

BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE DIRECTOR OF
ENVIRONMENTAL SERVICES UNDER DELEGATED POWERS OR IN
IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION

PATCHAM

BH2010/01800

Flat At 64 Woodbourne Avenue Brighton

Replacement UPVC windows and doors.

Applicant: Mr Yagnesh R Patel

Officer: Louise Kent 292198

Approved on 13/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved window specifications received on 8 June 2010.

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

BH2010/02256

Brighton Retail Park Carden Avenue Brighton

Demolition of part of unit 1, external alterations to shopfront of unit 1 and rear of units 1 & 2. Alterations to service yard and layout of car park.

Applicant: Legal & General Assurance Society Limited

Officer: Aidan Thatcher 292265

Approved on 07/10/10 DELEGATED

1) UNI

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. IL11255/003, 09.028.00(P) 100A, 101, 105D, 106, 200A, 201A, 202A, 203A, 205C, 206C, 207B, 208C and 209 submitted on 02.08.10.

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

3) UNI

Within one month of the date of this permission, details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall also be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

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

4) UNI

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

BH2010/02261

43 Brangwyn Drive Brighton

Ground and first floor/roof extensions to front, side and rear, including additional roof dormers to front and rear.

Applicant: Mr Mark Hills

Officer: Jonathan Puplett 292525

Approved on 29/09/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be constructed to the north facing side elevation of the two storey side extension hereby approved without planning permission obtained from the Local Planning Authority.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawings submitted on the 19th of July 2010.

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

BH2010/02325

23 Highview Avenue North Brighton

Erection of two storey side extension and single storey rear extension requiring demolition of garage.

Applicant: Mr & Mrs Fox

Officer: Jonathan Puplett 292525

Approved on 29/09/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 79810/01, 02, 101, 102, 103, location plan and block plan submitted on the 27th of July 2010.

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

BH2010/02409

14 Petworth Road Brighton

Erection of two storey side extension over existing single storey extension with roof alterations, single storey rear extension and conversion of garage to habitable room.

Applicant: Mr Chinchin

Officer: Anthony Foster 294495

Approved on 27/09/10 DELEGATED

1) 02.02A

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight 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.

2) 03.02A

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) 15.02A

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.

4) BH01.01

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

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

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1182/1156 and 1182/1275D received on 2/08/10.

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

6) UNI

Notwithstanding the approved drawings, the fenestration for the proposed extension shall match that of the existing dwelling, in materials, design and detailing, unless otherwise agreed 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 and QD14 of the Brighton & Hove Local Plan.

7) UNI

The extension hereby approved shall be occupied solely for purposes incidental to the occupation and enjoyment of 14 Petworth Road 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.

BH2010/02494

Plots 1 & 2 Braypool Lane Patcham Brighton

Application for Approval of Details Reserved by Conditions 4, 5, 9, 12, 13, 15 and 17 of Outline Application BH2009/01170 and Conditions 1 and 3 of Reserved Matters Application BH2010/01347.

Applicant: Mr D Ince

Officer: Aidan Thatcher 292265

Split Decision on 30/09/10 DELEGATED

1) UNI

1. Insufficient information has been provided relating to the refuse and recycling store and thus is not acceptable to discharge condition 4.
2. No information has been provided relating to the site waste management plan, and thus it is not possible to discharge condition 9.
3. Insufficient information has been provided relating to the landscaping scheme, therefore it is not possible to discharge condition 13.
4. Insufficient information has been provided relating to the tree protection measures, therefore it is not possible to discharge condition 15.

BH2010/02538

1 Barrhill Avenue Brighton

Certificate of Lawfulness for a proposed flat roof single storey rear extension with projecting rooflight and a hipped roof rear extension.

Applicant: Mr Mick Edwards

Officer: Liz Arnold 291709

Approved on 06/10/10 DELEGATED

BH2010/02575

78 Overhill Drive Brighton

Erection of two storey residential dwelling with associated external alterations.

Applicant: Mr Papanicolaou

Officer: Anthony Foster 294495

Refused on 07/10/10 DELEGATED

1) UNI

The proposal represents development in the rear garden now classified as Greenfield land. Given the sensitive nature of the location, the highest level of resource-efficiency must be sought for the proposed building. The submitted information indicates that development would meet Code for Sustainable Homes Level 3 and the expected standards would be Code for Sustainable Homes Level 5. It is not considered that the development could meet the standards without material changes to the design. The proposal is considered to the contrary to policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document on Sustainable Building Design (SPD 08).

BH2010/02878

69 Ladies Mile Road Brighton

Certificate of Lawfulness for proposed hip to gable loft conversion incorporating rooflights to front, rear dormer with Juliet balcony and associated works.

Applicant: Mrs Cheryl Carter

Officer: Liz Arnold 291709

Approved on 11/10/10 DELEGATED

BH2010/02947

40 Windmill View Brighton

Non Material Amendment to BH2010/00685 to reduce proposed extension width by 600mm. Rear facing windows/doors amended on ground floor (south elevation) side facing bathroom window shown (West elevation 1st floor).

Applicant: Mr Paul Yeates

Officer: Helen Hobbs 293335

Approved on 13/10/10 DELEGATED

PRESTON PARK

BH2010/01864

13 Preston Road Brighton

Change of Use from retail (A1) to hot food take-away (A5) incorporating extraction flue.

Applicant: Mr Hursit Hussein

Officer: Chris Swain 292178

Approved on 24/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

Noise associated with the kitchen extraction system 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(A) 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 locality and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no.0293-LP-001 and a site plan submitted 11 June 2010, drawing no.EX-001 submitted on 1 July 2010 and drawing no. MHQ69-150210 submitted on 27 August 2010.

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

4) UNI

Prior to the commencement of the hot food takeaway use hereby approved, the high level termination point shall be fitted with an efflux velocity cowl and this shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

5) UNI

The premises shall not be open or in use except between the hours of 8am until 11pm Monday to Sunday (including bank holidays).

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

6) UNI

Prior to the commencement of the hot food takeaway use hereby approved, the ventilation system and associated odour / noise control measures shall be fully installed in accordance with the submitted details unless otherwise agreed in writing by Local Planning Authority.

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

7) UNI

Prior to the commencement of the hot food takeaway use hereby approved, an electrostatic precipitator shall be fitted to the kitchen ventilation system in accordance with the information provided in the application and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

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

BH2010/01917

84 Lowther Road Brighton

Erection of 2no bedroom house to replace existing garage and associated works.

Applicant: Glynne Dobber Properties

Officer: Anthony Foster 294495

Approved on 01/10/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

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) BH02.07

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.

5) BH03.01

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 QD1 of the Brighton & Hove Local Plan.

6) BH04.01A

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

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

7) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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

8) 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.

9) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

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

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be commenced until phasing details and a timescale for carrying out the development of both the proposed house and the hip to gable conversion and raising of the ridge height on the adjoining part of No. 84 Lowther Road approved by planning permission BH2007/03200 (or any subsequent planning permissions for identical roof alterations to No. 84) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed phasing details and timescale.

Reason: To ensure that the house hereby approved retains a satisfactory visual relationship with No. 84 Lowther Road, has a satisfactory appearance in the street scene and in accordance with policies QD1 and QD2 of the Brighton & Hove Local Plan.

12) UNI

Prior to the first occupation of the house hereby approved, the front boundary wall shown on drawing 0091.PL.001 Revision C shall be completed in accordance with the approved drawings.

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

13) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 0091.EXG.001 Rev A received on 5 July 2010 and 0091.PL.001 Rev C received on 31 August 2010. Reason: For the avoidance of doubt and in the interests of proper planning.

BH2010/02096

Land rear of 5-7 Stanford Avenue Brighton

Application for removal of condition 8 of application BH2005/01863/FP (erection of 2 two-bedroom houses in rear garden) which states that planning permission shall not be initiated until an obligation is met to provide £4000.00 to the Local Planning Authority as a contribution towards the council's Sustainable Transport Strategy.

Applicant: WP Properties

Officer: Jonathan Puplett 292525

Approved on 01/10/10 DELEGATED

1) UNI

The development hereby permitted shall be commenced before the expiration of five years from the date of permission BH2005/01863/FP, the 3rd of February 2006.

Reason: In accordance with the condition applied to permission BH2005/01863/FP, and to comply with Section 91 of the Town and Country Planning Act 1990.

2) UNI

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

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

3) UNI

No development shall take place until detailed drawings and information of materials to be used in any new fences to be erected as part 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.

4) UNI

A species-rich chalk grassland seed mix shall be sown on the lawn areas surrounding the new dwellings as indicated on approved drawing no. 731.08 in the first seeding season following the occupation of the building or the completion of the development, whichever is the sooner. In the event of the seed failing, the same seed mix shall be sown in the next planting season, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, and to comply with policies QD15 and QD18 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for both the houses hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These details should include the provision of a total of 3 secure and covered cycle parking spaces which must be easily accessible from street level. 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 the private car and to

comply with policy TR14 of the Brighton & Hove Local Plan.

6) UNI

The new dwelling(s) shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

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

7) UNI

Prior to the commencement of development, details of measures to ensure that the development achieves a 'Very Good' or 'Excellent' BREEAM / EcoHomes rating shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

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.

8) UNI

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

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

BH2010/02357

41 Springfield Road Brighton

Erection of single storey rear extension.

Applicant: Mr N Chapman

Officer: Helen Hobbs 293335

Approved on 30/09/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved drawings 206 - 01, 206 - 02, 206 - 03 and location plans submitted on 29th July 2010.

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

BH2010/02380

Rear of 4 - 14 Florence Road Brighton

Application for Approval of Details Reserved by Conditions 14 and 20 of Application BH2009/02273.

Applicant: Brighton & Hove City Council

Officer: Aidan Thatcher 292265

Approved on 07/10/10 DELEGATED

BH2010/02419

48 Florence Road Brighton

Single storey rear extension and new external stairs and walkway to provide access to first floor flat (part retrospective).

Applicant: Gordon Andrew Properties Ltd

Officer: Sue Dubberley 293817

Approved on 07/10/10 DELEGATED

1) BH01.01

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

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

2) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings no.nos.001, 002, 003, 004, 005, submitted on 3 August 2010 and 006A, 007A, 008A submitted on 23 September 2010.

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

3) BH02.051

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

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

4) 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.

5) UNI

Access to the first floor flat shall be maintained at all times during construction works and the alterations to the access completed before the extension is brought into use.

Reason: In order to protect the residential amenities of the first floor flat and to comply with policy QD27 of the Brighton & Hove Local Plan.

6) UNI

Access to the flat roof (other than the area shown on the approved plans as access and walkway to the first floor flat), 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.

BH2010/02433

141 Preston Drove Brighton

Erection of single storey extensions to rear to form enlarged kitchen/breakfast room and external alterations to windows and doors.

Applicant: Mr & Mrs Hayward

Officer: Helen Hobbs 293335

Approved on 11/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved drawings no P/01, P/03, P/04, P05, P/06, P/07 & P/08 submitted on 16th August 2010.

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

BH2010/02439

200 Balfour Road Brighton

Erection of single storey rear extension with rooflights to replace existing conservatory.

Applicant: Mr & Mrs John Fothergill

Officer: Liz Arnold 291709

Approved on 29/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

No development shall commence until details of the construction of the green roof have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement and maintenance plan. The scheme shall then be carried out in accordance with the approved details.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 001, 002, 003, 2009/09/01, 2009/09/02RevA, 2009/09/03, 2009/09/04 and 2009/09/05 submitted on the 4th August 2010.

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

BH2010/02476

133 Preston Drove Brighton

Installation of rooflight to front roof slope.

Applicant: Ms Anja Belz

Officer: Helen Hobbs 293335

Approved on 01/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 11401.03 and un-numbered site plan submitted on 6th August 2010.

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

3) UNI

The rooflight 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.

BH2010/02518

27 Grantham Road Brighton

Erection of single storey conservatory extension to rear.

Applicant: Mr George Hoare

Officer: Sonia Kanwar 292359

Approved on 30/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 283/P1, P2, P3, P4, P5 received on 6th August 2010.

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

BH2010/02626

8 Southdown Place Brighton

Certificate of Lawfulness for proposed single storey rear extension to replace existing conservatory.

Applicant: Mr & Mrs Clarke

Officer: Helen Hobbs 293335

Refused on 13/10/10 DELEGATED

1) UNI

As a result of condition 7 of outline planning permission BN76/327 and condition 7 of the subsequent reserved matters approval BN76/1366 removing permitted development rights, the dwelling cannot be extended or enlarged without a planning permission granted by the Local Planning Authority. Therefore a planning application is required for the rear extension.

REGENCY

BH2010/01365

Town Hall Bartholomew Square Brighton

Internal alterations to the first and second floors incorporating the erection of new partitions, demolition of existing partitions and reception counter.

Applicant: Brighton & Hove City Council

Officer: Guy Everest 293334

Approved Secretary of State on 30/09/10

1) BH01.05

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

2) UNI

The new walls shall be scribed around existing features such as skirting boards, dado rails, picture rails and cornices, which shall not be cut into or damaged.

3) UNI

Where work is to be carried out to the linings and overboarding of the walls, details shall be submitted to and approved in writing by the local planning authority of the areas where the original timber panelling and matchboarding is to be re-exposed. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

4) UNI

Any fireproofing to new doors shall be an integral part of the door construction and fireproofing of original doors shall be carried out using intumescent veneers, papers or paints in such a manner as to not obscure the panelling and its moulding. Self-closing mechanisms, if required, shall be of the concealed mortice type.

5) UNI

All new joinery sections, with the exception of the hereby approved partitioning, shall match the existing original joinery sections.

6) UNI

Prior to their installation details of the ventilation fans exact location shall be 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.

7) UNI

All existing original fabric including floors, lathe and plasterwork shall be retained, except where shown to be removed in the approved drawings, and shall be 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. The original 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.

8) UNI

All new and replacement electrical and telecommunications cabling and pipework shall be concealed and not be surface mounted, without the prior written approval of the Local Planning Authority.

BH2010/01997

3B Montpelier Road Brighton

Creation of additional first floor to existing flat incorporating photovoltaic slates.

Applicant: Mr Nik Sinclair

Officer: Paul Earp 292193

Refused on 04/10/10 DELEGATED

1) UNI

The proposed extension is in close proximity to the rear of 32 Bedford Square and would overshadow and result in a loss of light to the basement, ground and first floors flats, and in a loss of outlook to the first floor. The proposed additional floor would therefore cause undue harm to the living conditions of the occupants of this neighbouring property and conflict with policy QD27 of the Brighton & Hove Local Plan which seeks to prevent development which would cause loss of amenity to existing residents.

BH2010/02022

62 East Street Brighton

Installation of air conditioning condenser units to exterior rear side elevation of building (Retrospective)

Applicant: Allsaints Retail Ltd

Officer: Paul Earp 292193

Refused on 24/09/10 DELEGATED

1) UNI

The site is within the Old Town Conservation Area wherein alterations to buildings should preserve or enhance the character or appearance of the building and conservation area. The rear elevation forms part of the street scene and the units are visible from the forecourt area and adjacent commercial properties. The units by virtue of their position in a location visible from public view, and appearance, are considered to be harmful to the character of the building and this part of the conservation area, contrary to policies QD14 & HE6 of the Brighton & Hove Local Plan.

BH2010/02024

4 Powis Villas Brighton

Non material amendment to BH2008/00197 omission of vehicular access gates and addition of masonry piers to frame opening omission of pedestrian gate.

Applicant: Sal Wilson & Roger Wardle

Officer: Clare Simpson 292454

Approved on 12/10/10 DELEGATED

BH2010/02166

53 Ship Street Brighton

Application for variation of condition 3 of application BH2006/02312 to allow the premises to be used as a Cafe/Delicatessan.

Applicant: Mr James Wilson

Officer: Jason Hawkes 292153

Approved on 28/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall be used only as a café/delicatessen and for no other purpose within the A3 use class, for which a planning application must be made.

Reason: Insufficient information is available to show that any extraction equipment required for other A3 uses such as restaurants may have an adverse

impact on the listed building. The Local Planning Authority would therefore wish to retain control over any subsequent change of use of the premises, to retain the character and appearance of this Grade II listed building to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2010/02333

5a Duke Street Brighton

Installation of fire escape stairs and door to rear yard area.

Applicant: Mr Doug Lyons

Officer: Mark Thomas 292336

Approved on 28/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the submitted drawings and details the proposed staircase shall be galvanised and painted black and the proposed fire door shall be formed of vertical tongue and groove wide (i.e. 6 inch - approx. 150 mm) boarding with butt and beaded joints and painted black.

Reason: To ensure the satisfactory preservation of the adjoining Listed Building and the character and appearance of the recipient property and the wider Old Town conservation area, and to comply with policies QD1, QD2, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 received on 28th July 2010 and drawing no, 02 received on 3rd August 2010.

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

BH2010/02345

1 Middle Street Brighton

Erection of lobby to entrance of Public House.

Applicant: Entourage

Officer: Paul Earp 292193

Approved on 30/09/10 DELEGATED

1) BH01.01

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

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

2) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawing no's ADC321, ADC321/01-03 submitted on 27 July 2010.

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

3) 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.

BH2010/02363

French Protestant Church of Brighton Queensbury Mews Brighton

Basement extension and creation of terrace on top of existing flat roof. Installation of glass balustrade behind North parapet wall and West wall.

Applicant: Mr Hadyn Hughes

Officer: Guy Everest 293334

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. LH10-003-100, LH10-003-101, LH10-003-102 & LH10-003-103 submitted 30th July 2010; and drawings no. LH10-003-201 D, LH10-003-202 B, LH10-003-203 D, LH10-003-205 B, LH10-003-206 B, LH10-003-207 C, LH10-003-208 A & LH10-003 E (proposed elevations) submitted 3rd August 2010.

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

3) UNI

No structures or furniture, including trellises, umbrellas, planters, patio heaters, pergolas, or trees and shrubs and other plants or any other objects, that rise above the parapet wall or would be visible above it shall be erected, positioned or stored on the roof terrace.

Reason: Such items or structures would be incongruous and out of character at roof level and in order to preserve the character of the building and wider conservation area in accordance with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until a method statement setting out how the existing building and boundary walls are to be protected, maintained, repaired and stabilised during and after demolition, excavation and construction works has been submitted to and approved in writing by the Local Planning Authority. The demolition, excavation and construction works shall be carried out and completed in accordance with the approved method statement.

Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

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

- i) elevations and sections at 1:20 scale of the frameless glass balustrading and the door onto the roof terrace,
- ii) details and samples of materials, finishes and colours, and
- iii) details of the sun pipes.

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

Reason: So as to ensure the preservation of the building in accordance with policy HE6 of the Brighton & Hove Local Plan.

BH2010/02382

Bedford Tavern 30 Western Street Brighton

Display of 1no externally illuminated hanging sign and installation of 2no up-lighters under existing fascia signs.

Applicant: Punch Partnerships PLC

Officer: Christopher Wright 292097

Approved on 04/10/10 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

The illumination of the advertisements 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

The illumination of the signs hereby permitted shall accord with the Institute of Lighting Engineers' Technical Report No. 5 – The Brightness of Illuminated Advertisements.

Reason: In the interests of highway safety and in order to comply with policies TR7 and QD12 of the Brighton & Hove Local Plan.

BH2010/02454

6 & 8 Norfolk Buildings Brighton

Conversion of two dwelling houses to form a single dwelling house with associated works to include erection of rear extension to first floor level, integral garage, raised roof and expansion of rear roof terrace.

Applicant: Mr Cliff Tellet

Officer: Paul Earp 292193

Withdrawn on 06/10/10

BH2010/02499

30 Marlborough Street Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2010/00697.

Applicant: Mr Nigel Pamplin

Officer: Christopher Wright 292097

Approved on 07/10/10 DELEGATED

BH2010/02516

Windlesham Hall 7-9 Windlesham Avenue Brighton

Alterations and replacement of existing balconies to flats 6, 7, 10 11 & 12.

Applicant: Windlesham Hall Brighton Ltd

Officer: Charlotte Hughes 292321

Approved on 08/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no's 719/01 and 719/02 received on 10th August 2010.

BH2010/02521

2 Vernon Terrace Brighton

Replacement of existing stone slab balcony at first floor level with concrete slab painted to match existing.

Applicant: Thurnau Property Limited

Officer: Steven Lewis 290480

Approved on 30/09/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 reinstated cast iron railings shall be seated in lead caulking in holes cast or drilled into the concrete deck of the balcony unless otherwise agreed in writing by

the local planning authority before the development is commenced.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved Stuart Radley Associates drawings no. V37JA/PLB/01, V37JA/PLB/02, V37JA/PLB/03 & V37JA/PLB/04 submitted on 06/08/2010 and Dixon, Hurst and Kemp Drawing no. 40211/01 Rev A submitted on 06/08/2010.

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

4) UNI

The new cast balcony deck shall match exactly the existing stone balcony slabs in its dimensions, levels and texture and shall be painted to match the walls 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.

BH2010/02522

2 Vernon Terrace Brighton

Replacement of existing stone slab balcony at first floor level with concrete slab painted to match existing.

Applicant: Thurnau Property Limited

Officer: Steven Lewis 290480

Approved on 30/09/10 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 reinstated cast iron railings shall be seated in lead caulking in holes cast or drilled into the concrete deck of the balcony unless otherwise agreed in writing by the local planning authority before the development is commenced.

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved Stuart Radley Associates drawings no. V37JA/PLB/01, V37JA/PLB/02, V37JA/PLB/03 & V37JA/PLB/04 submitted on 06/08/2010 and Dixon, Hurst and Kemp Drawing no. 40211/01 Rev A submitted on 06/08/2010.

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

4) UNI

The new cast balcony deck shall match exactly the existing stone balcony slabs in its dimensions, levels and texture and shall be painted to match the walls 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.

BH2010/02545

5 6 & 7 Powis Villas Brighton

Proposed construction of 3no underground car parking spaces within the garden area and associated access into existing basement lightwells.

Applicant: River Oaks Homes Ltd

Officer: Jason Hawkes 292153

Approved on 05/10/10 DELEGATED

1) UNI

The new doors leading from the light wells to the underground garages should be four panelled painted timber ones with flush panels with beaded edges to match the original timber doors to the basements of Nos. 6 and 7, and the walls of the light wells and access ways to the garages shall be smooth rendered and painted white.

Reason: In order to preserve the character and appearance of the listed buildings in accordance with policy HE1 of the Brighton & Hove Local Plan.

2) UNI

Within 3 months of the date of this permission details of an irrigation system for the ground above the garaging have been submitted to and approved by the Local Planning Authority in writing.

Reason: In order to preserve the character and appearance of the listed buildings in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Within 3 months of the date of this permission details of the proposed landscaping scheme for the rear gardens, including hard and soft landscaping, level changes, reinstated paths, new paths and hard paving areas, new and reinstated fences, walls and gates, including fully annotated 1:50 scale plans, sections and elevations have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out and completed in strict accordance with the approved details and maintained as such thereafter.

Reason: In order to preserve the character and appearance of the listed buildings in accordance with policy HE1 of the Brighton & Hove Local Plan.

BH2010/02567

1 -5 Prince Albert Street Brighton

Internal and external alterations and associated works including removal of raised platform, display of hanging sign, new partitions, new doors, display of lettering and decoration to window edges of ground floor windows and installation of external lamps.

Applicant: Inn Brighton

Officer: Adrian Smith 01273 290478

Approved on 07/10/10 DELEGATED

1) UNI

Notwithstanding the details submitted and unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this consent the lamps installed to the exterior of the building shall be removed and the replacement lamps detailed within the submission installed in their place.

Reason: The lamps as installed are considered harmful to the character and appearance of the listed building, and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2010/02569

1 - 5 Prince Albert Street Brighton

Display of 1no non-illuminated hanging sign and vinyl lettering to inside of window.

Applicant: Inn Brighton

Officer: Adrian Smith 01273 290478

Approved on 07/10/10 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

The development hereby permitted shall be carried out in accordance with the site plan, photomontages and approved drawing nos. 04 & 05 submitted on 12th August 2010.

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

BH2010/02679

8E Sussex Heights 14 St Margarets Place Brighton

Replacement of metal framed windows with white UPVC.

Applicant: Mrs Zeinab S Adam

Officer: Mark Thomas 292336

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing 'customer window drawing' received on 20th August 2010.

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

ST. PETER'S & NORTH LAINE

BH2008/02170

2 Ashdown Road Brighton

Conversion of existing dwelling to form 3 self contained flats. Demolition of 11 no. garages and erection of 2 new dwellings.

Applicant: Pearl Developments (Brighton) LLP

Officer: Kate Brocklebank 292175

Approved after Section 106 signed on 06/10/10 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) BH02.08

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

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

3) BH04.01

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.

4) 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.

5) BH05.10

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

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

6) BH06.01

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

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

7) 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.

8) 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.

9) 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.

10) 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.

11) BH12.07

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

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until full details of the balcony screen around the balcony to flat 3 have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details and retained as such thereafter.

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

13) UNI

No development shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles of the replacement windows and front door to number 2 Ashdown Road have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in full and in strict accordance with the agreed details prior to first occupation of any of the 3 flats within 2 Ashdown Road hereby approved 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.

14) UNI

All new windows in the front elevation of 2 Ashdown Road 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.

15) UNI

Access to the flat roof over the ground floor flat living room and beyond the balcony to flat 3 as shown on plan number TA 340/10 revision D 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.

16) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, 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. The plan shall include dimensions, plant species and cross sections of the green roofs.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the

Brighton & Hove Local Plan.

17) UNI

Before development commences details of the treatment to all boundaries to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details prior to first occupation of the development and retained thereafter.

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

18) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the converted residential units within 2 Ashdown Road 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 of 'pass' 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.

19) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development of 2 Ashdown Road 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 converted units within 2 Ashdown Road 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 converted units within 2 Ashdown Road have achieved an Ecohomes rating of 'pass' for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

20) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development of the two new build dwellings 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 two new build dwellings to the rear of the site will achieve Code level 3 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 for the two new build 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.

21) UNI

Notwithstanding the approved drawings, no development shall take place until details of the proposed gates within the underpass have been submitted to and approved in writing by the Local Planning Authority.

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

22) UNI

Unless otherwise agreed in writing by the Local Planning Authority, neither of the new build residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each new build residential unit built to the rear of the site has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by the Local Planning Authority.

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

BH2008/02172

2 Ashdown Road Brighton

Demolition of 11 no. rear garages.

Applicant: Pearl Developments (Brighton) LLP

Officer: Kate Brocklebank 292175

Approved on 06/10/10 PLANNING COMMITTEE

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.

2) 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.

BH2010/01027

36 Park Crescent Brighton

Internal alterations comprising of the reinstatement of the staircase between the ground floor and basement creating a single dwelling.

Applicant: Mr William Jones

Officer: Jonathan Puplett 292525

Approved on 23/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 09/161/ SK/loc/A, SK/blk, 001A, 002A and 003B submitted on the 6th of April 2010.

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

BH2010/01036

99 North Road Brighton

Change of use of ground floor and basement from retail unit (A1) to café (A3). (Retrospective).

Applicant: Farm Produce Ltd

Officer: Anthony Foster 294495

Approved on 11/10/10 DELEGATED

1) UNI

Notwithstanding the approved details, within 1 month of the date of this permission a scheme for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. Within 1 month of these details being approved the scheme shall be carried out in full and 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings GND EXG and BSMT EXG submitted on 7 July 2010.

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

3) UNI

The use hereby permitted shall not be open to customers except between the hours of 08:00 and 23:00 on Mondays to Fridays, 08:00 and 23:30 on Saturdays and the hours of 09:00 and 23:00 on Sundays, Bank or Public Holidays.

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

BH2010/01461

Top Flat 2 Chatham Place Brighton

Replacement of existing wooden framed windows with new uPVC double glazed units and renewal of existing uPVC window with new double glazed unit.

Applicant: Mike Clark

Officer: Helen Hobbs 293335

Refused on 23/09/10 DELEGATED

1) UNI

The proposed first floor front windows facing Chatham Place, by reason of their design and materials, are considered poor replacements that would lead to a mixed use of materials and joinery details that would fail to maintain a traditional and consistent appearance to the property. This would harm the character and appearance of the existing property and fail to preserve the character and appearance of the conservation area contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/01813

Flat 15 The Lodge 18-19 Upper Lewes Road Brighton

Replacement of existing windows with UPVC double glazed windows.

Applicant: Miss Sarah Swanton

Officer: Sonia Kanwar 292359

Approved on 27/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing from Advance Glass received on the 15th September 2010 and the photos and site location plan received on 3rd August 2010.

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

BH2010/01866

Theatre Royal 35 Bond Street Brighton

Removal and replacement of existing fire escape routes incorporating internal and external associated fire precaution works.

Applicant: Brighton Theatre Royal

Officer: Helen Hobbs 293335

Approved on 13/10/10 DELEGATED

1) BH01.05

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

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

2) UNI

The replacement metal stairs, platforms and handrails hereby approved shall be painted black within one month of the date of installation and shall be maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

3) UNI

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

- i) An elevation at 1:20 scale and joinery sections at 1:1 scale of the proposed new timber sash window.
- ii) Elevations at 1:20 scale showing the proposed new internal fire doors.
- iii) A written specification of the works for the repair and restoration of the roof gutter and parapet and for the replacement glazing to the existing timber sash window.

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 HE 1 of the Brighton & Hove Local Plan.

BH2010/02157

15 London Terrace Brighton

Conversion of existing lower ground floor flat to form one 2no bedroom flat and one 1no bedroom flat. Alterations to layout of doors and windows, removal of side entrance, creation of new rear access and landscaping including creation of rear patio area.(Part retrospective).

Applicant: P.I.B.

Officer: Aidan Thatcher 292265

Refused on 08/10/10 DELEGATED

1) UNI

The proposed development would represent an overdevelopment of the site by virtue of the number of units and the cramped size of the 1 bed unit on the lower ground floor, resulting in an unacceptable impact on the living condition of the future occupiers. Therefore the proposal would be contrary to policies HO4 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development fails to provide adequate external private amenity space for all of the proposed units and as such would be contrary to policy HO5 of the Brighton & Hove Local Plan.

3) UNI3

The proposed development fails to demonstrate adequate compliance with lifetime homes criteria and as such would be contrary to policy HO13 of the Brighton & Hove Local Plan.

4) UNI4

The proposal fails to demonstrate how the development would be efficient in the use of energy, water and materials and as such would be contrary to policy SU2 of the Brighton & Hove Local Plan.

5) UNI5

The proposal fails to demonstrate adequate facilities for the storage of cycles and as such would be contrary to policy TR14 of the Brighton & Hove Local Plan.

BH2010/02197

17 - 19 Oxford Street Brighton

Outline application for demolition of existing building and erection of new building comprising 6no one bed flats, 2no studio flats, and 2no commercial units to be used as either Retail (A1), Financial & Professional Services (A2), or Restaurant & Cafe (A3).

Applicant: Art Leisure Ltd

Officer: Sue Dubberley 293817

Approved on 30/09/10 DELEGATED

1) BH01.02

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) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings nos. (07/771/01, 02, 03, 04, 05 and 06 and 2010/05/01, 02, 03, 04, 05, 06, 07, 08, 09, 10, submitted on 15 July 2010.

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

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) BH03.01

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 QD1 of the Brighton & Hove Local Plan.

6) BH04.01A

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

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

7) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

8) BH05.02B

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

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

9) BH05.05A

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development have been submitted to the Local Planning Authority; and
- b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM rating of 50% in energy and water sections of relevant BREEAM assessment within overall 'Very Good' for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

10) BH05.06A

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

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

11) 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.

12) BH07.01

The ground floor commercial units shall not be open to customers except between the hours of 08.00 to 20.00 Monday to Saturday, and 10.00 to 16.00 Sunday.

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

BH2010/02267

Land to rear of 51 Buckingham Place Brighton

Erection of new two storey dwelling.

Applicant: Ms Jo Bunday

Officer: Kate Brocklebank 292175

Refused on 28/09/10 DELEGATED

1) UNI

The applicant has failed to demonstrate that the proposed house, by reason of its size, height and close proximity to dwellings in Buckingham Place, would not have an unacceptable overbearing impact upon neighbouring properties and would not cause significant loss of light. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan.

2) UNI2

It is considered that by virtue of the limited plot size, close proximity to the neighbouring buildings and the plot subdivision the proposal results in overdevelopment of the plot and a cramped form of development which constitutes 'town cramming' to the detriment of the character of the area contrary to policies QD1, QD2, QD3 of the Brighton & Hove Local Plan.

3) UNI3

The proposal would involve developing the majority of the curtilage of the site placing unacceptable pressure on the limited space available for refuse/recycling, cycle parking and amenity space. The proposed provision of cycle parking prohibits the use of the shared amenity space and bin store by the existing flats as approved under BH2007/00080, the impact of which the application fails to address. The plans submitted do not sufficiently demonstrate how the existing and proposed households could use this area in addition to the occupiers of the dwelling subject of this application. Consequently the applicant has failed to demonstrate that there is sufficient private usable outside amenity space, refuse/recycling and cycle storage for each unit of accommodation on this site contrary to policies SU2, HO5 and TR17 of the Brighton & Hove Local Plan.

BH2010/02381

13-16 Vine Street Brighton

Conversion and extension of ground floor to Class B1/B8 to allow for Class B1/B8 use on ground floor, and addition of first and second floor to provide a three bedroom flat.

Applicant: Mr James Oliver

Officer: Anthony Foster 294495

Refused on 08/10/10 DELEGATED

1) UNI

The proposed second storey and roof terrace addition, by reason of their design, protrusion, form, bulk, and massing, would appear as an incongruous addition which is out of character within the existing street scene, and surrounding area including the North Laine Conservation Area, contrary to policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2010/02535

Flat 4 21 Albert Road Brighton

Loft conversion incorporating rear dormer and velux windows at front roofslope.

Applicant: Mr W Meeten

Officer: Chris Swain 292178

Refused on 13/10/10 DELEGATED

1) UNI

The proposed rooflights are considered to be excessive in number and would result in an unsympathetic, cluttered alteration to the roofslope that relates poorly to the existing building and detracts from the appearance and character of the street scene and the West Hill conservation area, contrary to policies HE6, QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

2) UNI2

The proposed rear dormer, by reason of its design, detailing, positioning and materials, would result in an unsympathetic alteration that relates poorly to the existing building, forming an incongruous element within the rear roofscape and detrimental to the appearance and character of the building and the surrounding West Hill conservation area. This would be contrary to policies HE6, QD1, QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance on Roof Alterations and Extensions.

WITHDEAN

BH2010/00657

32 Windmill Drive Brighton

Non Material Amendment to BH2008/02924 a minor amendment to the rear conservatory to replace the West side glazing to the conservatory with blockwork.

Applicant: Mr Will Macintosh

Officer: Adrian Smith 01273 290478

Approved on 30/09/10 DELEGATED

BH2010/01318

Withdean Sports Complex Tongdean Lane Brighton

Erection of single storey extension to clubhouse.

Applicant: Brighton & Hove City Athletics Club

Officer: Guy Everest 293334

Approved on 27/09/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 841.00b, 941.01b & 941.02b submitted 3rd June 2010.

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

BH2010/01863

37 Preston Drove Brighton

Change of use and conversion of existing out building with new single storey extension, to form additional nursery accommodation with an increase to 75 children.

Applicant: Raw Architecture

Officer: Guy Everest 293334

Approved on 05/10/10 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

The day nursery shall not be open or in use except between the hours of 08.00 and 18.00 hours on Mondays to Fridays. The day nursery shall not be in use at any time on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. ELE 1000 A, ELE 1001 A & ELE 1002 A submitted 18th June 2010.

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

4) UNI

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

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Prior to the commencement of development details of the management of the use of the outdoor space should be submitted to and agreed in writing by the Local Planning Authority. The outdoor space shall thereafter be used in strict accordance with the agreed details at all times the nursery is in operation.

Reason: To ensure the effective management of the outdoor space and safeguard the amenities of the locality and to comply with policies QD27 and HO26 of the Brighton & Hove Local Plan.

6) UNI

Prior to implementation of this planning permission an updated travel plan for visitors to the nursery and staff shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and parents, staggered pick up and drop off times. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

Reason: To comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

7) UNI

The number of children using the day nursery at any time shall not exceed 75 at any one time.

Reason: In order to safeguard the amenities of neighbours and ensure the accommodation is adequate for the children, in accordance with policies SU9, SU10, HO26 and QD27 of the Brighton & Hove Local Plan.

8) UNI

The rear garden shall not be in use by children attending the day nursery except between the hours of 09.00 to 17.00 on Mondays to Fridays.

Reason: To safeguard the amenities of the locality and to comply with policies HO26, SU10 and QD27 of the Brighton & Hove Local Plan.

BH2010/02030

24 Stamford Lodge Cumberland Road Brighton

Application to extend time limit for implementation of previous approval BH2007/02582 for the change of windows to UPVC double glazed windows.

Applicant: Mr Daniel Crunkhorn

Officer: Wayne Nee 292132

Approved on 04/10/10 DELEGATED

1) BH01.01

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

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

BH2010/02354

76 Eldred Avenue Brighton

Erection of single storey rear extension with rooflights.

Applicant: VJL Design

Officer: Steven Lewis 290480

Approved on 28/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan & VJL Design drawings no. 1/76001 & 1/76002 submitted on.

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

BH2010/02366

74 Redhill Drive Brighton

Erection of single storey rear extension, replacement of existing rear temporary building with single storey building and erection of new canopy from side access gate to new entrance.

Applicant: The Outlook Foundation

Officer: Steven Lewis 290480

Approved on 05/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of the classroom building, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in

accordance with the approved level details.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved RDJW drawings no. 3807-011 Rev A, 3807-003 Rev F, 3807-007 Rev B, 3807-008 rev D, 3807-010 Rev A, submitted on 30/07/2010 & 10/08/2010.

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

5) UNI

All planting, seeding or turfing comprised in the detailed scheme of landscaping approved within the application, Lizard Detailed Planting Plan LLD299/01 Rev 01 and Soft Landscaping Plan LLD229/03, Soft Landscape Management Plan and Planting Schedule; 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, to provide adequate screening to prevent a loss of neighbour amenity and to comply with policies QD1, QD14, QD15 and QD16 of the Brighton & Hove Local Plan.

BH2010/02376

31 North Road Preston Brighton

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

Applicant: Mr Nigel Fairs

Officer: Wayne Nee 292132

Approved on 04/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 0330-PA-001, 002, 010 received on 02 August 2010.

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

BH2010/02493

54 Eldred Avenue Brighton

Display of 1no externally illuminated fascia sign, 2no internally illuminated light boxes and 1no non-illuminated wall plaque.

Applicant: Dr Vanessa Woods

Officer: Christopher Wright 292097

Refused on 07/10/10 DELEGATED

1) UNI

The proposed illuminated signage on the front elevation of the building, together with the two lightboxes proposed, would, by reason of their size, position and means of illumination, appear unduly dominant and discordant with the residential

character of the building and would have a detrimental effect on amenity as a consequence. For these reasons the proposal is contrary to policy QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD07: Advertisements.

BH2010/02514

1 Copse Hill Brighton

Erection of single storey side extension.

Applicant: Mr Scott Brady

Officer: Mark Thomas 292336

Refused on 28/09/10 DELEGATED

1) UNI

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary, forms an inappropriate addition to the property. The development would result in an unacceptable level of overlooking, loss of privacy, overshadowing, loss of outlook and increased sense of enclosure for the residents of no. 71 Eldred Avenue. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

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 development represents an incongruous and inappropriately bulky addition to the side elevation of the recipient property and would result in unacceptable harm to the character and appearance of the recipient building and the wider area. Further, given the existing extensions and alterations to the original building it is considered that the proposed development would result in the property having an overextended appearance. The proposal is therefore contrary to the above policy and guidance.

BH2010/02594

3 Valley Close Brighton

Certificate of lawfulness for proposed extension of existing side dormer and rooflights to front, side and rear roofslopes.

Applicant: Mr & Mrs Nick Grey

Officer: Mark Thomas 292336

Approved on 29/09/10 DELEGATED

BH2010/02609

Cranbrook Maldon Road Brighton

Loft conversion incorporating dormers to rear and rooflights to front and conversion of existing garage to study room.

Applicant: Mrs S Anderson

Officer: Mark Thomas 292336

Refused on 29/09/10 DELEGATED

1) UNI

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. Further advice is contained within supplementary planning guidance on roof alterations and

extensions (SPGBHI). The proposed dormer windows are inappropriately sized and represent overly bulky additions to the rear roof slope. Further, the dormer features inappropriately large areas of tile hung cladding contrary to guidance contained within SPGBH1. The proposal is therefore contrary to the above policy and guidance.

BH2010/02645

79 Tivoli Crescent North Brighton

Erection of additional two storeys with flat roof incorporating balcony areas and associated works.

Applicant: Mr John Wignall

Officer: Mark Thomas 292336

Refused on 07/10/10 DELEGATED

1) UNI

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 development by way of its positioning, bulk and form represents an overdominant and incongruous element of the street scene relative to surrounding properties. The proposal is therefore contrary to the above policy and guidance.

2) UNI2

Policies QD14 and QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed development would result in an unacceptable level of overlooking and subsequent loss of privacy for the residents of no. 81 Tivoli Crescent North. The proposal therefore leads to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/02775

10 Hillcrest Brighton

Non Material Amendment to BH2009/02232 to replace open railings on North and East terrace elevations with stainless steel tubular handrail and 10mm clear toughened glass lower infill panels.

Applicant: Mr Michael Brown

Officer: Steven Lewis 290480

Approved on 04/10/10 DELEGATED

EAST BRIGHTON

BH2010/01990

14 Chichester Terrace Brighton

Installation of internal stairlift in common ways between ground and first floor.

Applicant: Mr Jack Voss

Officer: Louise Kent 292198

Approved on 23/09/10 DELEGATED

1) BH01.01

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

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

2) BH09.03

The internal stairlift hereby permitted shall be implemented only on behalf of Mr and Mrs Jack Voss. It shall be wholly removed from the premises and the

existing staircase made good within three months of the cessation of occupation of Flat 8 by Mr and Mrs Jack Voss.

Reason: This permission is granted exceptionally in view of the personal circumstances of the applicants and to protect the historic character and appearance of the listed building in accordance with policy HE1 of the Brighton & Hove Local Plan.

3) 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.

BH2010/02398

6 The Broadway Brighton

Change of Use from Retail (A1) to Betting Office (A2).

Applicant: Ladbrokes Plc

Officer: Jonathan Puplett 292525

Approved on 04/10/10 DELEGATED

1) 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.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. BW/WHAWK/01 Rev. A, location plan, and supporting statement submitted on the 2nd of August 2010, and marketing evidence submitted on the 27th of September 2010.

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

3) UNI

The premises shall not be in use except between the hours of 09.00 and 22.00.

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

BH2010/02503

56 Bennett Road Brighton

erection of first floor rear extension on top of existing ground floor extension.

Applicant: Mr Boyle

Officer: Chris Swain 292178

Approved on 05/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved drawing nos. 689/01 and 689/02, a site plan and a block plan submitted on 9 August 2010.

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

BH2010/02552

Wellsbourne Childrens Centre Whitehawk Road Brighton

Non Material Amendment to BH2009/00630 for the construction of a new tarmac link pathway.

Applicant: Ashley House PLC

Officer: Aidan Thatcher 292265

Approved on 30/09/10 DELEGATED

HANOVER & ELM GROVE

BH2010/00271

15 Hanover Crescent Brighton

Erection of steel railings and gate to enclose front garden and pave pathway and rear courtyard with natural stone (Part Retrospective).

Applicant: Mr Joseph Muscat

Officer: Chris Swain 292178

Approved on 29/09/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 to the path and rear courtyard hereby approved shall commence until a drawings showing the areas to be repaved and samples of the sandstone paving slabs to be used in the construction of the path and rear courtyard 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 the Valley Gardens conservation area and to comply with policy HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with a site plan, an annotated drawing showing alterations to the front boundary wall and railings submitted on 15 March 2010, a block plan and section of the front footpath submitted on 2 June 2010, a floor plan and a drawing showing details of the proposed side gate submitted on 26 July 2010 and a drawing showing the proposed front gate and adjoining railings submitted on 29 July 2010. For the

avoidance of doubt and in the interests of proper planning.

4) UNI

The railings and associated gates hereby approved shall be painted black and retained as such thereafter.

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

HOLLINGDEAN & STANMER

BH2010/02161

IDS Building University of Sussex Falmer Brighton

Replacement powder coated aluminium double glazed windows on ground floor.

Applicant: Estates and Facilities Management

Officer: Helen Hobbs 293335

Approved on 27/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 21490-01-GA.P.001/P1329, 21490-01/LP.001/P1329, 21490-01-EL.P.001/P1329, 21490-01.EL.E.001/P1329, 01/LP.EP.002/P1329, 21490-01-GA.E.001/P1329 submitted on 2nd August 2010 and un-numbered drawings submitted on 15th July 2010 and window sample submitted on 16th September 2010.

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

BH2010/02196

71 Rushlake Road Brighton

Erection of two storey extension to front and side incorporating garage and roof alterations.

Applicant: Mr G Beckman

Officer: Anthony Foster 294495

Refused on 23/09/10 DELEGATED

1) UNI

The proposed development by virtue of its design, siting and height would result in an over dominant addition, to the detriment of the character and appearance of the existing building, the pair of semi detached properties and the surrounding area. As such the proposal is contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02217

Land adjacent to 1 Rushlake Close Brighton

Application for Approval of Details Reserved by Conditions 4, 6 and 13 of application BH2009/01786.

Applicant: Mr John Panteli

Officer: Liz Arnold 291709

Approved on 30/09/10 DELEGATED

BH2010/02280

65 Park Road Brighton

Erection of rear conservatory and wooden decking area in rear garden.

Applicant: Mr Lewis Wood

Officer: Helen Hobbs 293335

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings submitted on 22nd July 2010 and 29th September 2010.

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

BH2010/02411

Varley halls Coldean Lane Brighton

Demolition of Chailey House and the Laundrette/Gym Block.

Applicant: University of Brighton

Officer: Kate Brocklebank 292175

Prior approval not required on 24/09/10 DELEGATED

MOULSECOOMB & BEVENDEAN

BH2010/02389

58 Heath Hill Avenue Brighton

Reinstatement of windows including installation of electric security shutters.

Applicant: Bevendean Children's Centre Association

Officer: Helen Hobbs 293335

Approved on 01/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 1902.01 rev A and the Securifix SF38 Electric Shutter details submitted on 6th August 2010.

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

BH2010/02404

Land Adjoining Brighton Health & Racquet Club

Display of individual non-illuminated letters.

Applicant: University of Brighton

Officer: Aidan Thatcher 292265

Approved on 12/10/10 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.

BH2010/02418

81 Bear Road Brighton

Replacement of front bay windows.

Applicant: Miss Caroline Edwards

Officer: Helen Hobbs 293335

Approved on 05/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved un-numbered drawings and window details submitted on 2nd August

2010.

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

BH2010/02571

79 Southall Avenue Brighton

Loft conversion incorporating installation of dormer window, rebuilding of existing front extension to form porch, alterations to existing ramp and replacement windows. (Part Retrospective).

Applicant: Mr Bruno Silva

Officer: Jonathan Puplett 292525

Refused on 07/10/10 DELEGATED

1) UNI

The proposed roof extensions would harm the character and appearance of the property and would result in an unbalanced appearance to the pair of semi-detached properties. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and the design guidance of SPGBH1: Roof alterations and extensions.

2) UNI2

The proposed development would result in the loss of the residential unit previously in place at first floor level, contrary to Policy HO8 of the Brighton & Hove Local Plan.

3) UNI3

In the absence of sufficient information regarding the proposed expansion of the surgery use, the proposed development is considered likely to cause increased harm to the amenity of neighbouring residents and an increased traffic impact. The scheme is therefore contrary to policies QD27, SU10, and TR1 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2007/04074

Land adjoining 24 Tower Road Brighton

Construction of a new dwelling house attached to 24 Tower Road (amended design).

Applicant: Mr & Mrs N Davey

Officer: Aidan Thatcher 292265

Approved on 11/10/10 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) BH02.03

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

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

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 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 a minimum of Code level 3 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 a minimum of Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) 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.

8) BH05.10

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

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

9) BH06.01

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

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

10) 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.

11) 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.

12) UNI

Prior to the commencement of the development 1:20 drawings of each elevation shall be submitted to and approved in writing by the Local Planning Authority. The drawings shall include all details of all architectural detailing including fenestration.

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

13) UNI

The Elm trees located on and adjacent to the site shall be protected to BS 5837 (2005) Trees related to construction; including the erection of protective fencing , prior to works commencing on the site. The protective measures shall be retained during all construction works.

Reason: To protect two Elms Trees located on and adjacent to the site, in the interests of the amenity of the area and to accord with policies QD1, QD16 and QD27 of the Brighton & Hove Local Plan.

BH2010/00156

12A Richmond Parade Brighton

Application to extend time limit for implementation of previous approval BH2004/03584/FP for the demolition of existing two storey B1/B8 building. Construction of 4 storey building comprising workshop/studio in basement accessed from ground floor and 3 self-contained flats on upper floors.

Applicant: Mr Edward Derby

Officer: Anthony Foster 294495

Approved on 30/09/10 DELEGATED

1) BH01.01

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

4) BH04.01A

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

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

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) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 20318-301, 302, 303, 304 and 305 submitted on 3 November 2004, drawing no. 20318- 301 rev A submitted on 29 November 2004, floor plans as existing submitted on 19 January 2005 and drawing nos. 320 and 321 received 26 August 2010.

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

7) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

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

8) UNI

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

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

9) UNI

Notwithstanding the details on the approved plans, prior to commencement of the development, details relating to 1.8 metre high screens to be installed on the proposed balconies and roof terrace along the eastern boundary of the development are to be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be implemented in full before the balconies hereby approved are brought into use.

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.

10) UNI

No development shall take place until a scheme for the suitable treatment of all plant and machinery associated with the studio workspace against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. No flats hereby permitted shall be occupied until the approved scheme has been fully implemented.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority indicating measures to be taken to insulate the development against the transmission of noise from the studio workspace (such measures shall include the sound insulation of all units within the development from noise transmitted between them). No flats hereby permitted shall be occupied until the approved sound insulation scheme has been fully implemented.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton & Hove Local Plan.

12) UNI

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any amendment thereto the studio workspace hereby approved shall be used only for uses within Class B1 and for no other use.

Reason: To ensure the amenity of residential properties in the building are protected and to ensure a business use is retained on the site, in accordance with policies QD27 and EM6 of the Brighton & Hove Local Plan.

13) UNI

Notwithstanding the details of the materials indicated on the submitted plans and application form, a schedule of alternative materials, including samples, to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority before development commences. Revised elevations indicating a contrasting band of

material to break up the expanse of blank cladding on the east and west elevations shall be submitted for approval. The information submitted should include details of the proposed green roof. Development shall be carried out in accordance with the approved details.

Reason: The materials to be used require further consideration to ensure a satisfactory appearance to the development as the materials indicated are considered inappropriate and incongruous to the character and appearance of the locality and to comply with policies QD1, QD2, QD4 and HE6 of the Brighton & Hove Local Plan.

14) UNI

The studio workspace hereby approved shall not be open or in use expect between the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturdays and not at any time on Sundays or Bank Holidays.

Reason: To ensure the amenity of residential properties in the building are protected in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2010/01571

9 Wyndham Street Brighton

Alterations to roof to form roof terrace, terrace room and associated access works. Removal of rear chimney.

Applicant: Mr Leslie Phillips

Officer: Helen Hobbs 293335

Refused on 28/09/10 DELEGATED

1) UNI

The proposed terrace and roof extension, by reason of their inappropriate design, size, materials and impact upon the existing roof profile, together with the removal of the rear chimney, would form incongruous additions, detrimental to the character and appearance of the listed building, street scene and surrounding East Cliff Conservation Area. The development is therefore contrary to policies QD 1, QD 2, QD 14, HE 1 & HE 6 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

2) UNI2

The proposed roof terrace would be located in close proximity to bedroom windows of the adjoining properties; use of the proposed roof terrace would result in an unacceptable increase in noise disturbance for residents of these flats. The privacy of neighbouring residents would also be harmed due to the direct overlooking of windows which use of the terrace would cause. The proposal is therefore contrary to QD 14 and QD 27 of the Brighton & Hove Local Plan.

BH2010/02314

5 Walpole Terrace Brighton

Certificate of Lawfulness for existing use of property as 4no one bedroom flats.

Applicant: Mr Mark Lower

Officer: Jonathan Puplett 292525

Approved on 01/10/10 DELEGATED

BH2010/02364

Queens Park Primary School Freshfield Place Brighton

Alterations to layout of school and associated works including erection of two storey extension to East elevation and single storey extension to West elevation, demolition of part of building to South elevation and external alterations including installation of new windows and doors and new lean-to roof incorporating rooflights.

Applicant:Brighton & Hove City Council

Officer: Anthony Foster 294495

Approved on 13/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with the scheme contained within the arboricultural report submitted with the application. 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) UNI

No development shall commence until a scheme for the access and storage of construction vehicles, materials and waste within the site has been submitted to and approved in writing by the Local Planning Authority. The facilities shall be retained until the completion of the development.

Reason: To ensure that construction vehicles, materials and waste do not impact on highway safety, to protect the amenities of adjacent occupiers and to comply with policies TR7, SU13 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 002, 103, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, received on 30 July 2010.

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

6) UNI

At least six months prior to the first occupation of the development hereby approved a 'School Travel Plan' (a document setting out a package of measures tailored to meet the needs of the site and aimed at promoting sustainable travel choices and reduce reliance on private motor vehicles including students, visitors, staff, deliveries, servicing, parking management and other uses of the site) for the development shall be submitted to the Local Planning Authority. The school travel plan shall be approved in writing by the Local Planning Authority prior to the first occupation of the development and shall be implemented as approved thereafter and shall be subject to annual review in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until a scheme to upgrade the existing zebra crossing located in Queens Park Rd. immediately south of Albion Hill to a signalised puffin crossing, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been carried out in strict accordance with the approved measures and thereafter retained as such.

Reason: To ensure that the proposed development provides for the demand for travel it creates and does not increase the danger to pedestrians walking to and from the site and to comply with policies TR1, TR7, TR8 and SU15 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the application have been fully implemented, and these measures shall thereafter be retained for use at all times.

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.

9) UNI

The proposed windows located on the first floor extension on the southern elevation of the building adjacent to The Graperies shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, a scheme detailing the measures to improve ecological biodiversity on the site shall be submitted to and approved in writing by the local planning authority. These details shall include the number and type of bat boxes, bird boxes and Sparrow Terraces, and details of the green wall. The development shall be carried out in strict accordance with the approved details and thereafter maintained.

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

11) UNI

No development shall take place until samples of the materials (including colour of render, paintwork, cladding 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.

12) UNI

Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of completion of the development the temporary classroom hereby permitted shall be removed from the site and the land returned to its former condition.

Reason: The temporary classroom hereby approved is not considered suitable as a permanent form of development to safeguard the appearance of the site and to comply with policies QD1 of the Brighton & Hove Local Plan.

BH2010/02375

91 Queens Park Road Brighton

Application for Approval of Details Reserved by Condition 3 of application BH2009/01437.

Applicant: Wild Cherry Ltd

Officer: Jonathan Puplett 292525

Approved on 27/09/10 DELEGATED

BH2010/02379

14 - 17 Manchester Street Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/00816.

Applicant: Ms Angi Mariani

Officer: Anthony Foster 294495

Approved on 27/09/10 DELEGATED

BH2010/02426

Victoria Mansions 76A Marine Parade Brighton

Internal alterations to layout of flat and replacement of existing timber sash windows with double glazed timber sash.

Applicant: Mr C Secrett

Officer: Helen Hobbs 293335

Approved on 11/10/10 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.

BH2010/02460

9 Wyndham Street Brighton

Alterations to roof to form roof terrace, terrace room and associated access works. Removal of rear chimney.

Applicant: Mr Leslie Phillips

Officer: Helen Hobbs 293335

Refused on 05/10/10 DELEGATED

1) UNI

The proposed terrace and roof extension, by reason of their inappropriate design, size, materials and impact upon the existing roof profile, together with the removal of the rear chimney, would form incongruous and acceptable alterations that would be severely detrimental to the character and appearance of the listed building. The development is therefore contrary to policy HE1 of the Brighton & Hove Local Plan.

BH2010/02482

70 Carlton Hill Brighton

Replacement of existing wooden windows with UPVC windows at lower ground floor level to South and East elevations. (Retrospective).

Applicant: American Express (Europe) Ltd

Officer: Sonia Kanwar 292359

Approved on 11/10/10 DELEGATED

BH2010/02534

Ebenezer Chapel Richmond Parade Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2007/01591.

Applicant: Hyde Housing

Officer: Aidan Thatcher 292265

Approved on 11/10/10 DELEGATED

BH2010/02625

Ground Floor Flat Rufford Court 109 Marine Parade Brighton

Replacement of existing balcony enclosure with glazed balustrading.

Applicant: Mr & Mrs F Kilvington

Officer: Chris Swain 292178

Approved on 12/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

No works shall take place until full details of the fixed and sliding screens, frames and operating mechanisms, including 1:1 scaled drawings, 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 comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.9213 PL01 received on 11 October 2010.

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

ROTTINGDEAN COASTAL

BH2010/01264

The Outlook 2 Roedean Path Brighton

Conversion and extension of existing garages to form ancillary residential living space.

Applicant: Mr Mark Bennett

Officer: Jonathan Puplett 292525

Approved on 05/10/10 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) 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.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. PP_EX_ELEV_005 and EX_01_SITE_PP submitted on the 28th of April 2010, nos. PP_PR_00_GFL_003, PP_PR_ELEV_006, and PP_EX-PR_SECS_007 submitted on the 12th of July 2010, and nos. PP_PR_00_BLK_003 and PP_PR_00_GFL_FRGM_007 submitted on the 14th of July 2010.

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

4) UNI

No development shall take place until further details of the materials to be used in the construction of window frames; door, garage doors and top light frames 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.

5) UNI

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

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

6) UNI

The converted garage hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single private dwelling house and shall at no time be converted to a self-contained unit.

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

7) UNI

The walls of the extension hereby approved shall be of a brick finish to match that of the existing garage.

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.

BH2010/01297

Brighton Marina Village Brighton Marina Brighton

Display of non-illuminated lamppost banners on existing columns.

Applicant: Brighton Marina

Officer: Sonia Kanwar 292359

Split Decision on 08/10/10 DELEGATED

1) BH10.01

Grant advertisement consent for the 11 no. advertisements proposed at Park Square subject to the following Conditions and Informatives:-

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.

1) UNI

Refuse advertisement consent for 7 no. advertisements proposed at the roundabout for the following reasons:-

The proposed advertisements, by reason of their siting, number and visibility in conjunction with existing signage in the vicinity, would result in a visually intrusive and cluttered appearance and adversely affect the visual amenity of the area. The advertisements are therefore contrary to policies QD12 of the Brighton & Hove Local Plan and Supplementary Planning Document 07 'Advertisements'.

BH2010/01637

Flat 2 & 3 30 Sussex Square Brighton

Internal alterations to layout of flat.

Applicant: Mr Geoffrey Bowden

Officer: Sue Dubberley 293817

Approved on 04/10/10 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) BH13.06

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

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

3) 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.

4) UNI

Details of the proposed two external vents must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing. The works shall be carried out in strict accordance with the agreed details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE 1 of the Brighton & Hove Local Plan.

BH2010/02006

10B Lewes Crescent Brighton

Replacement of existing timber and metal windows with timber sash windows to rear courtyard.

Applicant: A Ashford

Officer: Sue Dubberley 293817

Approved on 11/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos.A01 and A02 received on 30 June 2010 and drawing nos.D02a and D01B received on 22 September 2010.

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

BH2010/02007

10B Lewes Crescent Brighton

Replacement of existing timber and metal windows with timber sash windows to rear courtyard.

Applicant: A Ashford

Officer: Sue Dubberley 293817

Approved on 11/10/10 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.

BH2010/02202

9 Challoners Close Rottingdean Brighton

Certificate of lawfulness for proposed part demolition and extension of existing garage.

Applicant: Mr P Ghazal

Officer: Liz Arnold 291709

Approved on 04/10/10 DELEGATED

BH2010/02332

20 Roedean Crescent Brighton

Erection of external spiral staircase to South facing elevation (Retrospective)

Applicant: Mark Thomas

Officer: Anthony Foster 294495

Approved on 24/09/10 DELEGATED

BH2010/02391

6 Chichester Drive West Saltdean Brighton

Alterations to existing first floor balcony increasing projection and installing new steel balustrade and support post.

Applicant: Mr Andrew Barnett

Officer: Chris Swain 292178

Approved on 24/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 8780/01 and 8780/02, a site plan and a block plan submitted on the 30 July 2010.

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

BH2010/02490

60 Greenways Brighton

Demolition of existing conservatory and garage at rear, erection of two storey rear extension with accommodating roof alterations incorporating dormers to front and rear, and rooflights to side elevation, erection of single storey side/rear extension and alterations to existing front porch.

Applicant: Mr A Patel

Officer: Liz Arnold 291709

Refused on 12/10/10 DELEGATED

1) UNI

The combination of the proposed hip to half hip side roof extensions, the two storey pitched roof rear extension, the front and rear dormer window extensions, the roof of the attached side garage extension and the gable end hipped roof to the front porch, in conjunction with the existing first floor mono-pitched roof feature, results in a visually intrusive, complicated and bulky roof configuration to the property. The proposal is considered to adversely affect the appearance and character of the host building, the Greenways street scene and the wider street scene. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

2) UNI2

The insertion of three dormer windows to the front and rear roofslopes results in visual clutter to roof of the property to the detriment of the character and appearance of the host property, the Greenways street scene and the wider area. The proposal is therefore contrary to policy QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1).

3) UNI3

The proposal results in the lower part of the existing first floor mono-pitched roof feature intersecting with the proposed porch gable end hipped roof, an element which would be of detriment to the character and appearance of the host property, the Greenways street scene and the wider area. The development is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02554

43 Ainsworth Avenue Brighton

Erection of first floor rear extension above existing, erection of single storey rear infill extension with rooflights, conversion of garage to habitable room, alterations to front porch, addition of French doors to side elevation, alterations to windows on all elevations and cladding to exterior (part-retrospective).

Applicant: Mr & Mrs Gene Payne

Officer: Sonia Kanwar 292359

Approved on 07/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 to the first floor western elevation serving the bathroom and en suite shower room shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings nos. AA43PRO/01, 02, 03, 04, 05, 06, 07, 08, 09, 10 received on 12th August 2010.

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

BH2010/02633

50 Arundel Drive East Saltdean Brighton

Alterations to existing front dormer including pitched roof and balcony.

Applicant: Mr Steven Kennedy

Officer: Sonia Kanwar 292359

Refused on 13/10/10 DELEGATED

1) UNI

The proposed development, by virtue of its size, positioning and inappropriate design forms an incongruous addition, detrimental to the appearance of the building and the surrounding area. The development is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan and to Supplementary Planning Guidance Note SPGBH1: Roof Alterations and Extensions.

BH2010/02652

105 Marine Drive Rottingdean Brighton

Conversion of existing building to create a 9 unit residential development comprising 6no two storey houses and 3no flats. Erection of first floor extension to North elevation and dormer to South elevation and associated altered fenestration and landscaping.

Applicant: HR Investments

Officer: Kate Brocklebank 292175

Refused on 11/10/10 DELEGATED

1) UNI

The design of the extension is considered unacceptable by reason of its scale, overly bulky and dominant form. It would relate poorly to and fail to maintain visual subservience, architectural rhythm and continuity with the rest of the development, particularly when viewed from the east and is therefore contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

2) UNI2

The proposed extension would cause an unacceptable impact on neighbouring amenity by reason of its increased bulk, scale and close proximity to the west and north boundaries resulting in an unneighbourly form of development having an overbearing impact dominating the neighbouring gardens to the west, particularly when considered in context with the existing development. In the absence of evidence to the contrary and given the scale, bulk and close proximity of the proposal to the north boundary, it is likely to cause unacceptable loss of sunlight/daylight to the primary windows to the kitchen and dining room of number 8 Lenham Road West. Therefore the proposal would be contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

WOODINGDEAN

BH2010/01455

14 Downs Valley Road Brighton

Non material amendment to app/Q1445/A/06/2033153 deleting from plan, en suite shower room window at rear and replacing with roof light. Install additional obscure glazed window on east elevation to provide natural additional light to hall and stairs.

Applicant: Mrs Joan Mills

Officer: Anthony Foster 294495

Approved on 08/10/10 DELEGATED

1) UNI

APPROVE the proposed changes to application BH2006/01672 as non-material amendments under Section 96A of the Town and Country Planning Act 1990, as amended, for the following reason:

The proposed revisions to the front, side and rear elevation; namely the removal of a window to the rear elevation, the addition of a new rooflight and addition of a new obscurely glazed window to the side, and new hipped roof on the front elevation to the scheme approved under application BH2006/01672 are not considered so significant that they warrant the submission of a further application for planning permission.

BH2010/01948

278 Cowley Drive Brighton

Demolition of front porch and erection of single storey extension to front.

Applicant: Mrs Carroll

Officer: Louise Kent 292198

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) BH01.06

The development hereby permitted shall be carried out in accordance with the approved drawings nos. 01/0610b received on 8 July 2010.

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

BH2010/02147

Land at the rear of 3 The Ridgway Brighton

Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of application BH2008/02436.

Applicant: Bailey Brothers Ltd

Officer: Aidan Thatcher 292265

Split Decision on 04/10/10 DELEGATED

1) UNI

Approval of the discharge of conditions 3 6a, 7, and 11 subject to full compliance with the submitted details.

1) UNI

REFUSE approval of the discharge of conditions 6b, 9, 10, 13, 14 and 16 for the following reasons:

2) UNI2

A Design Stage Certificate has not been submitted and thus it is not possible to discharge condition 6b.

3) UNI3

No legal agreement has been completed to provide the sustainable transport contribution thus it is not possible to discharge condition 9.

4) UNI4

Insufficient information has been provided of the proposed details of levels/sections/access road/surface water drainage/outfall disposal and street lighting. Therefore it is not possible to discharge condition 10.

5) UNI5

A final report detailing the archaeological findings must be submitted before condition 13 can be fully discharged.

6) UNI6

Insufficient information has been provided of the proposed details of landscaping. Therefore it is not possible to discharge condition 14.

7) UNI7

Insufficient information has been provided of the proposed details of tree protection measures. Therefore it is not possible to discharge condition 16.

BRUNSWICK AND ADELAIDE

BH2010/00814

63 Holland Road Hove

Erection of 1no 5 storey building incorporating retail/office and restaurant facilities at ground floor and basement levels and 7no self contained flats above.

Applicant: Mr Dan Fox

Officer: Clare Simpson 292454

Approved after Section 106 signed on 05/10/10 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 the rear stairwell shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

3) 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 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.

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 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 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) 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 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' 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' 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) 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.

11) BH08.01

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

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

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

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

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

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

12) 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 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.

15) UNI

Prior to commencement of external finishes of the building, 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.

16) 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.

17) 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.

18) 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.

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

Prior to occupation of units, 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.

21) 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.

22) UNI

Prior to occupation of the commercial units 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.

23) UNI

Prior to occupation of the approved commercial units 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.

24) UNI

Prior to occupation of the approved units, 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.

25) 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.

BH2010/01915

Flats 1 & 3 12 - 13 Brunswick Terrace Hove

Internal alterations to convert ground floor flat 3 and lower ground floor flat 1 into two bedroom maisonette incorporating an internal staircase.

Applicant: Valerie Haigh

Officer: Paul Earp 292193

Approved on 28/09/10 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, architraves, and ceiling mouldings have been submitted at a scale of 1:20 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.

BH2010/02018

Lower Ground Floor Flat 45 Selborne Road Hove

Infilling of space under ground floor rear extension to form further living accommodation.

Applicant: Mr Shahid Khan

Officer: Steven Lewis 290480

Approved on 27/09/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 development hereby permitted shall be carried out in accordance with the approved unnamed drawing nos. 0173/01 & 0173/02, site location plan, design and access statement and heritage statement submitted on 14/07/2010.

BH2010/02038

12 Church Road Hove

Erection of two storey rear extension, amendments to rear boundary wall, erection of bicycle park and bin enclosure.

Applicant: Dr Bruno Silva

Officer: Steven Lewis 290480

Approved on 28/09/10 DELEGATED

1) BH01.01

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

BH2010/02316

70 Brunswick Place Hove

Conversion and extension of existing garage to residential dwelling unit including new gates to boundary wall.

Applicant: Baron Homes

Officer: Charlotte Hughes 292321

Refused on 29/09/10 DELEGATED

1) UNI

The proposal to convert and extend the existing garage into a unit of residential would involve development within the rear garden of no.68 Brunswick Place and, as a result, less than half the garden area of this property would remain undeveloped. It is considered that this would result in overdevelopment of the site and amount to 'town cramming' which would fail to make a positive contribution to the local environment. Furthermore it is considered that insufficient amenity space would be retained for the residents of host dwelling and that their residential amenity would be harmed by an increased sense of enclosure. The proposal would therefore be contrary to policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.

2) UNI2

Policy HE6 of the Local Plan states that development should preserve or enhance the setting of a conservation area by reflecting the scale and character or appearance of the area, including the payout of streets, development patterns, building lines and building forms. Policy HE3 states that it is rarely considered appropriate to partition off a garden to a listed building, particularly where the remaining grounds would appear mean or undersized relative to the size and status of the listed building. It is considered that the proposal to cover over more than half of the existing garden of no.68 Brunswick Place would have an adverse impact on the historic grain of the conservation area and be detrimental to the setting of the Grade II listed building, contrary to policies HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

Policies HE3 and HE6 of the Brighton & Hove Local Plan seek to secure a high standard of design and ensure that new development preserves or enhances the surrounding conservation area and the setting of listed buildings. It is considered that, due to the design and detailing of the roof, the resultant building would have a greater visual presence within the street scene and draw attention to what should be a low key development. The proposal would therefore cause harm to the character and appearance of the conservation area and the setting of the Grade II listed buildings, contrary to policies HE3 and HE6 of the Local Plan.

BH2010/02317

70 Brunswick Place Hove

Conversion and extension of existing garage to residential dwelling unit including new gates to boundary wall.

Applicant: Baron Homes

Officer: Charlotte Hughes 292321

Refused on 29/09/10 DELEGATED

1) UNI

Policy HE3 states that it is rarely considered appropriate to partition off a garden to a listed building, particularly where the remaining grounds would appear mean or undersized relative to the size and status of the listed building. It is considered that the proposal to cover over more than half of the existing garden of no.68 Brunswick Place would be detrimental to the setting of the Grade II listed building and be contrary to policy HE3 of the Brighton & Hove Local Plan.

2) UNI2

Policies HE1 and HE3 seek to ensure that alterations and extensions do not have an adverse effect on the historic character and appearance of the listed building or its setting. It is considered that, due to the design and detailing of the roof, the resultant building would have a greater visual presence within the street scene and draw attention to what should be a low key development. The proposal would therefore cause harm to the setting of the Grade II listed buildings, contrary to policies HE1 and HE3 of the Local Plan.

BH2010/02526

Flat 1 35 Adelaide Crescent Hove

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2010/00906.

Applicant: Mr Paul Stead

Officer: Mark Thomas 292336

Approved on 28/09/10 DELEGATED

BH2010/02541

12 - 13 Brunswick Terrace Hove

Replacement of existing roof covering to front pitched roof with Welsh slate (Part Retrospective).

Applicant: Hannah House Freehold Ltd

Officer: Paul Earp 292193

Approved - no conditions on 05/10/10 DELEGATED

BH2010/02556

Graze Restaurant 42 Western Road Hove

Display of non-illuminated awning/canopy to front of Restaurant.

Applicant: Mr Neil Mannifield

Officer: Christopher Wright 292097

Approved on 06/10/10 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.

BH2010/02656

Graze Restaurant 42 Western Road Hove

Erection of non-illuminated awning and signage to front of restaurant.

Applicant: Mr Neil Mannifield

Officer: Christopher Wright 292097

Approved on 11/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three 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 finish of both the awning surface and the box into which the awning retracts, shall be of a colour that matches as closely as possible the predominant colouring of the shopfront and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1, QD11 and HE6 of the Brighton & Hove Local Plan and

BH2010/02765

Flat 3 35 Adelaide Crescent Hove

Application for approval of details reserved by condition 2 of application BH2010/00343.

Applicant: Mr Richard Neal

Officer: Mark Thomas 292336

Approved on 08/10/10 DELEGATED

CENTRAL HOVE

BH2010/01702

20 The Drive Hove

Demolition of 6no existing garages and construction of underground car park incorporating the erection of 5no replacement garages over.

Applicant: Bergman Rubenstein Hotels Ltd

Officer: Adrian Smith 01273 290478

Refused on 07/10/10 DELEGATED

1) UNI

Policies QD1 and HE6 of the Brighton & Hove Local Plan seek to ensure that developments within conservation areas demonstrate a consistently high standard of design which takes into account the character or appearance of the area. The plans as submitted, amended and supplemented fail to adequately and consistently detail the scale of the existing and proposed structures and boundaries. Furthermore, insufficient information has been supplied to ensure that the proposed construction, demolition and excavation works would not detrimentally impact on the stability of the historic rear boundary wall. Given such inaccuracies and lack of detail it is not reasonably possible for the Local Planning Authority or other interested parties to make an accurate assessment of the design proposal having regard to the context of the site, its surrounds, and its potential impact on the Willett Estate Conservation Area. Without such information the proposal conflicts with policies QD1 & HE6 of the Brighton & Hove Local Plan, and PPS5 'Planning and the Historic Environment'.

BH2010/01703

20 The Drive Hove

Demolition of 6no existing garages.

Applicant: Bergman Rubenstein Hotels Ltd

Officer: Adrian Smith 01273 290478

Refused on 07/10/10 DELEGATED

1) UNI

Policy HE8 of the Brighton & Hove Local Plan permits the demolition of buildings within Conservation Areas which are identified as harming the character or appearance of the area, subject to a suitable replacement building having gained planning consent. The proposed demolition of the garage compound would enhance the character and appearance of the Conservation Area without the need for a suitable replacement scheme, however, notwithstanding this judgement, insufficient and inaccurate evidence has been supplied with the application to certify that the proposed demolition would not be harmful to the fragile historic boundary wall that physically adjoins the compound. For this reason it cannot be reasonably certified that the proposed demolition would not cause harm to the adjoining historic wall and Willett Estate Conservation Area,

thereby conflicting with the above Policy and PPS5 'Planning and the Historic Environment'.

BH2010/01720

43 Osborne Villas Hove

Erection of wooden balcony and staircase incorporating storage area underneath to replace existing.

Applicant: Mr Neil Bloomfield

Officer: Wayne Nee 292132

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the unnumbered drawings received on 20 July 2010 and 11 August 2010.

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

BH2010/02231

Flat 4 Hova Court 54 - 56 Hova Villas Hove

Replacement of front door with authentic hardwood door and replacement of rear window with timber double glazed window.

Applicant: Miss Sandra Ventris

Officer: Wayne Nee 292132

Approved on 08/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the supporting information received on 16 July 2010 and 13 August 2010.

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

BH2010/02313

Rear of 9 Hove Manor Hove Street Hove

Application for Approval of Details Reserved by Condition 4 of application BH2009/02760.

Applicant: Rimex Investments Limited

Officer: Paul Earp 292193

Approved on 05/10/10 DELEGATED

BH2010/02463

8 Medina Terrace Hove

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5 and 6 of application BH2008/03235.

Applicant: Mrs Polly Samson

Officer: Clare Simpson 292454

Approved on 29/09/10 DELEGATED

BH2010/02544

8 Medina Terrace Hove

Application for Approval of Details Reserved by Conditions 1, 2, 3, 4 and 5 of application BH2009/01336.

Applicant: Mrs Polly Samson

Officer: Clare Simpson 292454

Approved on 29/09/10 DELEGATED

BH2010/02580

8 Medina Terrace Hove

Application for Approval of Details Reserved by Conditions 1, 2 and 3 of application BH2008/03233.

Applicant: Mrs Polly Samson

Officer: Clare Simpson 292454

Approved on 30/09/10 DELEGATED

BH2010/02758

32 Clarendon Villas Hove

Replacement of existing timber windows and doors with white PVCU windows and doors.

Applicant: Mr P Volanthen

Officer: Mark Thomas 292336

Approved on 08/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

Conditions:

The development hereby permitted shall be carried out in accordance with the approved drawing nos. GA/490 B, GA/045 N, GA/565 B, GA/485 B, and photos received on 27th August 2010 and unnumbered drawings and photos received on 20th September 2010.

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

GOLDSMID

BH2010/00740

69 Wilbury Avenue & 14 Wilbury Villas Hove

Erection of three storey storey building plus lower ground floor level on land to rear to form 4 two-bedroom dwellings with associated landscaping, car parking and cycle storage, with demolition of existing rear extension to 69 Wilbury Avenue.

Applicant: HML Properties Ltd

Officer: Guy Everest 293334

Approved on 04/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH03.01

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 QD1 of the Brighton & Hove Local Plan.

4) BH04.01A

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

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

5) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

6) BH05.02B

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

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

7) BH05.10

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

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

8) BH06.01

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

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

9) 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.

10) 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.

11) 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.

12) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA463N/02, TA463N/03, TA463N/04, TA463N/TA463N/05, TA463N/06, TA463N/07, TA463N/08, TA463N/09, TA463N/10, TA463N/11 & TA463N/12 submitted 16th March 2010; and drawing nos. TA463N/01 A, TA463N/40 A, TA463N/41 B, TA463N/42 A, TA463N/43 C, TA463N/44 A, TA463N/45 A, TA463N/46 A & TA463N/47 B submitted 12th July 2010.

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

13) UNI

No development shall commence until fences for the protection of the Monterey Cypress to the north of the site and a hedgerow to the west of the site have been erected in accordance with the details specified on drawing no. RG-NDJ-JTWA 002 (tree protection plan) within the R W Green Ltd Arboricultural Report. 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.

14) UNI

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

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until details of fixed shut obscure glazing to the lower half of rear window openings at ground floor level and above have been submitted to and approved in writing by the Local Planning Authority. The obscure glazing to the rear facing windows shall be carried out prior to first occupation of the units and shall be maintained as such thereafter.

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

BH2010/00741

69 Wilbury Avenue & 14 Wilbury Villas Hove

Alterations and extensions to existing building comprising 7 flats incorporating demolition of existing extension to rear and erection of porch to East elevation at 69 Wilbury Avenue and erection of lower ground, ground and first floor extensions to rear of 14 Wilbury Villas

Applicant: HML Properties Ltd

Officer: Guy Everest 293334

Approved on 04/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH05.10

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

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

4) 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.

5) UNI

All planting, seeding or turfing in the scheme of landscaping, as outlined in the RW Green Limited report dated August 2010, 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.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. TA463C/01, TA463C/02, TA463C/03, TA463C/04, TA463C/05, TA463C/06, TA463C/07, TA463C/08, TA463C/09, TA463C/10, TA463C/11, TA463C/12, TA463C/34 & TA463C/39 submitted 16th March 2010; drawing nos. TA463C/12, TA463C/13, TA463C/14 & TA463C/42 submitted 21st April 2010; drawing nos. TA463C/20 A, TA463C/32 B, TA463C/33 B, TA463C/36 A, TA463C/37 A & TA463C/43 A submitted 29th April 2010; and drawing nos. TA463C/30 B, TA463C/31 C, TA463C/35 B, TA463C/38 B, TA463C/41 B & TA463C/44 B submitted 14th July 2010.

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

7) UNI

Access to the flat roof over the hereby approved lower ground floor extension to 14 Wilbury Villas 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.

8) UNI

The alterations at lower ground floor level to the east and southern elevations of the building shall match the existing ground floor level of the building to the east and southern elevations in material, colour, style, bonding and texture.

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

9) UNI

Prior to their erection details of the replacement boundary walls to Wilbury Avenue and Wilbury Villas and of the new retaining walls / balustrading to lower ground floor level patios shall be submitted to and approved in writing by the Local Planning Authority. The details shall include samples of materials and drawings at a 1:20 scale. The development shall be completed in accordance with the agreed details and be maintained as such thereafter.

Reason: To ensure satisfactory appearance to the development and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/01406

6 Nizells Avenue Hove

Application for approval of details reserved by conditions 3, 4, 5, 7 and 8 of application BH2009/02379.

Applicant: Mrs Linda Zeitlin

Officer: Adrian Smith 01273 290478

Approved on 04/10/10 DELEGATED

BH2010/01737

58A Palmeira Avenue Hove

Erection of a single storey three bedroom detached dwelling.

Applicant: Mr Michael Geary

Officer: Adrian Smith 01273 290478

Approved on 27/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the residential unit will achieve Code level 5 have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the residential unit will achieve Code level 5 has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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

3) UNI

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

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

4) UNI

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

before the development is occupied.

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

5) UNI

No development shall commence until the fences for the protection of trees to be retained have been erected in accordance with the submitted arboricultural method statement. 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.

6) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the vehicular access shall be submitted to the Planning Authority and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

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

7) UNI

Prior to the occupation of the development hereby permitted, the new crossover shall be constructed and the existing crossover extinguished in accordance with the Council approved Manual for Estate Roads and under licence from the Highways Operations Manager.

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

8) UNI

Prior to commencement of development, details of the proposed boundary treatments shall be submitted to, and approved in writing by, the Local Planning Authority. Such details should include the materials to be used in the construction of the boundaries and their heights relative to surrounding structures, including the approved dwelling. The scheme shall be implemented in accordance with the approved details and thereafter retained at all times.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall at all times be undertaken in accordance with the submitted arboricultural method statement.

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

10) UNI

No development shall commence until details of the arboricultural consultant to be employed during construction works shall be submitted to, and approved by, the Local Planning Authority, in accordance with paragraph 8 of the arboricultural method statement submitted with the application. Such details shall include the name, employer, contact details and time periods for the consultant's presence onsite.

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to

comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be constructed using the 'Housedeck Tree Protection System' as detailed within the application.

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

12) UNI

The development hereby permitted shall be carried out in accordance with the design and access statement and approved drawing nos. GH.01, GH.02, GH.03, GH.04, GH.05, GH.06, GH.08 & GH.11 submitted on the 7th June 2010; and drawing nos. GH.07a, GH.09b, GH.10b, GH.12a, GH.14a, GH.15a & GH.16a, submitted on 31st August 2010.

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

13) UNI

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

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

14) UNI

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

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

15) UNI

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

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

16) UNI

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

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

17) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that the residential unit built has achieved a Code for Sustainable Homes rating of Code level 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.

18) UNI

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

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

BH2010/01799

Cambridge House, 121-123 Davigdor Road, Hove

Change of Use of first and second floors from offices (B1) to natural health treatment rooms (D1).

Applicant: Equantra Ltd

Officer: Adrian Smith 01273 290478

Withdrawn on 06/10/10

BH2010/02133

159 Sackville Road Hove

Application for further temporary consent until December 2011 for the overboarding of windows on the South and West elevations (Part Retrospective).

Applicant: The Salvation Army

Officer: Charlotte Hughes 292321

Approved on 06/10/10 DELEGATED

1) UNI

The over boarding hereby permitted shall be removed and the building shall be restored to its former condition, or a condition to be agreed in writing by the Local Planning Authority, on or before the expiration date of 31st December 2011.

Reason: To enable the Local Planning Authority to review the circumstances under which this permission is granted, and to comply with policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02247

189 Dyke Road Hove

Installation of railings to front and side of property with vehicle and pedestrian access gates.

Applicant: Association of Clinical Pathologists

Officer: Helen Hobbs 293335

Refused on 27/09/10 DELEGATED

1) UNI

The proposed front boundary wall and railings, due to their excessive height and appearance, would be out of keeping with the character and appearance of the surrounding area, contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

BH2010/02349

66 Davigdor Road Hove

Conversion of first floor flat and loft to create 3no residential units incorporating rear dormers and rooflights to sides and rear.

Applicant: Will Brandt

Officer: Adrian Smith 01273 290478

Approved on 27/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

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

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

4) UNI

The 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.

5) UNI

The development hereby permitted shall be carried out in accordance with the design and access statement, waste minimisation statement, site plan, block plan and approved existing and proposed drawings submitted on the 29th July 2010.

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

BH2010/02365

191-193 Dyke Road Hove

Replacement of 28no timber sash windows with uPVC units.

Applicant: Young Sussex Nursery

Officer: Wayne Nee 292132

Approved on 04/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with drawing no. 01 received on 30 July 2010.

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

BH2010/02432

Top Floor Flat 12 Lorna Road Hove

Installation of rooflight and sun tube to flat roof on second floor of property.

Applicant: Mr Fraser Dingley

Officer: Mark Thomas 292336

Approved on 30/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered drawing received on 7th September 2010.

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

BH2010/02623

30 Cromwell Road Hove

Internal alterations and refurbishment to form 1no one bedroom flat.

Applicant: Mr R Harrison

Officer: Clare Simpson 292454

Approved on 13/10/10 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent. The reinstatement of fireplaces in the living and bedroom, and ogee moulding to the ceiling boarding and replacement door to the hall shall be completed in accordance with the details approved under conditions 3, 4, and 6 before occupation of the residential units 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.

2) 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.

3) UNI

No works shall take place until a 1:1 section showing the ceiling overboarding, complete with ogee moulding and its relationship to the retained cornicing, is submitted to and approved by the Local Planning Authority in writing. The ogee moulding shall be separated from the cornice by a 20mm gap. The works shall be carried in strict accordance with approved details and retained in place 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 service routing for the new bathroom and kitchen, including ducting and piping have submitted to and approved by the Local Planning Authority in writing. The works shall be carried in strict accordance with approved details and retained in place thereafter.

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

Hove Local Plan.

5) UNI

No works shall take place until 1:1 sections and 1:20 elevations of the replacement door between the inner lobby and the hall have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried in strict accordance with approved details and retained in place 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.

6) UNI

The reinstatement of fireplaces in the living and bedroom, and ogee moulding to the ceiling boarding and replacement door to the hall shall be completed in accordance with the details approved under conditions 3, 4, and 6 before occupation of the residential units and retained as such thereafter.

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

7) UNI

No works shall take place until a 1:20 scale drawing of the proposed kitchen units have been submitted to and approved by the Local Planning Authority in writing. The works shall be carried out in strict accordance with the approved details and retained in place 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.

8) UNI

No works shall take place until the details of the reinstated fireplaces to the bedroom and living room have been submitted to and approved by the Local Planning Authority in writing. The works shall be undertaken in accordance with the approved details and retained in place 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.

BH2010/02662

17 Cambridge Grove Hove

Conversion of flat to form 2no 2 bedroom maisonettes with retention of offices at ground floor level.

Applicant: Mr S D A Perry

Officer: Steven Lewis 290480

Approved on 08/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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) BH04.01A

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

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

4) BH05.03B

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 (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve an Ecohomes Refurbishment 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 Refurbishment 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) BH05.04B

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

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

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) BH08.01

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

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

by the Local Planning Authority,

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

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

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

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

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

8) UNI

The development hereby permitted shall be carried out in accordance with the approved Turner Associates drawings no TA436/01, TA436/02, TA436/03, TA436/04 Rev D, TA436/05 Rev B & TA436/06 submitted on 20/08/2010, 27/09/2010 7 30/09/2010.

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

9) UNI

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

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

10) 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

11) 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

12) UNI

The replacement ground floor window shall be single glazed painted timber vertical sliding sashes with no trickle vents to match exactly the original sash windows, including their architrave, frame and glazing bar dimensions and mouldings, and sub cill, masonry cill and reveal details and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match.

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 and approved in writing by the local planning authority.

- i) The rooflights, which shall be traditional cast steel or iron
 - ii) Samples and details of paving materials for the recessed forecourt
 - iii) 1:20 Elevations and sections and 1:1 scale sectional profiles of the new ground floor glazed screen and doors and their cills, thresholds and steps
 - iv) Details of the conversion of the existing garage doors to sliding folding doors including 1:20 elevations and sections 1:1 scale sectional profiles;
- And the works shall be carried out in strict accordance with the approved details and thereafter retained.

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

14) UNI

The window serving the lightwell of bedroom 2 of maisonette 2 shall not be glazed otherwise than with obscured glass and both windows serving the lightwell fixed shut below 1.7 of floor level 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.

BH2010/02683

102 Addison Road Hove

Addition of timber veranda to rear of property and relocation of back door.

Applicant: Mrs P Liddel

Officer: Mark Thomas 292336

Approved on 07/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. COOP 03 submitted on 23rd August 2010.

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

HANGLETON & KNOLL

BH2010/02089

3 Burwash Road Hove

Installation of new aluminium double glazed shop front. (Retrospective)

Applicant: Mr Karim Baghbanpoor

Officer: Mark Thomas 292336

Approved - no conditions on 29/09/10 DELEGATED

BH2010/02266

Benfield Valley Pavilion Brighton

Infill of existing doors at rear elevation and replacement with high level windows to match existing incorporating security grills over.

Applicant: Portslade Cricket Club

Officer: Christopher Wright 292097

Approved on 30/09/10 DELEGATED

1) BH01.01

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

BH2010/02312

42 Stapley Road Hove

Certificate of lawfulness for proposed erection of front porch.

Applicant: Mrs Manara Uddin

Officer: Wayne Nee 292132

Refused on 06/10/10 DELEGATED

BH2010/02385

63 Holmes Avenue Hove

Certificate of lawfulness for erection of single storey pitched roof extension to rear replacing existing conservatory. Enlargement of existing side dormer at first floor level.

Applicant: Mrs June Jarrett

Officer: Wayne Nee 292132

Approved on 24/09/10 DELEGATED

BH2010/02611

146 Nevill Avenue Hove

Erection of conservatory to rear to replace existing.

Applicant: Mr R Hyttner

Officer: Steven Lewis 290480

Approved on 11/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved unnamed existing and proposed drawings no. C004039 submitted on 17/08/2010.

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

3) UNI

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

Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension 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.

BH2010/02692

60 Meadway Crescent Hove

Certificate of lawfulness for proposed hip to gable roof extension, rear dormer, front rooflights, single storey rear extension and detached outbuilding.

Applicant: Mr Simon Beeny

Officer: Mark Thomas 292336

Approved on 07/10/10 DELEGATED

NORTH PORTSLADE

BH2010/02248

13 Sefton Road Portslade

Erection of single storey rear extension.

Applicant: Mr Matthew Gheytsi

Officer: Steven Lewis 290480

Approved on 07/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved Matthew Gheytsi unnumbered drawings submitted on 06/08/2010, 13/08/2010 & 01/10/2010.

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

5) UNI

The side facing window of the extension shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

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

BH2010/02260

98 Thornhill Rise Portslade

Certificate of lawfulness for a proposed dormer to rear elevation

Applicant: Mr Mohammed Rahman

Officer: Wayne Nee 292132

Approved on 29/09/10 DELEGATED

BH2010/02628

31 Brasslands Drive Portslade

Erection of an additional storey to bungalow.

Applicant: Mr & Mrs Goldstein

Officer: Adrian Smith 01273 290478

Approved on 13/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows other than those expressly authorised by this permission shall be constructed in the rear or northwest side elevations of the extension hereby permitted 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

4) UNI

The development hereby permitted shall be carried out in accordance with the approved amended drawing no. 1221/1412c submitted on the 4th October 2010.

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

SOUTH PORTSLADE

BH2010/01891

8 Locks Hill Portslade

Erection of single storey extension incorporating conversion of side store, roof lights and internal alterations.

Applicant: Ian Dodd

Officer: Adrian Smith 01273 290478

Approved on 29/09/10 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 proposed internal link door hereby permitted shall match exactly in design, detailing, scale, material, colour, bonding and texture those of similar design existing within the property.

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

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

4) UNI

The rear double doors hereby permitted shall match exactly in design, detailing, scale, material, colour, bonding and texture those existing within the rear elevation of the property.

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 development hereby permitted shall be carried out in accordance with the approved drawing nos. 170/1 & 170/3 submitted on the 16th June 2010; the amended drawing no. 170/2/R submitted on the 27th September 2010; and the additional drawing no. 170/4 and method statement submitted on the 27th September 2010.

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

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building and lean-to extension.

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

BH2010/02515

2 Abinger Road Portslade Brighton

certificate of lawfulness for a proposed loft conversion with rear dormer and front rooflight.

Applicant: Mr D Quinn

Officer: Mark Thomas 292336

Approved on 28/09/10 DELEGATED

BH2010/02517

6 Park Close Portslade

Demolition of existing conservatory and erection of single storey rear extension.

Applicant: Mr Richard O'Hare

Officer: Mark Thomas 292336

Refused on 29/09/10 DELEGATED

1) UNI

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 development represents an inappropriately designed, detailed, and excessively sized and bulky addition to the rear elevation of the recipient property and would result in unacceptable harm to the character and appearance of the recipient building. Further, it is considered that the proposed development would result in the property having an overextended appearance. The proposal is therefore

contrary to the above policy and guidance.

HOVE PARK

BH2010/01240

19 Mallory Road Hove

Demolition of existing garage and erection of 1 no three bedroom house.

Applicant: Dr Rupert Hall-Smith

Officer: Charlotte Hughes 292321

Approved on 24/09/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) 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.

4) BH03.01

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 QD1 of the Brighton & Hove Local Plan.

5) BH04.01

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.

6) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential

- units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

7) 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 4 has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) BH06.01

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

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

9) 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.

10) 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.

11) 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.

12) UNI

The window of bedroom 2 in the west elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the part of the window which can be opened are more than 1.7m above the floor of the room in which they are installed, and thereafter permanently retained as such.

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

13) UNI

The height of the building hereby approved in relation to the adjoining properties shall be constructed in strict compliance with contextual drawing no. 492/07/A received on 18th August 2010.

Reason: For the avoidance of doubt to ensure a satisfactory appearance to the property, to safeguard the amenity of residents of neighbouring properties, and to comply with policies QD1, QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

14) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no's 492/01, 492/04, 492/05, 492/06 received on 28th April 2010, 492/01/A, 492/08, 492/09, 492/10, 492/12 received on 20th May 2010, 492/13 received on 3rd June 2010 and 492/02/A, 492/03/B and 492/07A received on 18th August 2010.

15) UNI

All trees to be retained, including the on-street Elm, shall be protected to BS 5837 (2005) Trees in Relation to Construction. The fences shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the area 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.

BH2010/01400

55 Tongdean Avenue Hove

Erection of single storey extension to front and side.

Applicant: Mr Saied Abdulkhani

Officer: Steven Lewis 290480

Approved on 04/10/10 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of 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 hedge located on the Eastern Boundary shall be pruned to BS3998 (2008) - Tree Pruning Operations standard.

Reason: In the interest of the health of the trees and the visual amenity of the area and to accord with policies QD16 and HE6 of the Brighton & Hove Local

Plan and Supplementary Planning Document 06 (trees and development sites).

4) UNI

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for the planting of replacement trees not less than one in number, of a size and species and at the site. The planting of the replacement trees shall be carried out in the first planting season following commencement of the development, and any trees 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 within the next planting season with others of similar size and species.

Reason: To ensure appropriate and satisfactory replacement of trees of the amenity value in the interests of maintaining amenity and in compliance with policies QD16 and HE6 of the Brighton & Hove Local Plan and Supplementary Planning Document 06 (trees and development sites).

5) UNI

The development hereby permitted shall be carried out in accordance with the approved site plan, block plan, drawings nos. 01/1005486, 02/105486, 03/1005486, 04/1005486, 05/1005486, 06/1005486, 08/1005486, 09/1005486 submitted on 13/05/2010, 010/1005486 submitted on 02/06/2010, 07/1005486 & 10/1005486 submitted on 06/08/2010.

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

6) UNI

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

BH2010/01714

16 Chartfield Hove

Lower ground floor garage extension with associated landscaping and external works to create new front access stairway. Two-storey ground and first floor front extension above garage with pitched dormer roof.

Applicant: Mr & Mrs Stuart

Officer: Wayne Nee 292132

Approved on 05/10/10 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) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. TA 519/01, 02, 03, 04, 05, 06, 10, 11, 12, 13, and 14 submitted on 04 June 2010.

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

4) UNI

The proposed first floor side (south) elevation window hereby approved shall not be glazed otherwise than with obscured glass to the lower 2 rows of window panes, and shall have fixed shut casements with only the top fan light openable. The windows shall thereafter be permanently retained as such.

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

BH2010/01758

47 Hill Drive Hove

Application for Approval of Details Reserved by Condition 9 of application BH2009/02893.

Applicant: Mr Farnood Asghari-Coliveri

Officer: Clare Simpson 292454

Approved on 06/10/10 DELEGATED

BH2010/01837

26 Benett Drive Hove

Non material amendment to BH2009/02891 comprising reduction in size of approved patio area and erection of glazed balustrade around patio area, widening of flat roof by 0.2m, and alterations to rear fenestration and rooflights.

Applicant: Mr Prince

Officer: Adrian Smith 01273 290478

Approved on 23/09/10 DELEGATED

BH2010/02189

4 Orpen Road Hove

Demolition of existing bungalow and erection of 2no 4 bedroom three storey dwelling houses.

Applicant: Mr Steve Jones

Officer: Christopher Wright 292097

Approved on 23/09/10 DELEGATED

1) BH01.01

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

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

2) BH02.03

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

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

3) 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.

4) 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.

5) BH04.01A

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

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

6) BH05.10

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

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

7) 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.

8) 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.

9) UNI

The development hereby permitted shall be implemented in accordance with the Waste Minimisation Statement submitted ('Waste Minimisation during Construction') and in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, in order to ensure demolition and construction waste will be recovered and reused on site or at other sites. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply

with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

10) UNI

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

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

11) UNI

No development shall take place until a drawing showing the position of the proposed crossovers in relation to existing trees has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there is no adverse effect on highway safety and in accordance with policies QD16 and TR7 of the Brighton & Hove Local Plan.

12) UNI

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

Reason: To ensure a satisfactory appearance to the development and 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 policies QD1 and SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

13) 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 improves sustainable transport infrastructure provision in the vicinity of the site in response to the additional person trips to and from the site brought about by the development and to comply with policies TR1, QD28 and SU15 of the Brighton & Hove Local Plan.

14) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans and described in the design and access statement, including facilities for composting, 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.

BH2010/02362

44 Tongdean Avenue Hove

Erection of two storey side extension to South East elevation.

Applicant: Mr & Mrs Prince

Officer: Wayne Nee 292132

Approved on 28/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. 106-E001, E002, E003, E004, SK001C, SK002D, SK003D, SK004C, SK005, SK006, SK007, and SK008D received on 29 July 2010.

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

BH2010/02368

The Pantiles Shirley Drive Hove

Conversion of ground and first floor single dwelling to form 2no self contained flats with retention of existing dental surgery within basement below.

Applicant: Mr & Mrs M Austin

Officer: Guy Everest 293334

Approved on 30/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no. 1640 D2 B, 1640 D5, 1708 D20 A, 1708 D21 A, 1708 D22 & 1708 D23 submitted on 5th August 2010; and drawing no. 1708 D24 C submitted 24th September 2010.

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

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the submitted Sustainability Checklist and accompanying information (dated 16th September 2010) have been fully implemented, and such measures shall thereafter be retained as such.

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

4) UNI

The rear curtilage shall be made available for use as outdoor amenity space for occupants of both hereby approved flats and shall be retained as such thereafter, as shown on approved plan no. 1708 D24 C.

Reason: To ensure the provision of amenity space appropriate to the scale and character of the development and to comply with policy HO5 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall not be occupied until the secure and covered 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.

BH2010/02388

106 Woodland Drive Hove

Conversion of existing garage into living accommodation and existing car port into garage. Reconstruction of front porch including new pitched roof to front. (Retrospective).

Applicant: Mr P Moore

Officer: Charlotte Hughes 292321

Approved on 04/10/10 DELEGATED

BH2010/02406

21 Woodruff Avenue Hove

Erection of single storey side extension.

Applicant: Mr Stagg

Officer: Charlotte Hughes 292321

Approved on 27/09/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's 1345/1409 and 1345/1410B received on 2nd August 2010.

BH2010/02442

1 Orpen Road Hove

Erection of single storey rear infill extension with rooflight.

Applicant: Ms Mimi Spencer

Officer: Adrian Smith 01273 290478

Approved on 29/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. S0, P0, P1, P2, P3, P5 & P6 submitted on the 5th August 2010.

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

BH2010/02452

Coral Sports And Leisure Club Orchard Road Hove

Display of 2no non-illuminated vinyl banners and 2no non-illuminated printed board signs screw fixed to boundary wall.

Applicant: Gala Coral

Officer: Guy Everest 293334

Approved on 07/10/10 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.

BH2010/02513

32 Tongdean Avenue Hove

Application for Approval of Details Reserved by Condition 3 of application BH2010/00496.

Applicant: Mr Christopher Hartfield

Officer: Mark Thomas 292336

Approved on 28/09/10 DELEGATED

BH2010/02619

5 The Green Hove

Erection of post and wire screen to rear garden.

Applicant: Mr Jonathan Onyett

Officer: Mark Thomas 292336

Approved on 29/09/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing no. 01 and site/block plan received on 18th August 2010.

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

BH2010/02675

49 Tongdean Avenue Hove

Erection of two storey rear extension.

Applicant: Mr Julian Lazarus

Officer: Christopher Wright 292097

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors, rooflights, dormer windows or other openings, other than those expressly authorised by this permission, shall be constructed at first floor level or above, on the flank elevations of the extension hereby permitted, 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.

WESTBOURNE

BH2010/01931

170A Westbourne Street Hove

Alteration to existing pitched roof to form mono pitched roof and balustraded roof terrace.

Applicant: Mr Etkin-Bell

Officer: Steven Lewis 290480

Refused on 27/09/10 DELEGATED

1) UNI

The roof alteration consisting formation of a roof terrace and screening is poorly designed by reason of its form and materials and would result in an incongruous alteration to the roofscape and appearance of the area; harming the character of the parent property and the visual amenity of the area. This is contrary to policies QD1, QD2, QD14, QD27 of the Brighton & Hove Local Plan and Supplementary Planning Guidance Note 1 (roof alterations and extensions).

2) UNI2

The roof terrace would have an overbearing impact upon the adjacent residential properties in Coleridge Street giving an impression of overlooking and loss of privacy. This is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2010/02088

13 Walsingham Road Hove

Erection of single storey rear extension to replace existing lean-to.

Applicant: Mr John Oades

Officer: Wayne Nee 292132

Approved on 04/10/10 DELEGATED

1) BH01.01

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

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

BH2010/02279

72 Pembroke Crescent Hove

Reinstatement of 3no windows to side elevation and addition of rooflights to front and rear elevations.

Applicant: Ms Diana Dickenson

Officer: Charlotte Hughes 292321

Approved on 05/10/10 DELEGATED

1) BH01.01

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

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

2) BH12.05A

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no's 01 received on 22nd July 2010, 05 received on 10th August 2010 and 02/A, 04/A received on 4th October 2010.

BH2010/02421

13 Prince's Crescent Hove

Replacement of existing wooden fence with brick wall at front elevation.

Applicant: Mr Alan Rawlinson

Officer: Steven Lewis 290480

Approved on 29/09/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved unnumbered Tim Cording drawings submitted on 02/08/2010.

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

BH2010/02441

Barford Court 157 Kingsway Hove

Internal fire precaution works.

Applicant: Royal Masonic Benevolent Institution

Officer: Paul Earp 292193

Approved on 05/10/10 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 completion of works details shall be submitted to the Local Planning Authority setting out the findings of the opening up of the ceilings, including the construction of the ceilings, and details of any works necessary to upgrade the walls.

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

3) UNI

All ceilings opened up or otherwise disturbed as part of the works hereby approved shall be reinstated in matching materials and to a matching finish.

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

BH2010/02573

Rear of 69 New Church Road Hove

Demolition of existing garage and erection of detached 2no bedroom dwelling.

Applicant: Portland Properties Ltd

Officer: Clare Simpson 292454

Refused on 04/10/10 DELEGATED

1) UNI

The subdivision of the site to form a plot containing an individual house is considered to be an inappropriate development of the site. The resultant plot size would fail to respect the prevailing character of the street scene. As a result, a new house on the site would appear crammed-in and would represent an overdevelopment of the site detrimental to the street scene and harmful to the character of the area. The development is contrary to policies QD1, QD2, QD3, HO3 and HO4, of the Brighton & Hove Local Plan.

2) UNI2

Policy HO5 requires the provision of private useable amenity space in new residential development. The proposed development would result in the loss of the private amenity space for the flats in 69 New Church Road. The development would result in poor quality and insufficiently sized private amenity space, for the occupiers of these flats. The proposal is therefore contrary to requirements of HO5 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The design and appearance of the new house, including curved roof with overhang, bland and featureless west and north elevation and formation of basement accommodation would result in residential development which is out of character with the surrounding area. In addition, the new house would project forward of neighbouring properties giving the new house an unduly prominent presence within the street scene. The development would detract from the character and appearance of the street-scene and the proposal is thereby contrary to policies QD1, QD3, QD4 of the Brighton & Hove Local Plan

BH2010/02599

39 Walsingham Road Hove

Conversion of existing stables to form ancillary guest annexe.

Applicant: Ms Heather Gratton

Officer: Clare Simpson 292454

Approved on 06/10/10 DELEGATED

1) BH01.01

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

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

2) BH02.051

The window/s in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the

window is installed, and thereafter permanently retained as such.

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

3) 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.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no131 /P1 received on the 13th August 2010 and 131/P2A and P3A received on the 22nd September 2010.

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

5) UNI

The development hereby granted consent is for guest accommodation which shall at all times be used as ancillary to the main house at 39 Walsingham Road and at no time be used as a separate dwelling.

Reason: To protect the residential amenity of neighbouring properties in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2010/02654

30A & 30B Coleridge Street Hove

Certificate of Lawfulness for existing use of the premises as 1no flat and 1no maisonette.

Applicant: Bula Properties Limited

Officer: Mark Thomas 292336

Approved on 04/10/10 DELEGATED

WISH

BH2009/03014

331 Kingsway Hove

Mixed commercial and residential development comprising of a four storey plus basement block of 40 apartments (16 affordable) and 870 square metres comprising of a D1 medical centre on ground and first floors and B1 office on second floor with associated parking and amenity space.

Applicant: Southern Housing Group

Officer: Clare Simpson 292454

Approved after Section 106 signed on 01/10/10 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) BH02.06

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) BH04.01A

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards

prior to their first occupation and shall be retained as such thereafter.

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

4) BH05.01B

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

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4, 60% in water and energy sections for all residential units have been submitted to the Local Planning Authority; and
- (b) Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4, 60% in water and energy sections 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) BH05.02B

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4, 60% in water and energy sections has been submitted to, and approved in writing by, the Local Planning Authority.

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

6) BH05.05A

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

- a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM (either a 'BREEAM Buildings' scheme or a 'bespoke BREEAM') and a Design Stage Assessment Report showing that the development will achieve an BREEAM rating of Excellent 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 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 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent'* for all non-residential development has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

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

Building Design.

7) BH05.06A

Unless otherwise agreed in writing by the Local Planning Authority, none of the non-residential development hereby approved shall be occupied until a BREEAM Design Stage Certificate and a Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

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

8) BH07.11

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

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

9) 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.

10) 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.

11) UNI

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

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

12) UNI

The second floor B1/D1 unit shown on drawing numbers 108C shall only be used for the purposes of providing a business uses under the B1 use class 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: To ensure satisfactory levels of employment remain on site and to comply with policy EM9 of the Brighton & Hove Local Plan.

13) UNI

The ground and first floor areas indicated on drawing 107C and 108C shown as D1 clinic and associated rooms shall only be used for the purposes of providing a medical practice 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.

14) UNI

Prior to occupation the 90m² photovoltaic panels outlined on drawing number 109B shall be installed on the roof of the approved building and these panels shall be maintained and permanently retained in place thereafter:

Reason: To secure micro-generation technologies for the site and to comply with policy SU2 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Sustainable Building Design SPD08.

15) UNI

No development shall be commenced until full details of existing and proposed ground levels within the site and on land adjoining the site by means of spot heights and cross-sections; proposed siting and finished floor levels of all levels of the development and have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2, QD14 and QD27 of the Brighton & Hove Local Plan.

16) UNI

Notwithstanding the details provided within the application, revised details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The revised facilities shall show a minimum of 55 accessible spaces for the residential use and a minimum of 7 accessible cycle spaces for the B1/D1 use. These facilities shall be fully implemented and made available for use in strict accordance with the approved details 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.

17) UNI

Prior to the commencement of development a scheme for the provision of ecological mitigation and enhancement of the site, together with a maintenance plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The scheme shall be implemented in accordance with policies QD15 and QD17, of the Brighton & Hove Local Plan 2005.

18) 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 area in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

19) UNI

The development shall be completed in strict accordance with the recommendations of the report by Acoustic Associates on the Assessment of the Impact of Road Traffic and Commercial Noise for 331 Kingsway Hove, dated 23rd November 2009 prepared by George Orton will be implemented. This must include the provision of a 2 metre high wall or 2 metre high acoustic timber fence of 20mm with cover strips along the north and west edge of the car park as outlined in the report. The development shall be implemented in strict accordance with the approved details and retained as such thereafter.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

20) 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. The use of the premises shall not commence until all specified works have been carried out to the satisfaction of the Local Planning Authority and retained as such thereafter:

Reason: To safeguard the amenities of the occupiers of adjoining properties health of future residents or occupiers of the site and to comply with policies SU9 and SU10 of the Brighton & Hove Local Plan.

21) UNI

Prior to occupation of the B1 accommodation, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the office space shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections; associated areas and plant and vehicle types. The B1 accommodation shall operate in strict accordance with the operational plan agreed at all times.

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

22) UNI

Prior to occupation of the D1 accommodation, an operation plan shall be submitted and agreed in writing to the Local Planning Authority detailing how the D1 unit shall be serviced. This shall include details of frequency of deliveries and collections, times of deliveries and collections, associated areas and plant and vehicle types. The D1 unit shall operate in strict accordance with the operational plan agreed at all times.

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

23) UNI

No servicing (i.e. deliveries to or from the business premises) shall occur outside the hours of 8am and 6pm or on Sundays and Bank Holidays.

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

24) UNI

The medical clinic hereby permitted shall not be open to patients and clients except between the hours of 0730 and 1930 on Mondays to Fridays and 0900 and 1230 on Saturdays and not at anytime on Sundays, Bank or Public Holidays.

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

25) UNI

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:

(i) (a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175; and, unless otherwise agreed in writing by the local planning authority, (b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i)b.

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

26) UNI

Prior to the commencement of development, full details of the proposed passive ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details and retained as such thereafter and the passive ventilation shall be fully operational prior to the first occupation of any of the flats hereby approved.

Reason: To ensure the occupants of the units do not suffer from adverse air quality and to comply with policies SU9 and QD27 of the Brighton & Hove Local Plan.

27) UNI

The second and third floor north facing windows shown as obscured glass on the drawing number 114B shall not be glazed otherwise that with obscured glass and non-opening, unless the parts of the windows what can be opened are more than 1.7m above the floor of the room in which the window is installed, and thereafter permanently retained as such.

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

28) UNI

Prior to development commencing, the technical specifications of the proposed combined heat and power plant shall be submitted to and approved by the Local Planning Authority in writing. The specification must demonstrate that exit velocity

of emissions from the flue during normal operation are at least 5m/second.

Reason: To ensure the emissions from the development are acceptable in accordance with policy SU9 of the Brighton & Hove Local Plan.

29) UNI

Prior to the commencement of the development details of the proposed means of surface water disposal have been submitted to and approved by the Local Planning Authority in consultation with the Southern Water, in writing. The scheme shall be implemented in accordance with the agreed details

Reason: To ensure surface water drainage is considered in regard to existing capacity and to comply with SU4 and SU5 of the Brighton & Hove Local Plan.

30) UNI

Within 6 months of the occupation of the medical centre, a travel plan for medical centre staff and visitors shall be submitted to and agreed in writing by the Local Planning Authority. The plan should include a travel survey of staff and patients and include measures to encourage travel by sustainable modes of transport. The travel plan shall be reviewed annually and submitted and agreed in writing by the Local Planning Authority and thereafter implemented as agreed.

Reason: To comply with policies TR1, TR2, TR4 and TR7 of the Brighton & Hove Local Plan.

31) UNI

Prior to the development commencing a scheme for the provision of public art shall on the site shall be submitted to and approved by the Local Planning Authority in writing and the works undertaken in accordance with the approved details and thereafter maintained on site:

Reason in the interests of the public realm improvements and in accordance with policy QD6 of the Brighton & Hove Local Plan.

32) UNI

A minimum of four residential units (two within the affordable accommodation and two within the market accommodation) are to be built to wheelchair standards to the satisfaction of the Local Planning Authority.

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

33) UNI

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

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

34) UNI

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

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

BH2010/02484

Mackleys Wharf Basin Road North Portslade Brighton

Amendment to condition 1 of approval BH2002/01978/FP (which states that the change of use of the land for B2 purposes shall terminate before 03/12/2012 and the land reinstated to B1/B8 use) to extend the temporary B2 use of the site for a further 3 years until 30 September 2015.

Applicant: Hopegar Properties Ltd

Officer: Paul Earp 292193

Approved on 05/10/10 DELEGATED

1) BH01.06

The development hereby permitted shall be carried out in accordance with the approved unnumbered location plan submitted on 6 August 2010.

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

2) UNI

The use hereby permitted shall cease no later than 30 September 2015 and the land reinstated to its former B1/B8 use.

Reason: To enable the future use of this site within Shoreham Harbour to be developed in accordance with policy EM12 of the Brighton & Hove Local Plan.

BH2010/02485

11 Middleton Avenue Hove

Construction of rear paved patio with wall to replace raised decking area. (Part retrospective).

Applicant: Mr Ant Lloyd

Officer: Jason Hawkes 292153

Approved on 29/09/10 DELEGATED

1) UNI

The new fencing, as indicated on drawing no.CH325/003A, shall be installed within 3 months of the date of this permission, unless otherwise agreed with the Local Planning Authority in writing. The fencing shall be no lower than 1.8m when measured from the finished level of the patio and shall be retained as such thereafter.

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings no.CH325/002A, 003A & 004 received on the 21st September 2010.

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

BH2010/02487

58 Marmion Road Hove

Certificate of Lawfulness for proposed loft conversion with rooflights to front and dormer with French doors to rear elevation.

Applicant: Mr Steve Chisholm

Officer: Wayne Nee 292132

Approved on 04/10/10 DELEGATED

BH2010/02504

2 Western Esplanade Portslade

External alterations to front including enclosure of ground and first floors, external alterations to rear including removal of roof access staircase, extension of roof parapet and repositioning and replacement of windows. Removal of rear boundary wall to facilitate new parking arrangements with crossover and infilling of rear basement to provide street level parking.

Applicant: Mr Cassion Castle

Officer: Adrian Smith 01273 290478

Approved on 04/10/10 DELEGATED

1) BH01.01

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

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

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. LO2, PO1, PO2, PO3, PO4, PO5, EO1, E02, EO3 & EO5 submitted on the 9th August 2010.

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

BH2010/02557

97 St Leonards Road Hove

Alterations to front dormer replacing flat roof with double pitched roof.

Applicant: Cocoon Property

Officer: Christopher Wright 292097

Refused on 29/09/10 DELEGATED

1) UNI

The proposal would, by reason of the size, position and design of the dormer together with the form of the double pitched roof, appear unduly dominant on the roof slope, detract from the character of the host dwelling and maintain an incongruous appearance within the terrace row which forms a uniform grouping of similar dwellings. As such the development would be harmful to visual amenity and would fail to enhance the positive characteristics of the locality. The application is therefore contrary to the requirements of policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and design guidance in SPGBH1: Roof alterations and extensions.

BH2010/02561

48 Portland Villas Hove

Erection of single storey side/rear infill extension with rooflights and addition of 2no windows to existing side elevation (part retrospective).

Applicant: Mrs Rona Prentice

Officer: Wayne Nee 292132

Approved on 07/10/10 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with drawing nos. PV48PRO/01, 02, 03 and 04 received on 12 August 2010.

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

BH2010/02603

9 Saxon Road Hove

Erection of single storey side extension and single storey rear extension. Loft conversion incorporating hip to gable roof extensions, front rooflights and 1no. window to north gable end.

Applicant: Mr Henry Stach

Officer: Mark Thomas 292336

Approved on 11/10/10 DELEGATED

1) BH01.01

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

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

2) BH03.03

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

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

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. 02 rev a, 03 received on 16th September 2010.

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

Withdrawn Applications

BH2010/03051

313 Kingsway Hove

Certificate of lawfulness for a proposed hip to gable loft conversion incorporating rooflights to front and rear.

Applicant: Mr Michael Johnson

Officer: Mark Thomas 292336

WITHDRAWN ON 08/10/10

