, layout of area showing types of play areas (e.g. quiet, wet, sand areas, planting, etc), is submitted in writing to and approved by the Local Planning Authority. The agreed scheme shall be retained for the duration of the approval with any required amendments made when necessary.

*Reasons: To safeguard the residential amenities of the occupiers of neighbouring properties and to comply with policies QD27 & HO26 of the Brighton & Hove Local Plan.*

## **BH2009/02134**

### **39 Cromwell Road Hove**

Conversion of attic within existing House in Multiple Occupation to form 1no. 2bed. self-contained flat.

**Applicant:** Ms Kathleen Edwards

**Officer:** Christopher Wright 292097

**Approved on 19/11/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH06.02**

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

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

#### **3) UNI**

No development shall take place until samples of the replacement Welsh slates to be used on the external finish of the roof of the building, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.

*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 implemented in accordance with the measures detailed in the Waste Minimisation Statement submitted.

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

### **5) UNI**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1, TR2, QD28 and SU15 of the Brighton & Hove Local Plan.*

### **6) UNI**

The development hereby permitted shall not commence until appropriate measures have been put in place, or a strategy submitted, to ensure the development remains car-free over the long term.

*Reason: To ensure that the proposed development remains genuinely car free over the long term in the interests of the environment, reducing pollution and congestion and encouraging use of modes of transport other than the private car, and in order to comply with HO7, QD28 and SU15 of the Brighton & Hove Local Plan.*

### **7) UNI**

Unless otherwise agreed in writing by the local planning authority, the new dwelling shall be constructed to meet 'Lifetime Homes' standards prior to its first occupation and shall thereafter be so retained.

*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**

Notwithstanding the drawings submitted, the development hereby permitted shall not commence until the precise details of the rooflights, which should be of a style and material appropriate to the Conservation Area and fitted flush with the adjoining roof surface and not projecting above the plane of the roof, have been submitted to and approved in writing by the Local Planning Authority. The works 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.*

## **BH2009/02182**

### **12 Cambridge Grove Hove**

Conversion of a single dwelling house to 2no dwelling houses incorporating loft conversion with roof-lights.

**Applicant:** Mr and Mrs MacRae

**Officer:** Guy Everest 293334

**Approved on 06/11/09 DELEGATED**

### **1) BH01.01**

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

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

## **2) BH02.06**

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

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

## **3) BH05.09**

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. 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**

Any new or replacement rainwater goods, soil and other waste pipes shall be in cast iron and painted to match the colour of the background walls.

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

## **5) UNI**

The existing garage doors shall be retained and adapted as part of the hereby approved conversion. No development shall commence until 1:20 elevations and 1:1 joinery details of the altered garage doors, and any associated new window openings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

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

## **6) UNI**

The hereby approved front and rear rooflights shall be traditional steel or cast iron and 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.*

## **BH2009/02196**

### **60A Denmark Villas Hove**

Erection of a cast iron soil pipe to front elevation.

**Applicant:** Mr Alex Smith

**Officer:** Adrian Smith 01273 290478

**Approved on 09/11/09 DELEGATED**

## **1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 cast iron soil pipe shown on the approved plans shall be painted black within one month of installation and thereafter shall be retained as such.

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

### **BH2009/02252**

#### **55 Wilbury Avenue Hove**

Certificate of Lawfulness for the proposed development of the demolition of existing lean-to and erection of new single storey rear extension.

**Applicant:** Dr Michael Thompson & Ms Kay Shepherd

**Officer:** Charlotte Hughes 292321

**Approved on 19/11/09 DELEGATED**

### **BH2009/02314**

#### **39 Cromwell Road Hove**

Conversion of loft space to provide 1no one-bedroom self contained flat, including renewal of roof coverings, creation of rear dormer and insertion of conservation roof lights. Replacement of concrete paving to front steps with chequer board tiles and reinstatement of gate to steps leading to basement flats.

**Applicant:** Miss Kathy Edwards

**Officer:** Christopher Wright 292097

**Approved on 19/11/09 DELEGATED**

#### **1) BH01.01**

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

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

#### **2) BH06.02**

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

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

#### **3) UNI**

The development hereby permitted shall not commence until appropriate measures have been put in place, or a strategy submitted, to ensure the development remains car-free over the long term.

*Reason: To ensure that the proposed development remains genuinely car free over the long term in the interests of the environment, reducing pollution and congestion and encouraging use of modes of transport other than the private car, and in order to comply with HO7, QD28 and SU15 of the Brighton & Hove Local Plan.*

#### **4) UNI**

Notwithstanding the drawings submitted, the development hereby permitted shall not commence until the precise details of the rooflights, which should be of a style and material appropriate to the Conservation Area and fitted flush with the adjoining roof surface and not projecting above the plane of the roof, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

#### **5) UNI**

The development hereby permitted shall be implemented in accordance with the measures detailed in the Waste Minimisation Statement submitted.

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

#### **6) UNI**

The dormer window hereby permitted shall be a double hung vertically sliding sash in painted softwood and with concealed trickle vents and shall be retained as such.

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

#### **7) UNI**

No development shall take place until details of a scheme to provide sustainable transport infrastructure to support the demand for travel generated by the development has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development does not put undue pressure on existing on-street car parking in the city and to comply with policies TR1, TR2, QD28 and SU15 of the Brighton & Hove Local Plan.*

#### **8) UNI**

No development shall take place until samples of the replacement Welsh slates and lead sheet to be used on the external finish of the roof of the building and roof and cheeks of the rear dormer, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.

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

#### **9) UNI**

Unless otherwise agreed in writing by the local planning authority, the new dwelling shall be constructed to meet 'Lifetime Homes' standards prior to its first occupation and shall thereafter be so retained.

*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.*



**BH2009/02394**

**19 York Avenue Hove**

Certificate of Lawfulness for proposed rear extension.

**Applicant:** Mr William Grumitt

**Officer:** Adrian Smith 01273 290478

**Refused on 23/11/09 DELEGATED**

**HANGLETON & KNOLL**

**BH2009/01823**

**Court Farm Barn Devils Dyke Road Hove**

Installation of electronic communication apparatus consisting of the retention of existing monopole, the removal of 3no antennas and replacement with 3no new antennas, equipment cabinets and ancillary developments for a period of 5 years.

**Applicant:** Telefonica 02 UK Ltd

**Officer:** Jason Hawkes 292153

**Approved on 19/11/09 DELEGATED**

**1) UNI**

Permission is granted for a limited time period only expiring on 31 September 2015, after which the telecommunications equipment hereby permitted shall be permanently removed from the site and the land shall be reinstated to its former condition.

*Reason: Visual screening of the development is dependent on the retention of a barn which is outside of the applicant's control. Removal of the barn would expose the mast to wider views than exist at present and the mast without the screening would be unduly visually prominent and inappropriate in an Area of Outstanding Natural Beauty. This condition is therefore necessary to comply with policies QD23, QD24, NC6, NC7 & NC8 of the Brighton & Hove Local Plan.*

**BH2009/02087**

**Unit 1 Delphi House English Close Hove**

Installation of new vehicular door to unit 1.

**Applicant:** Fry Properties/Nationwide Autocentre

**Officer:** Clare Simpson 292454

**Approved on 13/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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, cycle parking spaces and loading areas shall be permanently marked out as shown on the approved plans prior to the first occupation of the unit, including the designation of wheelchair user spaces, and thereafter shall be retained and used for such purposes only.

*Reason: To ensure adequate parking provision and the effective provision for the needs of those with mobility impairment, in accordance with Brighton & Hove Local Plan policies TR1, TR18 and TR19.*

Report from:

05/11/2009 to: 25/11/2009

### **3) UNI**

Prior to first occupation of the site, a Travel Plan shall be submitted to, and be approved in writing by, the Local Planning Authority. The Travel Plan shall include a package of measures aimed at promoting sustainable travel choices and reducing reliance on the car and shall be implemented within a time frame which shall have been agreed with the Local Planning Authority. The travel plan shall be subject to annual review, and this review shall be submitted to, and approved in writing by, the Local Planning Authority at annual intervals. The travel plan shall make reference to the travel plans produced for the earlier phases of development. Should the travel plan reviews indicate a need for additional wheelchair user parking to be provided on the site, this shall be implemented through the conversion of existing spaces, in agreement with the Local Planning Authority.

*Reason: In order to promote sustainable choices and to reduce reliance on the private car to comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.*

### **4) UNI**

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 'Very Good' has been submitted to, and approved in writing by, the Local Planning Authority.

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

### **5) 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 in writing. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority. The works shall be retained in place thereafter.

*Reason: To safeguard the amenities of neighbouring occupiers in accordance with QD17 and SU10 of the Brighton & Hove Local Plan.*

### **6) UNI**

Unless otherwise agreed in writing the access door shall be finished in powder-coated Aluminium in Merlin Grey (colourcoat HPS200) and retained as such thereafter.

*Reason: To match the material previously approved for the site, to ensure a satisfactory appearance to the building and in accordance with policies QD1 and QD14 of the Brighton & Hove Local Plan.*

### **7) UNI**

The additional vehicle access on the west elevation hereby approved shall not be used for vehicle loading or vehicles exiting the unit at any time. The loading area and access on the north elevation shall be retained in place at all times.

*Reason: To ensure the safety of persons and vehicles entering and leaving the premises in the interests of the safety of all highway users, and in accordance with policies TR1 and TR7 of the Brighton & Hove Local Plan.*

**BH2009/02112**

**1 Warenne Road Hove**

Replacement UPVC bay window over new brickwork at front elevation.

**Applicant:** Mr & Mrs Brown

**Officer:** Adrian Smith 01273 290478

**Approved on 13/11/09 DELEGATED**

**1) BH01.01**

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

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

**NORTH PORTSLADE**

**BH2009/02067**

**82 Valley Road Portslade**

Certificate of Lawfulness for the proposed conversion of garage to form residential accommodation.

**Applicant:** Mr & Mrs Tuson

**Officer:** Wayne Nee 292132

**Refused on 12/11/09 DELEGATED**

**SOUTH PORTSLADE**

**BH2009/01539**

**Travis Perkins Baltic Wharf Wellington Road Portslade Brighton**

Application for approval of details reserved by Condition 23 and part approval of details reserved by Condition 18 of Application BH2007/02974.

**Applicant:** Travis Perkins Ltd

**Officer:** Christopher Wright 292097

**Approved - no conditions on 13/11/09 DELEGATED**

**STANFORD**

**BH2009/01464**

**Park House Old Shoreham Road Hove**

Demolition of former residential language school and erection of part 4 storey and part 5 storey block of 72 flats.

**Applicant:** Hyde Martlett

**Officer:** Christopher Wright 292097

**Refused on 11/11/09 PLANNING COMMITTEE**

**1) UNI**

The scale and amount of development is considered excessive on this site. The unduly long facades, overly-horizontal emphasis, height, bulk and scale of the building would appear incongruous and not sit comfortably with adjoining buildings and would dominate views of the site, especially from a distance and when approaching the site from the west. As such, the development would be detrimental

to visual amenity and would detract from the character of the area. The proposal therefore does not meet the objectives of policies QD1, QD2, QD3 and QD4 of the Brighton & Hove Local Plan, which require development to take into account the scale, height and bulk of existing buildings; the prevailing townscape; and the impact on distance views respectively.

## **2) UNI2**

The design, bulk, detailing and external appearance of the building would present an unbroken and continuous structure with unduly long facades and an overly horizontal emphasis with very little visual relief. The attic storey does not achieve a standard of design comparable to existing buildings opposite in Old Shoreham Road. As such the development would be an incongruous and discordant structure and would detract from the established character of the area to the detriment of visual amenity. The application is thereby contrary to the objectives of policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

## **3) UNI3**

By reason of the height, bulk, massing and position in relation to the Goldstone Crescent, Old Shoreham Road and Gannet House to the rear of the application site, the development would have an overbearing and unduly dominant impact, being harmful to the setting of Hove Park and detracting from the sense of space and enclosure between buildings and streets in this well established urban area in a parkland setting. As such the proposal conflicts with policies QD2 and QD3 of the Brighton & Hove Local Plan which require development to take into account local characteristics including the layout of streets and spaces, the design and quality of spaces between buildings.

## **BH2009/01935**

### **4 The Green Hove**

Erection of two storey and single storey front extensions including dormer, roof lights and single storey side extension.

**Applicant:** Mr Phil Turner

**Officer:** Wayne Nee 292132

**Approved on 10/11/09 DELEGATED**

#### **1) BH01.01**

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

**BH2009/01980**

**5 Onslow Road Hove**

Erection of two storey side and first floor rear extension.

**Applicant:** Mrs Marks

**Officer:** Steven Lewis 290480

**Approved on 10/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of 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 windows on the west facing elevation shall be obscure glazed and non-opening, unless any parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall thereafter permanently retained as such.

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

**4) UNI**

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

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

**BH2009/01999**

**140 Woodland Drive Hove**

Erection of single storey rear extension.

**Applicant:** Mrs Gillian Langley

**Officer:** Steven Lewis 290480

**Approved on 05/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH12.02**

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

Report from:

05/11/2009 to: 25/11/2009

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

**3) BH14.02**

No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

*Reason: In order to provide a reasonable opportunity to record the history of the site and to comply with policy HE12 of the Brighton & Hove Local Plan.*

**BH2009/02194**

**45 Hove Park Road Hove**

Erection of single storey rear extension with 2no roof-lights. Loft conversion incorporating roof-lights and dormer to rear.

**Applicant:** Mr Steve & Mrs Catherine Moss

**Officer:** Christopher Wright 292097

**Approved on 09/11/09 DELEGATED**

**1) BH01.01**

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

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

**2) BH02.04**

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

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

**3) UNI**

The development hereby permitted shall be implemented in accordance with the directions specified within the waste minimisation statement submitted with the application.

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

**4) UNI**

The external finishes of the development hereby permitted, including the use of matching ridge tiles to edge the flat area of roof above the loft conversion, shall match in material, colour, style, bonding and texture those of the existing building.

Report from:

05/11/2009 to: 25/11/2009

*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, QD2 and QD14 of the Brighton & Hove Local Plan.*

**5) UNI**

Notwithstanding the drawings submitted, the development hereby permitted shall not commence until the precise details of the fascia to the flat roof of the rear dormer roof extension have been approved in writing by the local planning authority.

*Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.*

**BH2009/02316**

**198 Old Shoreham Road Hove**

Proposed single storey side extension and first floor extension over existing rear extension.

**Applicant:** Mr & Mrs Purdie

**Officer:** Steven Lewis 290480

**Refused on 18/11/09 DELEGATED**

**1) UNI**

The proposed side extension, by reason of its siting and scale, would have an overbearing impact and result in a loss of outlook and light, leading to a harmful loss of residential amenity for the occupiers of No. 200 Old Shoreham Road contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

**2) UNI2**

The proposed side extension, by reason of its form, siting and scale, is considered poorly designed, it fails to take into account the positive local characteristics of the neighbourhood and the present character of the host property and fails to take account of the existing space around buildings of the area or retain an appropriate gap between the existing property and the joint boundary with No. 200 Old Shoreham Road. The proposal is thereby contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

**WESTBOURNE**

**BH2009/00422**

**23A & 23E Coleridge Street Hove**

Change of use from office (B1) to 6 self-contained flats with formation of balconies to front elevation and demolition of single storey rear section to no. 23A & 23E

**Applicant:** Richlife Ltd

**Officer:** Guy Everest 293334

**Approved on 05/11/09 PLANNING COMMITTEE**

**1) BH01.01**

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

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

## **2) BH05.03**

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

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under Ecohomes and a Design Stage Assessment Report showing that the development will achieve an Ecohomes rating for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved an Ecohomes rating 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.*

## **3) BH05.04**

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 and a Building Research Establishment issued Post Construction Review Certificate confirming that each residential unit built has achieved an Ecohomes 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 policies S1 of the East Sussex and Brighton & Hove Structure Plan 1991-2011 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.*

## **4) UNI**

The hereby approved ground floor residential units shall not be occupied until the existing single-storey rear sections of the building have been demolished, with the resulting outdoor areas laid out as private amenity space, in accordance with the approved plans.

*Reason: To ensure the provision of private outdoor amenity space appropriate to the scale and nature of the development and to provide an acceptable standard of accommodation for future occupants in accordance with policies HO5 and QD27 of the Brighton & Hove Local Plan.*

## **5) UNI**

The hereby approved first floor residential units shall not be occupied until the balconies to the front elevation of the building have been constructed in accordance with the approved plans.

*Reason: To ensure the provision of private outdoor amenity space appropriate to the scale and nature of the development and to provide an acceptable standard of accommodation for future occupants in accordance with policies HO5 and QD27 of the Brighton & Hove Local Plan.*

## **6) UNI**

The existing obscure glazing to the lower part of window openings at second floor level on the rear elevation of the property shall be retained at all times.

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



**BH2009/01919**

**43 Blenheim Court 17 New Church Road Hove**

Replacement of all existing wooden windows with UPVC windows and UPVC balcony doors to replace existing.

**Applicant:** Mr Pakirisamy Pillay

**Officer:** Adrian Smith 01273 290478

**Approved on 24/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02374**

**27 Wordsworth Street Hove**

Erection of single storey extension to rear.

**Applicant:** Mr J Day

**Officer:** Wayne Nee 292132

**Approved on 25/11/09 DELEGATED**

**1) BH01.01**

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

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

**WISH**

**BH2009/01943**

**Intenso Cafe 236 Portland Road Hove**

Construction of veranda outside café.

**Applicant:** Intenso Cafe

**Officer:** Christopher Wright 292097

**Approved on 10/11/09 DELEGATED**

**1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three 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 undertaken in accordance with the written site waste management plan submitted.

*Reason: To ensure that the development would include the re-use of limited resources, to reduce the amount of waste going to landfill and to comply with policy SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD03:*

*Construction and Demolition Waste.*

**3) UNI**

The outdoor seating area hereby permitted shall not be used by either staff or customers except between the hours of 7.00am and 7.00pm.

*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 timber elements of the decking balustrade hereby permitted shall be finished and painted in 'Fire Cracker 1' (Dulux colour code 95RR 07/271) as per the colour sample card submitted on 18 August 2009, unless otherwise agreed in writing by the local planning authority. The timber elements of the balustrade shall be retained as such thereafter unless otherwise approved by the Local Planning Authority in an application on that behalf.

*Reason: In order to expedite the improved finish of the existing unauthorised balustrade, in the interests of visual amenity, and in order to comply with policies QD2, QD5 and QD14 of the Brighton & Hove Local Plan.*

**5) UNI**

No live or recorded music shall be played within the outdoor seating area hereby permitted, and no loudspeakers shall be placed outside the café building.

*Reason: In order to safeguard the amenity of nearby residents and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.*

**BH2009/02264**

**41 Berriedale Avenue Hove**

Single storey rear extension.

**Applicant:** Mr & Mrs N Dudeney

**Officer:** Clare Simpson 292454

**Approved on 12/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02271**

**11 Brittany Road Hove**

Erection of single storey rear extension.

**Applicant:** Mr & Mrs Richard Metcalfe

**Officer:** Wayne Nee 292132

**Approved on 18/11/09 DELEGATED**

**1) BH01.01**

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

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

**BH2009/02307**

**Flat 2, 56 Portland Villas Hove**

Erection of a single storey rear extension.

**Applicant:** Mr Robert Bohannon

**Officer:** Wayne Nee 292132

**Refused on 17/11/09 DELEGATED**

### **1) UNI**

Policies QD1 and QD2 of the Brighton & Hove Local Plan seek to ensure that developments demonstrate a high standard of design which take into account the height, scale, and bulk of existing buildings. Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. The proposed rear extension, by virtue of its bulk, positioning, and its projection beyond the wall of the existing side elevation, would form an inappropriate and incongruous addition which would be to the detriment of the appearance of the existing property. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

